Building Code Ordinance NO. 9-24-24

AN ORDINANCE OF THE VILLAGE OF ROBBINS ADOPTION OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING AND RESIDENTIAL CODE, ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIES UTITLITES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF THE BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USEAND THE DEMOLITION OF SUCH STRUCTURES IN THE VILLAGE OF ROBBINS ; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTIONS OF FEES THEREFORE; REPEALING ORDINANCE NO. 3-22-22A OF THE VILLAGE OF ROBBINS AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

Be it ordained by the Mayor and Board of Trustees of the Village of Robbins in exercise of its home rule powers as follows:

SECTION 5-51 ADOPTION

That a certain document, three (3) copies of which are on file in the office of the Village Clerk of the Village of Robbins, being marked and designated as the International Building Code, 2021, including all Appendix Chapters in Residential Book and all Appendix Chaptersin Building Code Book, as published by the International Code Council,, Inc. be and is hereby adopted as the Building Code of the Village of Robbins in the State of Illinois; for control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 5-52 of this ordinance.

SECTION 5-52 ADDITIONS, INSERTIONS, AND CHANGES

The following section sections are hereby revised:

Section 101.1 Title, is hereby amended to read as follows:

These regulations shall be known as the Building Code of the Village of Robbins, hereinafter referred to as "this code."

Section 105.1 Permits Required, shall be amended to read as follows:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Section 105.2 Work exempt from permit shall be amended to read as follows:

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this Village. Permits shall not be required for the following:

- **Minor tuck pointing(minor is defined as less than 50 sf of surface area), painting, wallpapering, tiling, carpeting, cabinets and countertops, finish work, swings and other playground equipment(that does not require stabilization in the ground), , replacing of light fixtures, switches and wall receptacles, portable heating, cooking or clothes drying appliances,**

clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of toilets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, vents, or fixtures.

The following items require a Homeowners Permit: all homeowners permits require homeowners insurance and proof of residency.

- Minor roof repairs (repairing of leaks and shingle replacements in an area no larger than 4 feet by 4 feet), handicap ramps (with detailed drawings and specs), replacement of hot water tank, minor concrete repairs (small section of driveway, aprons, garage floors, walkways, patios, and concrete raising minor being defined as less than 50 sf.), sheds (up to 120 sq. ft.) [plat of survey is required to determine correct placement of shed], reinsulating (attics and walls), sidewalks and walkways located entirely on your property (plat of survey required). Fence repairs that do not require replacement of fence posts.

Section 105.3 Exterior Walls

Exceptions 1) Detached tool shed and storage sheds, and similar structures that require permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

Section 105.4 Pier and Curtain Wall Foundations

Concrete piers are not allowed as a part of any residential dwelling foundation; only for decks and porch support.

Section 105.8 Elimination of Bond and/or Insurance Requirements

Section 105.8.1: The requirement of homeowners insurance for the application for a building permit is hereby required when the owner- occupant of improved single family real property submits a plan or proposal for the repair, restoration, remodeling and/or rehabilitation of an existing structure.

Section 105.8.2: All owner- occupants of improved real property who enjoy or invoke the provisions of this section shall indemnify the Village of Robbins and hold them harmless from any liability, claims, suits and/or damages, including but not limited to attorney's fees and cost of defense , arising from or related to any repair, restoration, remodeling and/or rehabilitation undertaken.

Section 105.8.3: The building commissioner of the Village of Robbins may, upon his/her sole discretion, suspend the operation of Section 105.8.1 hereof in the case of any given building permit application upon good cause, by notifying the said applicant of same by registered letter.

Section 105.8.4: Any owner- occupant of improved single-family real property may elect to decline the provisions of Section 105.8.1 hereof, in which case he/she must then comply with requirements otherwise made and provided.

Section 108.2 Schedule of Permit Fees, shall be amended to read as follows:

A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule:

<u>Residential (1 to 3 story)</u>		
Building Permit Fees:		
First $1,000 of valuation		$50.00
Plus, for each $1,000 or fraction thereof over $100,000	$15.00	

Inspection Fees	**$120.00**
Certificate of Occupancy	**$75.00**
Clean- Up Deposit (rehab/existing)	**$50.00**

(Permit Card Issued with Appropriate Containers. Deposit refundable upon completion of inspection of property by Building Commissioner or designee)

New Construction	**$150.00**

Plan Review Schedule:

Residential (New and Existing) 1-3 Story

Up to 2,000 sq. ft.	**$360.00**
2,001 to 3,000 sq. ft.	**$420.00**
3,001 + sq. ft.	**$480.00**

Residential (4 story and up), Commercial and Industrial

Building Permit Fees:

First $500,000 of valuation	**3% of valuation**
For valuation thereafter the of $500,000	**1.5% of valuation**
Inspection Fee	**$120.00**
Re-Inspection Fee	**$120.00**
Certificate of Occupancy	**$50.00 per unit**

Plan Review Schedule:

Commercial/Business/Industrial/Residential 4 Story and up

Up to 5,000 sq. ft.	**$750.00**
Above 5,000 sq. ft.	**$750 plus $10.00 per 1,000 sq. ft. above 5,000 sq. ft.**

Section 108.3 Work commencing before permit issuance, shall be amended to read as follows:

Whenever any work for which a permit is required by this chapter has commenced without first obtaining a permit, a the greater of the fee of an amount equal to the permit fee or $500 , shall be assessed. This fee shall be in addition to the normal permit fee, and any other fine or fee that may be applicable.

Section 114.3 Unlawful continuance, shall be amended to read as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to fine not less than twenty-five dollars ($200.00) nor more than five hundred dollars ($500.00).

Section 1612.3 Establishment of flood hazard areas, shall be amended to read as follows:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the Village of Robbins" dated November 6, 2000 as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 3409.2 Applicability, shall be amended to read as follows:

Structures existing prior to July 10, 2001, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Section 3402 through 3406.

Section 5-53 INCONSISTENT ORDINANCES REPEALED

That Ordinance Number 9-09-08A of the Village of Robbins, Entitled Building Code Ordinance NO. 9-09-08A; be repealed and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5-54

Nothing in this ordinance or in the building Code hereby shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 5-52 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance,

Section 5-55 EFFECTIVE DATE

That the Village Clerk shall certify to the adoption of this ordinance and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

ROLL CALL VOTE:

TRUSTEE DYSON	**Nay**
TRUSTEE MAXEY	**Aye**
TRUSTEE BREWTON	**Aye**
TRUSTEE ROBINSON	**Nay**
TRUSTEE JACKSON	**Aye**
TRUSTEE COLLIER	**Aye**

AYES: ___4_____ NAYS: __2___ ABESNT: ____0_____ ABSTAIN: ____0_____

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Robbins, Cook County, Illinois on this 24th day of September, 2024.

Darren E. Bryant

Darren E. Bryant, Mayor

ATTEST:

Sharon S. Dyson

Sharon S. Dyson, Village Clerk