



Village of Glen Ellyn
Planning & Development Department
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Adopted Building Codes, Ordinances, and Applicable Regulations

Adopted Building Codes & Regulations

ICC 2009	International Building Code ¹
ICC 2009	International Residential Code ¹
ICC 2009	International Fire Code ²
ICC 2009	International Mechanical Code ¹
ICC 2009	International Property Maintenance Code ¹
ICC 2009	International Fuel Gas Code ¹
NEC 2011	National Electrical Code ³
DuPage County Countywide Stormwater Floodplain Ordinance, 2013 ⁴	
Illinois State Plumbing Code, 2004 ⁵ (superseded by Illinois State Plumbing Code, 2014)	
Illinois, NFPA 101 Life Safety Code, 2009 ²	

Other Applicable Regulations and Ordinances

Village Code – Title 2, Chapter 8 – Appearance Guidelines Ordinance 5508VC
Village Code – Title 4, Chapter 1 – Contractor Registration Requirements
Village Code – Title 4, Chapter 5 – Sign Code
Village Code – Title 4, Chapter 7 – Stormwater and Floodplain Regulations
Village Code – Title 4, Chapter 8 – Tree Preservation Regulations
Village Code – Title 7, Chapter 9 – Sewer Use Regulations
Village Code – Title 7, Chapter 10 – Water System Regulations
Village Code – Title 8, Chapter 1 – Streets and Sidewalks
Village Code – Title 8, Chapter 4 – Forestry Management
Village Code – Title 8, Chapter 6 – Public Utility Construction Regulations
Village Code – Title 10, Chapter 1 – Zoning Code
Village Code – Title 10, Chapter 2 – Subdivisions Regulations
Village Code – Title 10, Chapter 4 – Annexation Regulations
DuPage County Food Service Design and Construction Manual
DuPage County Private Water Supply Ordinance
DuPage County Private Sewerage Disposal Ordinance
Illinois Accessibility Code, 1997
Illinois Energy Conservation Code (ICC 2015 International Energy Conservation Code with Amendments)
Illinois Department of Transportation Standard Specifications for Road and Bridge Construction
Illinois, Utility Location ACT 220 ILCS 50 (JULIE)
Illinois, ASHRAE Energy Standard 90.1, 2004
Illinois, Environmental Protection Agency, Asbestos Abatement
Illinois Environmental Protection Agency, Radon Resistant Construction Act
Illinois, State Fire Marshall, Boiler Regulations
Illinois, State Fire Marshall, Underground Storage Tank Regulations
Illinois, State Fire Marshall, Elevator Regulations
USEPA, Renovation, Repair and Painting Program Rule (Lead)
Applicable Regulations of other Federal, State and Local Agencies and Public Utility Service Providers.

- (1) As amended by Village Code Title 4, Chapter 1.
- (2) As amended by Village Code Title 5, Chapter 2.
- (3) As amended by Village Code, Title 4, Chapter 2.
- (4) As amended by Village Code, Title 4, Chapter 7.
- (5) As amended by Village Code, Title 4, Chapter 3.

Exhibit A (*clean*)
The 2009 ICC International Building Code
And Related Sections of the Village Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Amend Village Code Section 3-32-6(A) to read as follows:

- (A) Tax Imposed: In addition to any other payment required for the procurement of a permit to demolish or partially demolish any building or structure in the village when the building or structure, or part thereof exceeds one thousand (1,000) square feet in area, or exceeds forty five (45) feet in height, or more than fifty percent (50%) of the exterior wall and roof area is structurally altered, any building demolition contractor shall pay a tax of five hundred fifty dollars (\$550.00), which shall be payable at the time of the issuance of a permit, into the special programs fund. In the absence of the above referenced alteration or demolition standards, this section shall apply to any demolition or partial demolition of a structure containing more than five hundred (500) square feet of interior area where more than fifty percent (50%) of the exterior walls of a building or structure are demolished.

Amend Village Code Section 3-32-6(B) to read as follows:

- (B) Definitions: A "demolition contractor" is hereby defined as a person, firm, corporation, or other entity which accepts a fee or contract sum, or provides services without charge, resulting in the partial or complete demolition of any building or structure within the village when the building or structure, or part thereof exceeds one thousand (1,000) square feet in area, or exceeds forty five (45) feet in height, or more than fifty percent (50%) of the exterior wall and roof area is structurally altered. In the absence of the above referenced alteration or demolition standards, a "demolition contractor" is hereby defined as a person, firm, corporation, or other entity as described above which provides services resulting in the demolition or partial demolition of a structure containing more than five hundred (500) square feet of interior area where more than fifty percent (50%) of the exterior walls of a building or structure are demolished.

Amend Village Code Section 4-1-2(B) to read as follows:

- (B) Adopt the provisions, as amended herein, of the 2009 ICC International Building Code;

Amend Village Code Section 4-1-2(C) to read as follows:

- (C) Adopt the provisions, as amended herein, of the 2009 ICC International Mechanical Code;

Amend Village Code Section 4-1-2(D) to read as follows:

- (D) Adopt the provisions, as amended herein, of the 2009 ICC International Residential Code;

Delete Village Code Section 4-1-2(E) in its entirety and substitute the following:

- (E) Adopt the provisions, as amended herein, of the 2009 ICC International Energy Conservation Code;

Add new Village Code Section 4-1-2(F) to read as follows:

- (F) Adopt the provisions, as amended herein, of the 2009 ICC International Property Maintenance Code;

Add new Village Code Section 4-1-2(G) to read as follows:

- (G) Adopt the provisions, as amended herein, of the 2009 ICC Fuel Gas Code;

Add new Village Code Section 4-1-2(H) to read as follows:

(H) References:

1. Whenever the ICC international codes reference the ICC electrical code, the provisions of the currently adopted NFPA 70 national electrical code shall apply.
2. Whenever the ICC international codes reference the ICC plumbing code, the provisions of the currently adopted IDPH Illinois plumbing code shall apply.
3. Whenever the ICC international codes reference the ICC Existing Building Code, the provisions of the currently adopted ICC international codes and the NFPA 101 Life Safety Code shall apply.

Amend Village Code Section 4-1-3 to add the definition of Development as follows:

DEVELOPMENT: Any man-made change to improved or unimproved real estate including, but not limited to, construction of or improvements to buildings or other structures, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations.

Amend Village Code Section 4-1-3 to add the definition of Residential as follows:

RESIDENTIAL: One and two family dwellings and townhouses not more than three stories above grade with a separate means of egress and their accessory structures regulated under the International Residential Code.

Amend Village Code Section 4-1-3 to add the definition of Commercial as follows:

COMMERCIAL: All buildings and structures, except those defined as residential, regulated under the International Building Code.

Amend Village Code Section 4-1-3 definition of Hard Cost to read as follows:

HARD COST: The cost of all labor, materials, overhead and profit to complete remodeling of an existing building. Remodeling work includes, but is not limited to, improvements and alterations to foundations, walls, roofs, floors, ceilings, stairs, doors and windows, and electrical, mechanical, plumbing and fire protection systems, fixtures and equipment. Remodeling work does not include demolition work or the removal and installation of interior wall, floor or ceiling finishes, decorative wall, base, door and window trim, counters, cabinets and casework, kitchen and laundry appliances, and commercial merchandise display and sales fixtures and process equipment.

Amend Village Code Section 4-1-3 to delete the following definitions:

Addition, Class I:

Addition, Class II:

Addition, Class III:

Alteration Class I:

Alteration Class II:

Alteration Class III:

Change of use:

Change of use, Class I:

Change of use, Class II:

Demolition, Class I:

Demolition, Class II:

Demolition, Class III:

Demolition, Class IV:

Remodeling Class I:

Remodeling Class II:

Remodeling Class III:

Amend Title to Village Code Section 4-1-4: FEE SCHEDULE to read as follows:

4-1-4: FEE AND DEPOSIT SCHEDULE

Amend Village Code Section 4-1-4(A)1 as follows:

1. Permit Fees:

Delete Village Code Sections 4-1-4(A)1(a) in its entirety and substitute the following:

- (a) The permit fee table applies to all new or reconstructed buildings and structures and new additions to existing buildings and structures unless otherwise specified. The permit fee is the sum of the building fees and plan review fees calculated from the lot coverage square foot area for the first floor and the gross square foot floor area for all other floors multiplied by the square foot fees established in the following table:

PERMIT FEE TABLE

	One and Two Family Dwellings And Townhouses		All Other Buildings and Structures	
	building fee	plan review fee	building fee	plan review fee
Each Basement Floor	0.20	0.10	0.50	0.10
First Floor	0.50	0.10	0.50	0.10
Second Floor	0.40	0.10	0.50	0.10
Third Floor	0.30	0.05	0.50	0.05
Each Additional Floor	not applicable		0.40	0.00

Delete Village Code Sections 4-1-4(A)1(b) in its entirety and substitute the following:

- (b) The building fee for all remodeling and alterations of existing buildings, structures, utilities, and site improvements shall be as follows:
- (1) \$75 and,
 - (2) \$10 for each \$1,000 of estimated hard cost over \$1,000 for all commercial roofing, siding and pavement replacement work and,
 - (3) \$20 for each \$1,000 of estimated hard cost over \$1,000 for all other work.

Delete Village Code Sections 4-1-4(A)1(c) in its entirety and substitute the following:

- (c) The minimum building fee shall be \$50.

Delete Village Code Sections 4-1-4(A)1(d) in its entirety.

Delete Village Code Sections 4-1-4(A)1(e) in its entirety.

Delete Village Code Sections 4-1-4(A)1(f) in its entirety.

Delete Village Code Sections 4-1-4(A)1(g) in its entirety.

Delete Village Code Sections 4-1-4(A)1(h) in its entirety.

Delete Village Code Section 4-1-4(A)2 in its entirety and substitute the following:

2. Plan Review Fees and Deposits:

Delete Village Code Sections 4-1-4(A)2(a) in its entirety and substitute the following:

- (a) The plan review fee for all new or reconstructed buildings and structures and new additions to existing buildings and structures shall be as specified in the permit fee table in section 4-1-4(A)1(a).

Delete Village Code Sections 4-1-4(A)2(b) in its entirety and substitute the following:

- (b) The plan review fee for all remodeling and alterations of existing buildings, structures, utilities, and site improvements exceeding an estimated total hard cost of \$15,000 shall be \$150.

Add new Section 4-1-4(A)2(c) to read as follows:

- (c) The minimum plan review fee shall be \$30.

Add new Section 4-1-4(A)2(d) to read as follows:

- (d) The plan review fee for each plan review completed after the second review shall be \$50.

Add new Section 4-1-4(A)2(e) to read as follows:

- (e) The plan review fee for a review completed by a consultant shall be 100 percent of the consultant's cost (see subsection (B) of this section).

Add new Section 4-1-4(A)2(f) to read as follows:

- (f) The stormwater facilities and engineering plan review fee shall be as follows:
 - (1) \$150 for any development from 300 to 1,500 square feet or any development located within the principal building side yard setbacks, excluding a driveway approach.
 - (2) \$450 for a single family home or townhome development over 1,500 square feet.
 - (3) \$600 for a commercial development over 1,500 square feet.

Add new Section 4-1-4(A)2(g) to read as follows:

- (g) The plan review deposit for new residential structures and additions shall be \$240 (see subsection (D) of this section).

Add new Section 4-1-4(A)2(h) to read as follows:

- (h) The plan review deposit for a commercial development completed by a consultant shall be \$2,000 (see subsection (B) of this section).

Amend Village Code Section 4-1-4(A)3 to read as follows:

1. Permit fee; miscellaneous items:

Amend Village Code Section 4-1-4(A)3(a) to read as follows:

- (a) Demolition of a building or structure, or part thereof, not less than 75.00 three hundred (300) and not more than one thousand (1,000) square feet in area.

Amend Village Code Section 4-1-4(A)3(b) to read as follows:

- (b) Demolition of a building or structure, or part thereof, not less than 225.00 one thousand (1,000) and not more than four thousand (4,000) square feet in area and not exceeding (45) feet in height.

Amend Village Code Section 4-1-4(A)3(c) to read as follows:

- (c) Demolition of a building or structure, or part thereof, not less than 400.00 four thousand (4,000) square feet in area or exceeding forty five (45) feet in height.

Amend Village Code Section 4-1-4(A)3(i) to read as follows:

- (i) shed or other accessory structure less than 150 square feet in area 60.00

Delete Village Code Section 4-1-4(A)3(l) in its entirety and substitute the following:

(l) Roofing or siding over 300 square feet on residential buildings 60.00

Amend Village Code Section 4-1-4(A)11(d) to read as follows:

(d) Demolition site restoration (see subsection 4-1-5(C)2 of this chapter) 1,500.00

Amend Village Code Section 4-1-4(A)11(e) to read as follows:

(e) Special conditions (see subsection 4-1-5(C)3 of this chapter) Varies

Amend Village Code Section 4-1-4(A)11(g) to read as follows:

(g) Stormwater facilities/grading 110% of stormwater facilities costs and
150% of erosion/sediment control costs

Amend Village Code Section 4-1-4(A) 13 to read as follows:

13. Taxes; demolition 550.00
(applies to any project when over 50% of the exterior roof and wall area is structurally altered or when a building or structure, or part thereof, greater than 1,000 and up to 4,000 square feet is demolished).

Add new Section 4-1-4(A)22 to read as follows:

22. Permit, annual outdoor beautification display 25.00

Amend Village Code Section 4-1-5 Enforcement to read as follows:

4-1-5 General Requirements:

The following general requirements shall apply to all property within the Village of Glen Ellyn municipal limits in addition to the requirements in all adopted building codes and ordinances.

Delete Village Code Section 4-1-5(A) in its entirety and substitute the following:

(A) Building Permit Required: No demolition, relocation, site improvements, construction, alteration, addition, remodeling, restoration or repair work to any building or structure or associated site grading or improvements of any kind shall be undertaken until a building permit has been issued, and no change to the permitted work may be completed until revised submittal documents are approved by the building official, unless the work is exempt from a permit as specified in this code.

Delete Village Code Section 4-1-5(B) in its entirety and substitute the following:

(B) Building Permit Conditions: No building permit shall be issued until all the following conditions are met:

1. A building permit application is completed, submitted and certified by the permit applicant and the property owner with their dated signatures.
2. All required building permit submittals have been received and reviewed for code compliance by all applicable Village departments and governmental agencies with jurisdiction.
3. All contractors who are required to comply with the contractor registration requirements are listed on the permit application and registered (see Village Code section 4-1-11).
4. All applicable permit fees and taxes are paid in full and all required deposits are received.
5. All actual expenses incurred by the village for legal, engineering, plan review and inspection services required beyond the reasonable and customary permit fees, taxes and deposits assessed at the time a permit is issued are paid in full. This condition applies until such time as a certificate of occupancy has been issued for the subject property. (Ord. 4746, 8-9-1999; amd. Ord. 5214, 12-15-2003, eff. 3-1-2004)
6. All outstanding debts to the village, related to the property, incurred by the current property occupant, owner or owner's agent who are individuals, partnerships, corporations, land trusts, or other business entities, are paid in full.

7. The hard costs, as defined in this code, for all remodeling work improvements are listed on the permit application, and upon request, sworn statements listing the hard cost from all contractors and suppliers is received and approved by the building and zoning official.

Delete Village Code Section 4-1-5(C) in its entirety and substitute the following:

(C) Deposits Required: Deposits shall be required, submitted and released in accordance with the following conditions:

1. Restoration Deposit. A refundable cash deposit is required for the items listed in subsection 4-1-4(A)11 of this chapter at the time a building permit is obtained for all new principal buildings, additions to existing buildings that increase the floor area over 75%, alterations to existing buildings that structurally alter over 50% of the exterior wall and roof area, demolition of any building or structure, or part thereof, with a gross floor area over 1,000 square feet or where otherwise required in the Village Code.
2. Demolition Site Restoration Deposit. The demolition site restoration deposit (4-1-4(A)11(d)) may be credited toward the stormwater facilities/grading deposit if commencement of construction of a new structure is planned to occur within ninety (90) days after completion of the demolition. (Ord. 5432, 2-13-2006)
3. Special Conditions Deposit. In the event a project is determined to have a significant impact on the public health, safety and welfare of the surrounding property, the planning and development director may require an additional deposit to be posted by the applicant (4-1-4(A)11(e)). Said deposit shall be for the purpose of completing any unfinished work or for the cost of any unforeseen expenses associated with the work which require immediate response when the applicant has not completed the work at the request of the village, or is unable to be contacted, or to return the site to a safe and clean condition.
4. Deposit Refund to Depositor. After all final inspections have been completed and approved, deposits shall be refunded to the depositor, less any fines or costs incurred by the Village for damages to public trees or other public property, in accordance with applicable rules, ordinances and regulations.
5. Deposit Release to Village. Where the permitted work has not been completed in accordance with applicable rules, ordinances and regulations and the depositor has failed to complete the work, repair damages or obtain final approved inspections after due notice has been served and reasonable opportunity has been given to the depositor and permit applicant, the deposit shall be forfeited by the depositor and released to the village. The village may use the deposit, or award all or part of the deposit to others, to complete the work or repair damages. Any remaining deposit balance shall be refunded to the depositor.
6. Deposit Award to Owner. The property owner or any other person or entity with a possessory interest in a property may request the village award them any released deposits for their use to complete the work, repair damages or restore the site. Such request shall include a written description of the work to be completed, a schedule and contractor proposals that include all applicable costs, submitted for review and approval by the planning and development director. Upon the owner's scheduled completion of the work, proof of payment for the work, final approved inspections, and execution of an indemnity agreement with the Village, the owner will be awarded an amount of the released deposit up to the approved cost.

Delete Village code Section 4-1-5(D) in its entirety and substitute the following:

(D) Permit Suspension or Revocation:

1. A building permit shall be suspended and no work shall be performed upon receipt of an application request from the property owner or agent for a zoning variation or construction necessitated variation from the Glen Ellyn zoning code.

2. A building permit may be suspended or revoked if any one of the conditions required in section 4-1-5(B) is not in compliance.

Delete Village code Section 4-1-5(E) in its entirety and substitute the following:

- (E) Professional Certification: The construction documents required for a building permit shall be prepared and certified by an architect or structural engineer licensed in the State of Illinois, or prepared, reviewed and approved under his or her direction, and bear the seal and signature of the architect or engineer and a statement that the construction documents comply with all provisions of the adopted codes and ordinances of the Village of Glen Ellyn and all other applicable laws and regulations governing the design and engineering of the work. Such seal, signature and statement shall be affixed to every page or sheet of the submittal documents or affixed to a table of contents page or sheet indicating the certification applies to each document listed in the table of contents. Professional certification is required for all new buildings, structures and additions, and for all alteration and remodeling of existing buildings and structures that includes changes to the structural, fire protection, and life safety conditions as determined by the building official. Exception: Professional certification shall not be required for new residential accessory buildings and structures or for alteration or remodeling of existing residential buildings provided the permit documents or construction plans include a complete description of the work and adequate structural and life safety information to verify code compliance.

Delete Village code Section 4-1-5(F) in its entirety and substitute the following:

- (F) Stormwater Management: All developments including the construction of new and the alteration of all existing buildings and structures and site improvements shall meet the following stormwater management requirements prior to the issue of a building permit:
 1. Special Flood Hazard Areas. All development in, or within a designated distance from, a special flood hazard area, including flood plains, wetlands, wetland buffers, and riparian environments, shall meet all requirements specified in the Village of Glen Ellyn Zoning Code, Chapter 6, Flood Hazard and Land Use Regulation.
 2. Stormwater Permit. All developments that disturb over 1,500 square feet of ground cover, or a drainage easement, shall require the submittal and approval of a stormwater management permit in accordance with the DuPage County Countywide Stormwater and Flood Plain Ordinance as amended and adopted by the Village of Glen Ellyn.
 3. Drainage Plan. All developments that disturb between 300 square feet and 1,500 square feet of ground cover shall require the submittal and approval of a drainage plan indicating the direction of existing and proposed stormwater flow on the site and other information as necessary to verify compliance with the DuPage County Countywide Stormwater and Flood Plain Ordinance as amended and adopted by the Village of Glen Ellyn.

Delete Village code Section 4-1-5(G) in its entirety and substitute the following:

- (G) Tree Preservation: All work on public and private property must comply with the tree preservation requirements in the Village Code, Title 8 Public Ways and Property, Chapter 4 Forestry Management, and Title 4 Building Regulations, Chapter 8 Tree Preservation.

Delete Village code Section 4-1-5(H) in its entirety and substitute the following:

- (H) Construction Hours: Construction, demolition, excavation, grading, deliveries, hauling, loading, staging, operating portable engines and other construction related work activities on the site may only be completed between the hours of seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. Monday through Saturday and between the hours of eight o'clock (8:00) A.M. to five o'clock (5:00) P.M. on Sundays, except in case of urgent necessity in the interest of public health and safety.

Add new Village code Section 4-1-5(I) to read as follows:

- (I) Inspections: All construction being performed pursuant to a building permit under the provisions of this code may be inspected by the building official or his representative at any reasonable time and

shall be subject to inspections in accordance with the adopted codes and the following requirements:

1. Foundation Survey. The applicant shall submit a foundation location survey prepared by a registered surveyor upon completion of the foundation for all new buildings, additions or roofed over accessory structures that are located within two feet (2') of the minimum required zoning setback, and no further work shall be done, other than installing drain tile and waterproofing the foundation, until the location survey and a backfill inspection have been approved.
2. Height Certification. The applicant shall submit a ridge and eave height certification prepared by a registered surveyor upon completion of the framework for all new principal buildings or additions that are constructed within two feet (2') of the maximum permitted zoning heights, and no further work shall be done, other than rough electrical, mechanical, and plumbing work, until the ridge and eave height certification has been approved.

Add new Village Code Section 4-1-5(J) to read as follows:

- (J) Penalty: Any person, firm or corporation violating any provision of this code or other provisions of the building code of the Village of Glen Ellyn shall be guilty of a business offense punishable by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. Each day that a violation continues shall constitute a separate offense.

Delete Village Code Section 4-1-6(A) in its entirety and substitute the following:

- (A) The 2009 ICC international building code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international building code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Amend Village Code Section 4-1-6(B) to read as follows:

- (B) The provisions of the 2009 ICC International Building Code, are hereby deleted, modified, and amended as follows:

Delete Village Code Sections 4-1-6(B)1 through 4-1-6(B)33 in their entirety and substitute the following:

1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Building Code of the Village of Glen Ellyn, hereinafter referred to as "this code."
2. Delete section 101.4.3 in its entirety and substitute the following:
101.4.3 Plumbing. Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
3. Delete section 105.1.1 in its entirety and substitute the following:
105.1.1 Site development permit. The building official is authorized to issue a site development permit for site clearing, rough grading, excavation, trenching, footings, foundation walls, underground utilities and temporary power and facilities after submittal and approval of applicable construction documents, approved site inspections, and payment of all applicable fees and deposits, subject to the provisions of section 107.3.3 of this code.
4. Delete section 105.1.2 in its entirety.

5. Delete section 105.2 in its entirety and substitute the following:

105.2 Work exempt from permit. 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 jurisdiction. Permits shall not be required for the following:

(a) Property:

- (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the Tree Preservation Ordinance and the disturbed area does not exceed 300 square feet.
- (2) Paving work to add new, or replace existing, impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
- (3) Grade changes, excavation or fill provided the disturbed site area does not exceed 300 square feet and the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
- (4) Retaining walls that do not exceed 8 inches in height provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
- (5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings, that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

(b) Buildings and Structures:

- (1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.
- (2) Placement of free standing partitions, fixtures, cases, racks, counters, or furnishings not to exceed 5 feet 9 inches in height.
- (3) Minor electrical repairs including lamp, receptacle and breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.
- (4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy, except alarm systems.
- (5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps and motors that do not alter approval of the equipment or make it unsafe.
- (6) Installation of portable electrical or mechanical equipment with cord and plug electrical connections.
- (7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.
- (8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the total roof or wall area. (Ord.5762, 5-26-2009)

6. Amend section 105.3 item 6 to read as follows:

6. Be signed by the applicant and by the property owner(s), including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.

7. Amend section 105.3 item 7 to read as follows:

7. Give such other data and information as required by the building official including the name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.

8. Amend section 105.5 to read as follows:

105.5 Expiration. A permit for commercial buildings, structures, and site improvements is valid for eighteen (18) months after its issuance. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

9. Amend section 105.7 to reads as follows:

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.

10. Amend section 109.4 to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a site, building or structure, or on any electrical, gas, mechanical, fire protection or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100% of the building permit fee.

11. Delete section 111.2 in its entirety and substitute the following:

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws, the building official shall issue a certificate of occupancy that contains the following:

1. The address of the structure.
2. The name and address of the owner.
3. A description of the portion of the building for which the certificate is issued.
4. The use and occupancy of the portion of the building for which the certificate is issued.
5. Any special stipulation and conditions of the building permit.
6. The name of the building official.

12. Amend section 113.1 to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a building board of appeals. The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

13. Delete section R113.3 in its entirety.

14. Delete section 202 definition Historic Buildings in its entirety and substitute the following:
HISTORIC BUILDINGS: Buildings that are listed in the National Register of Historic Places, or designated as historic under appropriate state law, or buildings, structures, works of art, or other objects surveyed and identified as having historic or architectural significance by the Historic Preservation Commission in accordance with Glen Ellyn Village Code, Chapter 13.

15. Amend section 406.1.4 item 1 to read as follows:

1. The attached private garage that shares a common wall with a dwelling unit, or the detached private garage that is within 20 feet of a dwelling unit, shall be separated from a dwelling unit and its attic area by means of a minimum 1/2 inch gypsum board applied to all walls and ceilings in the garage. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch type x gypsum board or equivalent. All joints shall be flat taped. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1-3/8 inches thick, or doors in compliance with section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self closing and self-latching.

16. Delete section 706.6 exception 4 in its entirety.

17. Delete section 902 DEFINITIONS in its entirety.

18. Delete section 903 AUTOMATIC SPRINKLER SYSTEMS in its entirety.

19. Delete section 904 ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS in its entirety.

20. Delete section 905 STANDPIPE SYSTEMS in its entirety.

21. Delete section 906 PORTABLE FIRE EXTINGUISHERS in its entirety.

22. Delete section 907 FIRE ALARM AND DETECTOR SYSTEMS in its entirety.

23. Delete section 908 EMERGENCY ALARM SYSTEMS in its entirety.

24. Delete section 910 SMOKE AND HEAT VENTS in its entirety.

25. Delete section 911 FIRE COMMAND CENTER in its entirety.

26. Delete section 912 FIRE DEPARTMENT CONNECTIONS in its entirety.

27. Delete section 913 FIRE PUMPS in its entirety.

28. Delete section 914 EMERGENCY RESPONDER SAFETY FEATURES in its entirety.

29. Delete section 915 EMERGENCY RESPONDER RADIO COVERAGE in its entirety.

30. Add new section 1204.2 to read as follows:

1204.2 Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either express or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 15 to maintain a room temperature of not less than sixty five degrees Fahrenheit (65°F) (18°C), in all habitable spaces, bathrooms and toilet rooms.

Exception: When the exterior temperature falls below zero degrees Fahrenheit (0°F) (-18°C) and the heating system is operating at its full capacity, a minimum room temperature of sixty degrees Fahrenheit (60°F) (16°C) shall be maintained at all times.

31. Amend section 1408.4 to read as follows:

1408.4 Weather resistance. EIFS shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this section and the manufacturer's application instructions and include the installation of a drainage medium layer incorporated into the system as specified by the product manufacturer.

32. Amend section 1408.5 to read as follows:

1408.5 Installation. Installation of EIFS with drainage shall be in accordance with the EIFS manufacturer's instructions and completed by trained and qualified installers. A copy of the installer's current certification as an EIFS Mechanic, issued by the Association of the Wall and Ceiling Industry, or other certification, must be submitted with the permit application for approval by the building official.

33. Amend table 1505.1 to reads as follows:

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

34. Amend section 1612.3 to read as follows:

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as defined by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the Village of Glen Ellyn", as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) panels 502, 503, 505, 506, 508, 509 and 604 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.

35. Add new section 1808.6.5 to read as follows:

1808.6.5 Slab on grade foundation. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab with minimum 40 pounds per 100 square foot welded wire fabric reinforcing on a compacted minimum 4" gravel base with a continuous thickened perimeter edge minimum 20" wide and extending down a minimum of 10" below grade or to undisturbed subsoil.

36. Amend section 1809.5 item 1 to read as follows:

1. Extending three (3) feet six (6) inches below the adjacent finished grade;

37. Delete section 1809.9 in its entirety.

38. Delete section 1809.12 in its entirety.

39. Delete section 2901.1 in its entirety and substitute the following:

2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

40. Add new section 2901.2 to read as follows:

2901.2 Structure protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this code unless restored to safe structural condition in accordance with the building requirements in this code.

41. Add new section 2901.3 to read as follows:

2901.3 Piping protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (No.16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

42. Add new section 2901.4 to read as follows:

2901.4 Through wall protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve two pipe sizes greater than the pipe passing through. All annular spaces between sleeves and pipes shall be filled or tightly caulked in accordance with the building requirements in this code or as approved by the building official.

43. Delete section 2902 in its entirety.

44. Delete section 2903 in its entirety.

45. Delete section 3001.2 in its entirety and substitute the following:

3001.2 Reference standards. The design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall comply with the standards and regulations established by the Office of the Illinois State Fire Marshall.

46. Delete Chapter 32 Encroachments into the public right-of-way in its entirety.

47. Add new section 3302.3 to read as follows:

3302.3 Safety and security fencing. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The safety and security fencing shall be a minimum of 4 feet high and constructed of chain link fabric and steel pipe posts and rails or equivalent materials approved by the building and zoning official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended. A safety and security fence shall not reduce or eliminate any other safeguards required in this code.

48. Add new section 3403.5 to read as follows:

3403.5 Fire protection improvements. All exposed combustible framing members, combustible voids or similar spaces throughout an existing building or structure shall be covered with five-eighths (5/8") inch type x gypsum board, or provided with equivalent protection, when any addition to the building or structure is constructed that exceeds \$15,000 in hard cost and the building or structure is not equipped throughout with an approved fire sprinkler system.

49. Add new section 3403.6 to read as follows:

3403.6 Building and property improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%:

1. All improvements included in section 3403.5.
2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
4. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
7. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

50. Add new section 3403.7 to read as follows:

3403.7 Building and property improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%:

1. All improvements included in section 3403.6.
2. The existing building or structure on the property shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

51. Add new section 3404.7 to read as follows:

3404.7 Fire protection improvements. All exposed combustible framing members, combustible voids or similar spaces within an existing building or structure without fire sprinklers shall be covered with five-eighths (5/8") inch type x gypsum board, or provided with equivalent protection, when the existing exterior wall and roof surface area is structurally altered, or when interior remodeling work is completed, that exceeds \$15,000 in hard cost.

52. Add new section 3404.8 to read as follows:

3404.8 Building and property improvements. The following improvements within an existing building and on public or private property shall be required when over 50% of the existing exterior wall and roof area is structurally altered or when interior remodeling work exceeds \$100,000 in hard cost:

1. All improvements included in section 3404.7.
2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
4. Provide an overhead sanitary service line and ejector pump in accordance with current standards, codes and ordinances.

5. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.
6. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
7. Repair damaged or disturbed parkway grades and provide or restore parkway groundcover where no ground is established.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

53. Add new section 3404.9 to read as follows:

3404.9 Building and property improvements. The following improvements within an existing building and on public or private property shall be required when over 75% of the existing exterior wall and roof area is structurally altered:

1. All improvements included in section 3404.8.
2. The existing building and structure on the property shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

54. Add new section 3404.10 to read as follows:

3404.10 Building and property improvements. The following improvements within an existing building and on public or private property shall be required when the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure:

1. All improvements included in section 3404.8.
2. The remodeled area shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

Amend Village Code Section 4-1-10 LOCAL AMENDMENTS to read as follows:

4-1-10 Demolition Requirements: The following demolition requirements shall apply to all property within Glen Ellyn municipal limits.

Delete Village Code Sections 4-1-10(A)1 through 4-1-10(A)4 in their entirety and substitute the following:

- (A) A building permit for demolition work shall be required for the removal of any building, structure or any part thereof, except for the removal of any residential accessory building or for the removal of a principal building, or any part thereof, less than three hundred (300) square feet in area.

Delete Village Code Section 4-1-10(B)1 through 4-1-10(B)4 in their entirety and substitute the following:

- (B) A building permit for the demolition of a building or structure, or part thereof, greater than three hundred (300) and less than one thousand (1,000) square feet in area shall require the following supporting documents:

1. Building permit application.
2. Plat of survey (except for interior only demolitions).
3. Written statement or drawings describing the work. (Ord. 4746, 8-9-1999; amd. Ord. 5214, 12-15-2003, eff. 3-1-2004)

Delete Village Code Section 4-1-10(C) in its entirety and substitute the following:

- (C) A building permit for the demolition of a building or structure, or part thereof, greater than thousand (1,000) and less than four thousand (4,000) square feet in area, and not exceeding (45) feet in height, shall require the following supporting documents and is subject to the following requirements and submittals:

1. A building permit application for the demolition work.
2. A plat of survey of the property (except for interior only demolitions).
3. A building permit application for the demolition work and for a new building or structure if construction is to commence within ninety (90) days from the issuance of the building permit for the demolition work.
4. A site management plan shall be submitted for review and approval if new construction is to commence within ninety (90) days from the issuance of the building permit for the demolition work, and indicate the following items:
 - (a) The property drawn to a scale of not less than one inch equals twenty (20) feet.
 - (b) Existing buildings and structures to be removed or retained.
 - (c) All easements, existing utility lines, well and septic systems on the subject property and all adjacent parkways and property within twenty feet (20).
 - (d) Trees on the subject property, adjacent parkway and within fifteen (15) feet on adjacent properties in accordance with the tree preservation ordinance.
 - (e) Silt fencing, protective tree fencing, and perimeter safety fencing in required locations.
 - (f) Means of primary ingress/egress from the public ways to the site and points for emergency access, traffic control devices and measures, and onsite and offsite parking areas.
 - (g) Temporary areas for the storage or staging of debris, soil, construction materials and construction equipment.
 - (h) Portable toilets, dumpsters and refuse container locations.
5. A site restoration plan shall be submitted for review and approval if new construction will not commence within ninety (90) days from the issuance of the building permit for the demolition work, and indicate the following items:
 - (a) The property drawn to a scale of not less than one inch equals twenty (20) feet.
 - (b) Measures to restore the site in accordance with the DuPage County countywide storm water and floodplain ordinance to the natural grade, establish soil stabilization or groundcover, and an itemized cost estimate to complete the work.
 - (c) Any existing underground structures or utilities to remain or be abandoned including any foundation walls that are required to be removed to a level not less than four feet (4') below the restored grade.
 - (d) A statement indicating that the site restoration work will be completed within a required ninety (90) day period after substantial completion of the demolition work. An extension of time may be granted by the director of planning and development or the building official if unforeseen circumstances are determined to impede the completion of the restoration.
6. A certificate of insurance acceptable to the village attorney. Said certificate shall establish that the applicant or property owner has insurance coverage in a minimum amount of five hundred thousand dollars (\$500,000.00) per occurrence for damages to adjacent private and public property resulting from the work by the applicant, contractor, or subcontractor, owner, or other agent of the applicant or owner.
7. A photograph of the front of the structure and a second photograph of the rear of the structure or part thereof that is to be demolished.
8. The name, address, and cell phone numbers of the primary contact for the developer and for the demolition contractor who will be working on the site and controlling or managing the demolition work.
9. A copy of applications and permits from all applicable agencies including, but not limited to, the federal emergency management agency, Illinois environmental protection agency, state fire marshal, and DuPage County in the event the demolition work involves lead, asbestos or other hazardous materials, underground fuel tanks, well and septic systems, special flood hazard areas, historic structures or other work under the jurisdiction of other authorities.

10. A written description of how the utility lines will be removed or abandoned, wells sealed and capped, and septic systems abandoned in accordance with all applicable codes, ordinances and regulations of the village and the DuPage County health department.
11. Public notices and a waiting period shall be provided as follows:
 - (a) The village shall provide written notification within fifteen (15) days of receipt of the demolition application to all property owners within two hundred fifty feet (250') of the subject property.
 - (b) The contractor shall provide written notification to the village and surrounding property owners by mail no more than ten (10) days or less than seven (7) days prior to the scheduled demolition. The notice shall state a window of three (3) possible days for the demolition. The first date will be the anticipated date of demolition and the second and third dates are reserved for delays. The notice shall follow the format provided by the village and shall include the developer's contact information. The village will provide the contractor with the sample notice, the map of addresses, and mailing labels. The contractor shall mail the notices to the properties listed and a signed certification statement shall be delivered to the village confirming that the notices were mailed. If the demolition does not occur within the specified window of three (3) possible days, the contractor shall provide another notice of the rescheduled dates as required above.
 - (c) Upon receipt of a complete application and supporting documents, a minimum waiting period of thirty (30) calendar days shall be established prior to issue of a building permit for demolition work to ensure all surrounding property owners have been notified and all departments of the village and fire company have completed a review of the application and plans.
12. Demolition preparation work shall be completed prior to the issuance of the building permit for demolition work as follows:
 - (a) The applicant contacts the public works department to request installation of a hydrant meter in accordance with village code section 7-10-9(B). A minimum prior notice of forty eight (48) hours is required and the applicant schedules and coordinates the work directly with the public works department.
 - (b) The applicant installs tree protection fencing, silt fencing and security fencing as indicated on the site management plan, restoration plan or tree preservation plan and contacts the public works department to request an inspection of the fencing. A minimum prior notice of forty eight (48) hours is required and the applicant schedules and coordinates the inspection directly with the public works department.
 - (c) The applicant completes a water and sewer disconnect to the property and contacts the public works department to request an inspection of the work. A minimum prior notice of twenty four (24) hours is required and the applicant schedules and coordinates the inspection directly with the public works department. No water or sewer disconnection work may be completed in the right of way until a work in the parkway application has been approved by the public works director or designee and the building permit for demolition has been issued.

Delete Village Code Sections 4-1-10(D)1 through 4-1-10(D)5 in their entirety and substitute the following:

- (D) A building permit for the demolition of a building or structure, or part thereof, greater than four thousand (4,000) square feet in area or exceeding forty five (45) feet in height shall require the following supporting documents and is subject to the following requirements:
 1. All requirements and submittals identified in code section 4-1-10 (C) shall apply except the minimum insurance amount shall be increased to one million dollars (\$1,000,000).
 2. The applicant, contractor and all subcontractors shall conduct a pre-demolition meeting with the appropriate village representatives a minimum of seven (7) days prior to commencement of demolition. (Ord. 5432, 2-13-2006)

Delete Village Code Section 4-1-10(E) in its entirety and substitute the following:

(E) All demolition work shall be completed as follows:

1. All demolition work shall be performed in compliance with the applicable provisions of the 2009 International Building Code including Chapter 33, Safeguards During Construction.
2. The use of a village water hydrant shall be required per subsection 7-10-9(D) of the village code for the purpose of controlling dust and other airborne particles during the demolition, cleaning vehicles prior to leaving the site, and maintaining the public ways free and clear of debris and accumulation of dirt at all times. The public works department shall install the hydrant meter. The contractor shall provide the watering hose. Watering shall be dispensed throughout the demolition process, during the collection and disbursement of debris and during the loading of any hauling vehicle. The use of a watering truck is permissible, but it shall not eliminate the requirement for a hydrant meter, which will provide a backup source of water for use during demolition or for refilling the watering truck, cleaning vehicles prior to leaving the site and maintaining the public ways free and clear of debris and the accumulation of dirt or erosion at all times. When the outdoor temperature is thirty two degrees (32°) or less, a hydrant meter shall not be required for demolition unless authorized by the public works director, and in lieu thereof a watering truck must be provided as a source of water to control dust and airborne particles during the demolition process.
3. Public streets and sidewalks shall be maintained open and free and clear for passage of vehicles and pedestrians at all times unless written approval is granted by the public works director a minimum of forty eight (48) hours in advance of any anticipated closing.
4. The contractor shall perform the demolition work as indicated on the approved site management plan or the site restoration plan in accordance with all directions from the public works director or designee and in compliance with all applicable requirements of this code. The building official, or his duly authorized representative, shall make periodic inspections of the demolition work and in the event the contractor fails to comply with the requirements in this code, a stop work order may be issued, a citation may be served to the developer, contractor or property owner, or the building permit may be suspended or revoked.

Delete Village Code Section 4-4-8 in its entirety.

Amend Village Code Section 7-9-64 to read as follows:

7-9-64: APPLICABILITY TO NEW CONSTRUCTION PROJECTS:

Property owners may participate in the sanitary sewer service line repair cost sharing program if the work is part of a project to replace the entire private sanitary service line from the building to the village sanitary sewer main (Ord. 5318, 12-20-2004) and meets any one of the following requirements:

1. The existing building floor area is increased by not less than 75% or more than 150%.
2. The existing building exterior roof and wall area is structurally altered by not less than 50% or more than 75%.
3. The existing building is remodeled with a hard cost not less than \$15,000 and not more than \$200,000.

Amend Village Code Section 7-10-9(D)3 to read as follows:

3. The fee for water usage, hydrant meter installation and removal in the amount of two hundred fifty dollars (\$250.00) for the first day and an additional fee in the amount of seventy five dollars (\$75.00) for each additional day shall be required for the demolition of a building or structure, or part thereof, greater than 1,000 and up to 4,000 square feet and not exceeding 45 feet in height.

Amend Village Code Section 7-10-9(D)4 to read as follows:

4. The fee for water usage, hydrant meter installation and removal in the amount of four hundred dollars (\$400.00) for the first day and an additional fee in the amount of one hundred dollars (\$100.00) for each additional day shall be required for the demolition of a building or structure, or part thereof, greater than 4,000 square feet or exceeding 45 feet in height.

Amend Village Code Section 7-10-20(C) to read as follows:

(C) Water service lines which are abandoned or taken out of service for more than six (6) months shall be disconnected from the water main at the corporation cock by the owner or applicant. All costs incurred for this work, including excavation and restoration, shall be the responsibility of the owner or applicant. Service lines that are deficient in size (less than 1 inch in diameter) or material (such as type "M" copper) shall be replaced from the public main to the structure by the owner of the premises served whenever any one of the following improvements are made to an existing building:

1. The existing building floor area is increased by more than 75%.
2. The existing building exterior roof and wall area is structurally altered by more than 50%.
3. The existing building is remodeled with a hard cost of more than \$100,000.

Amend Village Code Section 8-1-20(A) to read as follows:

(A) On a lot or tract having no abutting sidewalks, the owner of such lot or tract shall install sidewalks on the sides of all streets abutting such lot or tract, including, for corner lots, sidewalk extensions up to the curb line at the nearest street intersection (Ord. 5320, 12-20-2004) when any one of the following improvements are made on a lot:

1. A new principal building or structure is constructed.
2. An existing building floor area is increased by more than 75%.
3. An existing building exterior roof and wall structure area is altered by more than 50%.

Exhibit A (*clean*)
The 2009 ICC International Residential Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Delete Village Code Section 4-1-8(A) in its entirety and substitute the following:

- (A) The 2009 ICC international residential code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international residential code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Amend Village Code Section 4-1-8(B) to read as follows:

- (B) The provisions of the 2009 ICC International residential Code, are hereby deleted, modified, and amended as follows:

Delete Village Code Sections 4-1-8(B)1 through 4-1-8(B)19 in their entirety and substitute the following:

1. Amend section R101.1 to read as follows:
R101.1 Title. These regulations shall be known as the residential code of the Village of Glen Ellyn, hereinafter referred to as "this code."
2. Add new section R102.4.1 to read as follows:
R102.4.1 Plumbing. Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
3. Add new section R102.4.2 to read as follows:
R102.4.2 Building. Where "this code" does not address any specific application, material, or method of construction, the 2009 ICC international building code shall be applicable.
4. Add new section R102.7.2 to read as follows:
R102.7.2 Partial improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$100,000 in hard cost:
 1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.
 2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.
 3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.
 4. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

5. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.
6. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

Exception: The existing water and sanitary service lines may remain, upon approval of the public works director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.

5. Add new section 102.7.3 to read as follows:
R102.7.3 All improvements required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds \$200,000 in hard cost:
 1. All improvements included in section R102.7.2
 2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the village codes, regulations and ordinances for a new building or structure.

Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds \$300,000 in hard cost.

6. Add new section 102.8 to read as follows:
R102.8 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.
7. Delete section R105.2 in its entirety and substitute the following:
R105.2 Work exempt from permit. 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 jurisdiction. Permits shall not be required for the following:
 - (a) Property:
 - (1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the Tree Preservation Ordinance and the disturbed area does not exceed 300 square feet.
 - (2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.
 - (3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.
 - (4) Retaining walls that do not exceed 8 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or

damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

- (5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.
- (b) Buildings or structures:
 - (1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.
 - (2) Window awnings that are self supported by the exterior wall which do not project more than 54 inches from the exterior wall.
 - (3) Minor electrical repairs including lamp, receptacle or breaker replacement or the removal of existing and installation of equivalent new electrical fixtures at existing electrical outlets.
 - (4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
 - (5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe.
 - (6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.
 - (7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing water supply, drain, waste or vent outlets.
 - (8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the total roof or wall area. (Ord.5762, 5-26-2009)

8. Amend section R105.3 item 6 to read as follows:

6. Be signed by the applicant and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.

9. Amend section R105.3 item 7 to read as follows:

7. Give such other data and information as required by the building official including the name(s) and address(s) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.

10. Delete section R105.3.1.1 in its entirety.

11. Amend section R105.5 to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and demonstrate justifiable cause.

1. A permit for new one and two family dwelling units and townhomes is valid for eighteen (18) months after its issuance.
 2. A permit for additions, alterations and remodeling of existing one and two family dwelling units and townhomes is valid for twelve (12) months after its issuance.
 3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for twelve (12) months after its issuance.
12. Amend section R105.7 to read as follows:
105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.
 13. Amend section R108.6 to read as follows:
R108.6 Work commencing before permit issuance. Any person who commences any work on a site, building or structure, or any electrical, gas, mechanical, sprinkler or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100% of the basic permit fee.
 14. Delete section R109.3 in its entirety and substitute the following:
R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection and to have the work complete and prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.
 15. Add new section R109.5 to read as follows:
R109.5 Inspection conditions. The work to be inspected must be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.
 16. Amend section R110.1 to add exception 3 to read as follows:
3. Additions, alterations and remodeling of existing buildings and structures as determined by the building official.
 17. Delete section R110.3 in its entirety and substitute the following:
R110.3 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other regulations, the building official shall issue a certificate of occupancy that contains the following:
 1. The address of the structure.
 2. The name and address of the owner.
 3. A description of the portion of the building for which the certificate is issued.
 4. The use and occupancy of the portion of the building for which the certificate is issued.
 5. Any special stipulation and conditions of the building permit.
 6. The name of the building official.
 18. Amend section R112.1 to read as follows:
R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there

shall be a building board of appeals. The structure, responsibilities and procedures of the building board of appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

19. Delete section R112.2.1 in its entirety.

20. Delete section R112.2.2 in its entirety.

21. Delete section R112.3 in its entirety.

22. Amend section R113.4 to read as follows:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in section 4-1-5(J) in the Village Code.

23. Amend section R301.2 Table R301.2(1) to add design criteria as follows:

1. Ground snow load:	25 PSF
2. Wind speed:	90 MPH
3. Wind topographic effects:	No
4. Seismic Design Category:	B
5. Weathering:	Severe
6. Frost line depth:	42 inches
7. Termite:	Moderate
8. Winter design temp:	0 degrees F
9. Ice barrier underlayment required:	Yes
10. Flood Hazards:	Yes
11. Air freezing index:	2,000
12. Mean annual temp:	50 degrees F

24. Amend section R302.2 to read as follows:

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated from each other by fire-resistant-rated wall and/or floor-ceiling assemblies having not less than a 2 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistant rated wall assemblies shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior wall and roof deck.

25. Amend section R302.6 to delete the exception in its entirety.

26. Amend table R302.6 to read as follows:

separation	material
From the residence and attics	Not less than 5/8 inch type X gypsum board or equivalent applied to the garage side with all joints flat taped
Garages located less than 3 20 feet from a dwelling unit on the same lot	Not less than 1/2 inch gypsum board or equivalent applied to the interior side of all exterior walls and ceilings with all joints flat taped

27. Add new section R305.1.2 to read as follows:
R305.1.2 Crawl Spaces. Crawl spaces below the floor of any part of a building or structure shall have a clear height of not less than 3 feet, except beams, girders, ducts or other obstructions may project to within 2 feet of the crawlspace floor.
28. Add new section R312.5 to read as follows:
R312.5 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The fencing shall be a minimum of 4 feet high and constructed of chain link fabric, plastic mesh, or wooden slats secured to steel posts not to exceed 8 feet on center or equivalent materials approved by the building and zoning official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended.
29. Add new section R312.6 to read as follows:
R312.6 Window well guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with section R312 of this code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.
30. Amend section R313.1.1 to read as follows:
R313.1.1 Design and Installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D standards.
31. Add new section R313.3 to read as follows:
R313.3 Attic automatic fire sprinkler systems. An automatic fire sprinkler system shall be installed in habitable attic spaces in one- and two-family dwellings and townhouses.
32. Add new section R403.1.3.3 to read as follows:
R403.1.3.3 Foundations for accessory structures. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum 4" concrete slab, with minimum 40 pounds per 100 square foot welded wire fabric reinforcing, on a minimum 4" compacted gravel base, with a continuous thickened minimum 20" wide perimeter edge, and extending down a minimum of 10" to undisturbed subsoil.
33. Amend section R404.1 to read as follows:
R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall not be permitted.
34. Delete sections R404.1.1 and R404.1.1.1 in their entirety.
35. Amend section R404.2 to read as follows:
R404.2 Wood foundation walls. Wood foundations walls shall not be permitted.
36. Delete sections R404.2.1 through R404.2.6 in their entirety.

36. Delete sections R404.2.1 through R404.2.6 in their entirety.
37. Add new section R502.1.8 to read as follows:

R502.1.8 Light-weight floor framing. Light-weight floor framing including, but not limited to, wood floor trusses, parallel chord trusses, wood I-beams, box beams, metal trusses, or bar joists shall be permitted only in dwellings or parts thereof equipped throughout with an automatic fire sprinkler system installed in accordance with NFPA standards. (Ord. 5214 12-15-2003, eff. 3-1-2004; amd. Ord. 5352, eff. 4-25-2005)
38. Amend section R801.3 to read as follows:

R801.3 Roof drainage. All dwellings shall have a controlled method of water disposal from roofs, consisting of gutters and downspouts or equivalent means, which will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from the foundation walls or to an approved drainage system.
39. Amend section G2406.2 item 4 to read as follows:

4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section G2407.5 and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.
40. Delete section P2501.1 in its entirety and substitute the following:

P2501.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.
41. Delete section P2501.2 in its entirety and substitute the following:

P2501.2 Structure protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this code unless restored to a safe structural condition in accordance with the building requirements in this code.
42. Add new section P2501.3 to read as follows:

P2501.3 Piping protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1 ½ inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (No.16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.
43. Add new section P2501.4 to read as follows:

P2501.4 Through wall protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve of a greater size that allows the installation of a sealant in accordance with the sealant manufacturer's specifications. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this code or as approved by the building official.

pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of 3/4 inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than 6 inches from grade.

45. Delete section P2502 in its entirety.

46. Delete section P2503 in its entirety.

47. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

48. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

Exhibit A (*clean*)
The 2009 ICC International Fire Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Amend Village Code Title 5 Chapter 2 heading to read as follows:

Chapter 2

Fire Code

5-2-1 Adoption of the 2009 ICC International Fire Code:

Amend Village Code Section 5-2-1(A) to read as follows:

- (A) The 2009 ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

Delete Village Code Section 5-2-1(B) in its entirety and substitute the following:

- (B) The provisions of the 2009 ICC International Fire Code are hereby deleted, modified and amended as follows:

1. Delete section 101.1 in its entirety and substitute the following:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Glen Ellyn hereinafter referred to as "this code".

2. Amend section 102.5 to add the following:

3. Fire protection systems and equipment provisions: All such provisions shall apply where specifically prescribed in this code for one and two family dwellings and townhouses.

3. Amend section 102.7 to add the following at the end of the paragraph:

Exception: Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.

4. Amend section 103 heading to read as follows:

SECTION 103

FIRE DEPARTMENT

5. Delete section 103.1 in its entirety and substitute the following:

103.1 General. The Fire Department is established within the jurisdiction under the direction of the fire code official. The function of the Fire Department shall be the implementation, administration and enforcement of the provisions of this code in accordance with Chapter 1 Fire Department, in Title 5 Fire Regulations, in the Glen Ellyn Village Code.

6. Delete sections 104.10 and 104.10.1 in their entirety and substitute the following:
104.10 Fire investigations. The fire official shall investigate, or cause to be investigated, every fire or explosion occurring within his jurisdiction that is of a suspicious nature or which involves the loss of life or serious injury or causes destruction or damage to property. Such investigation shall be initiated immediately upon the occurrence of such fire or explosion; and if it appears that such an occurrence is of a suspicious nature, the Fire Official shall immediately take charge of the physical evidence and, in order to preserve physical evidence relating to the cause or origin of such fire or explosion, the fire official shall take means to prevent access by any person to the structure or premises until such evidence has been properly processed. The fire official shall notify those persons designated by law to pursue investigations into such matters and shall further cooperate with the authorities in collection of evidence and prosecution of the case and shall pursue the investigation to its conclusion.

7. Add a new section 104.12 to read as follows:
104.12 Fire prevention Inspections. The fire official shall inspect all existing structures and premises, except single-family dwellings, two-family dwellings and individual dwelling units within multi-family buildings, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations or endanger life or any violation of the provisions or intent of this code or any other ordinance affecting fire safety.

8. Delete section 108.1 in its entirety and substitute the following:
108.1 Board of appeals established. The structure, responsibilities and procedures of the Building Board of Appeals is established in Chapter 7 Building Board of Appeals, in Title 2 Boards and Commissions, in the Glen Ellyn Village Code.

9. Delete section 108.3 in its entirety and substitute the following:
108.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosion, hazardous conditions or fire protection systems.

10. Delete section 109.3 in its entirety and substitute the following:
109.3 Violation Penalties. Any person who violates a provision of this code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this code is listed in the Village Code of Glen Ellyn, Illinois, then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

11. Delete section 111.4 in its entirety and substitute the following:
111.4 Failure to comply. Any person who shall continue any work 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 a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

12. Amend section 202 to replace the definition of the Fire Code Official with the following:
FIRE CODE OFFICIAL. The fire chief, the building and zoning official or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative, under the direction and with the approval of the Director of Planning & Development or the Village Manager.

13. Amend section 202 to add the definition of Hard Cost as follows:

HARD COST. The cost of all demolition, site improvements, building construction, restoration, alteration and remodeling work excluding the cost of interior floor, wall and ceiling finishes, cabinetwork, trim, merchandise fixtures and service or process equipment.

14. Amend section 202 to add the definition of Market Value as follows:

MARKET VALUE. The dollar value of a building or structure, excluding land value, calculated to be three times the current assessed value established by the township assessor at 33.3% of the market value.

15. Delete sections 307.1 and 307.1.1 in their entirety and substitute the following:

307.1 General. The regulations on open burning and fires are established in Chapter 7 Air Pollution, in Title 7 Health and Sanitation, in the Glen Ellyn Village Code.

16. Delete sections 307.2 and 307.2.1 in their entirety.

17. Delete section 307.3 in its entirety.

18. Delete section 307.4 in its entirety and substitute the following:

307.4 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 10 feet (3048 mm) of a structure or combustible material.

19. Delete sections 307.4.1, 307.4.2 and 307.4.3 in their entirety.

20. Delete section 307.5 in its entirety and substitute the following:

307.5 Attendance. The use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

21. Delete section 308.1.4 in its entirety and substitute the following:

308.1.4 Open-flame cooking devices. Charcoal burners, LP-gas grills, and other open-flame cooking devices shall not be operated on combustible balconies or decks or within 5 feet horizontally or 5 feet vertically below combustible construction.

Exceptions:

1. Where buildings, balconies and decks are protected by an automatic sprinkler system.
2. LP gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].
3. Where combustible surfaces are protected and covered with a non combustible material approved by the building official.

22. Amend section 903.2 to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures in use Group A, B, E, M, R, F, H, I and S and in one and two family dwellings and townhouses shall be provided throughout the building or structure and in the locations described in Sections 903.2.11 and 903.2.12.

23. Add a new section 903.4.2.1 as follows:

903.4.2.1 Alarms in dwelling units. In one and two family dwellings and townhouses a six inch water flow bell shall be installed on the interior return air plenum of the forced air furnace, or other approved location, to serve every living space and a 10 inch water flow bell or horn/strobe notification device shall be installed on the exterior front of the building in an approved location visible from the street.

24. Amend section 905.3.1 to read as follows and retain all exceptions:

905.3.1 Height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm), or two stories, above the lowest level of fire department access, or where the floor level of the lowest story is located more than 30 feet (9144 mm), or two stories, below the highest level of fire department vehicle access or where any portion of the floor area is more than 200 feet (61 m) of travel distance from the nearest point of fire department vehicle access.

25. Delete section 907.2.7 Exception 2 in its entirety and substitute the following:

2. Manual fire alarm boxes are not required at the public entrance where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

26. Delete section 907.5.3 in its entirety and substitute the following:

907.5.3 Automatic smoke detection. Where an automatic smoke detection system is required it shall utilize smoke detectors unless ambient conditions prohibit such an installation. In spaces where smoke detectors cannot be utilized due to ambient conditions and in common corridors and rooms exceeding 100 square feet, approved automatic heat detectors shall be required.

27. Add new section 907.7.5.2 to read as follows:

907.7.5.2 Village of Glen Ellyn municipal fire panel. All fire alarm systems in buildings serving occupancy Group A or Group E shall be directly connected to the Village of Glen Ellyn municipal fire panel.

28. Amend section 4603.4 to read as follows:

4603.4 Sprinkler systems. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 4603.4.1 through 4603.4.5.

29. Add new section 4603.4.3 to read as follows:

4603.4.3 Additions to existing buildings and structures.

1. In buildings of Use Group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the addition if the gross floor area of the addition exceeds 2,500 square feet, or throughout the addition and the existing building if the combined gross floor area of the addition and the existing building exceeds 5,000 square feet

2. In buildings of Use Group A, B, E, M, R, F, H, I, or S, and in one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the addition and throughout the existing building or if the gross floor area of the addition exceeds 150% of the gross floor area of the existing building.

30. Add new section 4603.4.4 to read as follows:

4603.4.4 Alterations to existing buildings and structures.

1. In buildings of Use Group A, B, E, M, R, F, H, I, or S, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered

existing exterior wall and roof gross square foot area exceeds 50% of the total existing exterior wall and roof gross square foot area.

2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the structurally altered existing exterior wall and roof gross square foot area exceeds 75% of the total existing exterior wall and roof gross square foot area.

31. Add new section 4603.4.5 to read as follows:

4603.4.5 Remodeling in existing buildings and structures.

1. In buildings of Use Group A, B, E, M, R, F, H, I or S, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.

2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the existing building and any addition if the hard cost of all remodeling work exceeds \$200,000.

32. Delete section 4603.5 in its entirety and substitute the following:

4603.5 Standpipes. Standpipes shall be provided in all existing buildings and structures in Use Group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:

1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds two hundred feet (200') from the nearest fire department access.

2. The existing building is enlarged and the gross floor area of the addition exceeds 150% of the gross floor area of the existing building or structure.

3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75% of the existing total exterior wall and roof gross area.

4. The existing building is remodeled and the hard cost of the remodeled area exceeds \$1,000,000 or 25% of the market value of the building or structure.

33. Delete section 4603.6 in its entirety and substitute the following:

4603.6 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 4603.6.1 through 4603.6.8 and provide occupant notification in accordance with Section 907.6 unless other requirements are provided by other sections of this code.

Exception: Occupancies with an existing, previously approved fire alarm system.

34. Add new section 4603.6.8 to read as follows:

4603.6.8 Group A, B, E, M, R, F, H, I and S. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided under any one of the following conditions:

1. The existing building is enlarged or the gross floor area is increased and the hard cost of the construction work exceeds \$15,000.

2. The existing building is altered and the hard cost of the construction work to structurally alter the exterior wall and roof exceeds \$15,000.

3. The existing building is remodeled and the hard cost of the interior construction work exceeds \$15,000.

Amend Village Code Section 4-6-1(B) as follows:

1. Delete Building Code amendment 21 in its entirety.
2. Delete Building Code amendment 23 in its entirety.
3. Delete Building Code amendment 24 in its entirety.

Amend Village Code Section 4-1-10(D) as follows:

1. Delete Building Code amendment 1(a) in its entirety.
2. Delete Building Code amendment 1(b) in its entirety.
3. Delete Building Code amendment 1(c) in its entirety.
4. Delete Building Code amendment 1(c)(1) in its entirety.
5. Delete Building Code amendment 1(c)(1)A in its entirety.
6. Delete Building Code amendment 1(c)(1)B in its entirety.
7. Delete Building Code amendment 1(c)(1)C in its entirety.
8. Delete Building Code amendment 2(d)(1) in its entirety.
9. Delete Building Code amendment 2(d)(1)A in its entirety.
10. Delete Building Code amendment 2(d)(1)B in its entirety.
11. Delete Building Code amendment 2(d)(1)C in its entirety.
12. Delete Building Code amendment 2(d)(2) in its entirety.
13. Delete Building Code amendment 2(d)(4)A in its entirety.
14. Delete Building Code amendment 2(d)(4)B in its entirety.
15. Delete Building Code amendment 2(d)(4)C in its entirety.
16. Delete Building Code amendment 4(a) in its entirety.
17. Delete Building Code amendment 4(b) in its entirety.
18. Delete Building Code amendment 4(c) in its entirety.
19. Delete Building Code amendments 5, 5(a) and 5(b) in their entirety and substitute the following:
 5. New One and Two Family Dwellings: All new one and two family dwellings shall comply with all provisions of the Village codes, regulations and ordinances for a new building and as required for Class III additions, Class III alterations and Class III remodelings.

Exhibit A (*clean*)
The 2009 ICC International Fire Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Chapter 2
Fire Code

1. Delete section 202 General Definitions, Hard Cost, in its entirety and substitute the following:

Hard Cost. The construction cost of the remodeling, alteration or restoration of the exterior or interior of a building or structure except the cost of:

1. demolition work or removal of existing improvements, fixtures or equipment.
2. work to install a fire sprinkler system or increase the size of the water service to a building as required to serve a fire sprinkler system.
3. interior floor, wall and ceiling finishes such as paint, wallcoverings, paneling or tile over wallboard, or carpet, wood or tile flooring over a subfloor.
4. cabinets, countertops, shelving units, or door, window, base and ceiling trim.
5. furniture, appliances, decorative fixtures, window treatments or business sales, display or service fixtures and equipment.

2. Amend section 4603.4.5 to read as follows:

4603.4.5 Remodeling in existing buildings and structures.

1. In buildings of all occupancy groups, except Group U and one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds \$1,000,000 or 25% of the market value of the building or structure.
2. In one and two family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds \$300,000.

Exhibit A (*clean*)
The 2009 ICC International Mechanical Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Delete Village Code Section 4-1-7(A) in its entirety and substitute the following:

- (A) The 2009 ICC international mechanical code is adopted by reference as the standards and regulations for governing the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems and solar systems, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international mechanical code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Delete Village Code Section 4-1-7(B) in its entirety and substitute the following:

- (B) The provisions of the 2009 ICC international mechanical code are hereby deleted, modified, and amended as follows:

1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Glen Ellyn, hereinafter referred to as "this code."
2. Add new section 101.5 to read as follows:
101.5 Administration and Enforcement. This code shall be administered and enforced in accordance with the provisions in chapter 1 of the ICC international building code as adopted and amended by the Village of Glen Ellyn.
3. Delete section 103, DEPARTMENT OF MECHANICAL INSPECTION, in its entirety.
4. Delete section 104, DUTIES AND POWERS OF THE CODE OFFICIAL, in its entirety.
5. Delete section 105, APPROVAL, in its entirety.
6. Delete section 106, PERMITS, in its entirety.
7. Delete section 107, INSPECTIONS AND TESTING, in its entirety.
8. Delete section 108, VIOLATIONS, in its entirety.
9. Delete section 109, MEANS OF APPEAL, in its entirety.
10. Delete section 110, TEMPORARY EQUIPMENT, SYSTEM AND USES, in its entirety.

Exhibit A (*clean*)
The 2009 ICC International Property Maintenance Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Delete Village Code Sub Section 4-1-10(C) Emergency Demolition in its entirety.

Add new Village Code section to read as follows:

4-1-12 ADOPTION OF THE 2009 ICC INTERNATIONAL PROPERTY MAINTENANCE CODE.

- (A) The 2009 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2009 International Property Maintenance Code shall be maintained on file in the Office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this code".
 2. Amend section 102.3 to read as follows:
102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for Safety to Life from Fire in Buildings and Structures (Life Safety Code), the Illinois Plumbing Code, the Illinois Accessibility Code, the Illinois Energy Conservation Code or any other applicable rules or regulations established by the State of Illinois.
 3. Amend section 102.7 to read as follows:
102.7 Referenced codes and standards.
Exception: Wherever reference to the International Plumbing Code is made, substitute the Plumbing Code, Department of Public Health, State of Illinois.
Exception: Wherever reference to the International Zoning Code is made, substitute the Zoning Code, Title 10 of the Glen Ellyn Village Code.
Exception: All reference to the International Existing Building Code shall be deleted.
Exception: Wherever differences occur between provisions of this code and the 2009 NFPA 101 Life Safety Code the most restrictive provisions shall apply.
 4. Delete section 103.1 in its entirety and substitute the following:
103.1 General. Where referenced in this code, the department of property maintenance shall be the Planning and Development Department of the Village of Glen Ellyn and the code official shall be the Building and Zoning Official of the Village of Glen Ellyn.

5. Delete section 103.5 in its entirety.

6. Add new section 104.3.1 to read as follows:

104.3.1 Search Warrant. If the code official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the code official may seek in the Circuit Court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

7. Delete section 106.4 in its entirety and substitute the following:

106.4 Violation Penalties. Any person who violates a provision of this code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this code is listed in the Glen Ellyn Village Code then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

8. Add new section 108.2.2 to read as follows:

108.2.2 Closing Safeguards. Vacant structures that are ordered to be closed and secured shall have all doors, windows and openings completely covered and securely fastened with solid weather resistant material to temporarily prevent access to the premises. The covering material shall match or be painted to match the general color of the structure.

9. Amend section 109.5 to read as follows:

109.5 Cost of Emergency Repairs and Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.

10. Delete section 111.2 in its entirety.

11. Delete section 111.3 in its entirety.

12. Delete section 111.4 in its entirety.

13. Delete section 111.5 in its entirety.

14. Delete section 111.6 in its entirety.

15. Delete section 111.7 in its entirety.

16. Amend section 112.4 to read as follows:

112.4 Failure to comply. Any person who shall continue any work 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 a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

17. Amend section 202 to insert the following definition:

CODE OFFICIAL. The official, or a duly authorized representative, who is charged with the administration and enforcement of this code, under the direction and approval of the Director of Planning & Development or the Village Manager.

18. Amend section 302.2 to read as follows:

302.2 Grading and Drainage. All premises shall be graded and suitable vegetation or ground cover shall be established and maintained to prevent the erosion of soil by water or wind action and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

19. Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with Chapter 12 Weeds, in Title 7 Health and Sanitation, in the Glen Ellyn Village Code.

20. Delete section 302.8 in its entirety and substitute the following:

302.8 Motor vehicles. The control of abandoned vehicles shall be in accordance with Chapter 8 Abandoned Vehicles, in Title 7 Health and Sanitation, in the Glen Ellyn Village Code.

21. Amend section 302.9 to insert the following:

21. Amend section 302.9 to insert the following:

302.9 Defacement of property. The removal of graffiti shall be in accordance with Chapter 2 Nuisances, in Title 7 Health and Sanitation, in the Glen Ellyn Village Code.

22. Add new section 302.10 to read as follows:

302.10 Corner lot landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with the Chapter 5, Section 5(B)2, in Title 10 Zoning Code, in the Glen Ellyn Village Code.

23. Add new section 302.11 to read as follows:

302.11 Composting. Yard waste materials from the premises and adjoining parkway may be placed in a compost pile or container(s) intended for composting use. The placement of materials other than grass, vegetation or leaves in a compost pile or container(s) which attracts animals or vermin or which causes an obnoxious odor is prohibited. One compost pile or container(s) shall be permitted on a zoning lot and shall not exceed .5 % of the lot area and a maximum height of 4 feet. A compost pile or container(s) is only permitted in the rear yard and setback a minimum distance of 5% of the lot width, but not less than 3 feet, from any property line and not less than 30 feet from any adjacent residential dwelling and shall not be placed in an utility or storm water easement or in any location that obstructs the natural flow of storm water runoff.

24. Add new section 302.12 to read as follows:

302.12 Outdoor storage. Outdoor storage of materials and equipment is prohibited except where specifically permitted in a zoning district, or in Zoning Code Section 10-5-6, or where granted by Ordinance as a Special Use. Material and equipment prohibited from being stored outdoors includes rubbish and garbage, construction and building materials, ice melting salt, soil or land fill material, brush and limbs, logs and firewood, snow removal equipment, landscaping equipment, construction equipment, furnishings and fixtures intended for use within a building and similar items. The following items are permitted to be stored outdoors when located in the rear yard and setback a minimum distance of 10% of the lot width, but not less than 6.5 feet, from any property line; rubbish and garbage in approved refuse containers, firewood not to

exceed two face cords, outdoor cooking equipment, recreational equipment, and construction equipment and materials required for a current construction project.

25. Add new section 302.13 to read as follows:

302.13 Holiday decorations. Holiday displays, lights, signs and temporary decorative items may be displayed for not more than 60 days. They may be displayed no sooner than 45 days prior to the holiday and must be removed no later than 60 days after the holiday. All displays that include electrical fixtures and equipment shall be installed in compliance with all requirements for temporary power and lighting in accordance with Chapter 2 Electrical Code, in Title 4 Building Regulations, in the Glen Ellyn Village Code.

26. Add new section 304.3.1 to read as follows:

304.3.1 Unit Identification. Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.

27. Amend section 304.7 to read as follows:

304.7 Roofs and drainage. Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the Director of Public Works.

28. Amend section 304.13 to read as follows:

304.13 Window, skylight and door frames. No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the code official.

29. Amend section 304.14 to insert the following dates where indicated:

April 1st to November 1st

30. Delete section 305.1.1 in its entirety.

31. Delete section 305.2 in its entirety.

32. Delete section 305.3 in its entirety.

33. Delete section 305.4 in its entirety.

34. Delete section 305.5 in its entirety.

35. Delete section 305.6 in its entirety.

36. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation of Rubbish and Garbage. The control of rubbish and garbage shall be in accordance with Chapter 6 Solid Waste Collection and Disposal, in Title 7 Health and Sanitation, in the Glen Ellyn Village Code.

37. Delete section 308.2 in its entirety.

38. Delete section 308.3 in its entirety.

39. Delete section 602.3 in its entirety and substitute the following:

602.3 Heat supply. Heating requirements shall be in accordance with Chapter 1 Building Code, in Title 4 Building Regulations, in the Glen Ellyn Village Code.

40. Amend section 602.4 to insert the following dates where indicated:

October 1st to May 15th

41. Delete section 606.1 in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44-07), Performance Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44.7-07), Guide for the Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2007), Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005) and Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2007) in accordance with the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, Title 41, Chapter II, Part 1000, administered by the Village of Glen Ellyn under a Municipality Program Agreement with the Office of the Illinois State Fire Marshall, State of Illinois.

42. Delete section 701.1 in its entirety and substitute the following:

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for Safety to Life from Fire in Buildings and Structures, known as the 2009 NFPA 101 Life Safety Code current edition in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, Title 41, Chapter I, Part 100, administered by the Office of the Illinois State Fire Marshall, State of Illinois.

43. Delete section 702 in its entirety.

44. Delete section 703 in its entirety.

45. Delete section 704 in its entirety.

Exhibit A (*clean*)
The 2009 ICC International Fuel Gas Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

4-1-13 ADOPTION OF THE 2009 ICC INTERNATIONAL FUEL GAS CODE.

- (A) The 2009 ICC international fuel gas code is adopted by reference as the standards and regulations for governing the design and installation of fuel gas equipment and appliances, fuel gas piping and venting systems, and gaseous hydrogen systems and related accessories, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC international gas fuel code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.
- (B) The provisions of the 2009 ICC international fuel gas code are hereby deleted, modified, and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Glen Ellyn, hereinafter referred to as "this code."
 2. Add new section 101.6 to read as follows:
101.6 Administration and Enforcement. This code shall be administered and enforced in accordance with the provisions in chapter 1 of the ICC international building code as adopted and amended by the Village of Glen Ellyn.
 3. Delete section 103, DEPARTMENT OF INSPECTION, in its entirety.
 4. Delete section 104, DUTIES AND POWERS OF THE CODE OFFICIAL, in its entirety.
 5. Delete section 105, APPROVAL, in its entirety.
 6. Delete section 106, PERMITS, in its entirety.
 7. Delete section 107, INSPECTIONS AND TESTING, in its entirety.
 8. Delete section 108, VIOLATIONS, in its entirety.
 9. Delete section 109, MEANS OF APPEAL, in its entirety.
 10. Delete section 110, TEMPORARY EQUIPMENT, SYSTEM AND USES, in its entirety.
 11. Amend section 303.3 item 4 to read as follows:
 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 10,000Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section 304.5 and be provided with a carbon monoxide detector that is listed and labeled by an approved testing agency.

Exhibit A (*clean*)
The 2011 NFPA National Electrical Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Amend Village Code Section 4-2-2(B) to read as follows:

(B) Adopt the provisions of the 2011 national electrical code as the basic regulations for the installation alteration, and use of electrical equipment within the village; and

Amend Village Code Section 4-2-2(C) to read as follows:

(C) Establish certain regulations in addition to those contained in the 2011 national electrical code.

Delete Village Code Sections 4-2-3 and 4-2-3(A) through 4-2-3(E) in their entirety and substitute the following:

4-2-3 ADMINISTRATION AND ENFORCEMENT: The electrical code shall be administered and enforced in accordance with Village Code, Title 4 Building Regulations, Chapter 1 Building Code, and in accordance with the provisions of the ICC international building code, chapter 1, part 2 as adopted and amended by the Village of Glen Ellyn, and as follows:

- (A) Permit Documents: The documents required to be submitted with the building permit application for electrical work on commercial projects shall include, but not be limited to, the following:
1. A layout and riser diagram and specifications of the complete electrical system from the utility provider source to all new and existing transformers, meters, switchgear, and distribution panels; and
 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the over current protection for each circuit, and the total calculated load and the over current protection device for each panel; and
 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, fixture or device.
- (B) Electrical Inspection: The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:
1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
 2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and
 3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
 4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

Delete Village Code Section 4-2-4 in its entirety and substitute the following:

4-2-4 ADOPTION OF THE 2011 NFPA NATIONAL ELECTRICAL CODE: The 2011 NFPA national electrical code is adopted by reference as the standards and regulations for governing the

design, installation, alteration, and use of electrical systems and equipment, as this code is intended, recommended, maintained and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2011 NFPA national electrical code shall be maintained on file in the office of the village clerk for inspection and copying as a public record.

Add new Village Code Section 4-2-4(A) to read as follows:

(A) The provisions of the 2011 NFPA national electrical code are hereby deleted, modified, and amended as follows:

1. Add new section 230.70(A)(4) to read as follows:

(4) Service entrance conductors: Service entrance conductors within a building shall not exceed five feet (5') without an exterior over current protection device.

2. Amend section 334.1 to read as follows:

334.1 Scope. This article covers the use, installation and construction specifications of nonmetallic-sheathed cable. Nonmetallic sheathed cable and nonmetallic boxes, raceways and conduits are prohibited for any use exceeding 50 volts within a building except as follows:

1. In environments where exposed to serve corrosive influences, or
2. Encased in a minimum of two inches of concrete (Ord. 5214, 12-15-2003, eff. 3-1-2004)

3. Add new section 310.3 to read as follows:

310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2011 national electrical code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2011 national electrical code for remote control, low energy power and signal circuits.

4. Delete section 230.79(C) in its entirety and substitute the following:

(C) One-Family Dwellings. The minimum service capacity approved for a single phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors. Conduit shall not be less than one and one-fourth inches (1¹/₄"). (Ord. 5214, 12-15-2003, eff. 3-1-2004)

5. Amend section 210.60(G)(1) to read as follows:

(1) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage for each vehicle bay, and in each detached garage for each vehicle bay, or accessory building with electric power.

6. Amend section 410.139 to read as follows:

410.139 Switches. Snap switches shall comply with 404.14. Luminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.

7. Amend section 210.8(A)(5) Exception to (5) to read as follows:

Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, sump pump, ejector pump, refrigerator appliance, or freezer appliance shall not be required to have ground-fault circuit-interrupter protection.

8. Add new section 230.34 to read as follows:

230.34 Underground electric service shall be provided as follows:

- (a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.
- (b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.
- (c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer, and shall be paid prior to any permits being issued.

Delete Village Code Section 4-2-5 in its entirety.

Delete Village Code Section 4-2-6 in its entirety.

Delete Village Code Section 4-2-7 in its entirety.

Delete Village Code Section 4-2-8 in its entirety.

Delete Village Code Section 4-2-9 in its entirety.

Delete Village Code Section 4-2-10 in its entirety.

Village Of Glen Ellyn

Ordinance No. 6145 - VC

**An Ordinance Amending Chapter 7 of Title 4
(Stormwater and Flood Plain Regulations)
of the Village Code of the Village of Glen Ellyn, Illinois,
To Adopt the DuPage County Countywide
Stormwater and Flood Plain Ordinance as Amended April 23, 2013**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This ____ Day of _____, 2013.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this ____
day of _____, 20____.

Ordinance No. _____ - VC

**An Ordinance Amending Chapter 7 of Title 4
(Stormwater and Flood Plain Regulations)
of the Village Code of the Village of Glen Ellyn, Illinois,
To Adopt the DuPage County Countywide
Stormwater and Flood Plain Ordinance as Amended April 23, 2013**

Whereas, pursuant to State Statute, the DuPage County Board on the 24th day of September 1991, passed Ordinance No. SMO.0001.91, the Countywide Stormwater and Flood Plain Ordinance (hereinafter "County Ordinance" and subsequently adopted revisions to said County Ordinance on June 14, 1994, April 23, 1996, November 12, 1997, June 22, 1999, June 13, 2000, March 25, 2003, January 27, 2004, June 8, 2004, March 8, 2005, February 28, 2006, April 8, 2008, April 25, 2012, April 23, 2013; and

Whereas, the DuPage County Stormwater Committee at its regular meeting on March 24, 1992, granted the Village Of Glen Ellyn complete waiver status to administer and enforce the County Ordinance; and

Whereas, as a complete waiver community, the Village Of Glen Ellyn is required to adopt revisions to the County Ordinance so that standards within the County Ordinance remain the minimum standards effective within the Village's territorial jurisdiction; however, the Village may also impose higher standards and may, thus, modify certain standards within the County Ordinance to address issues specific to the Village of Glen Ellyn; and

Whereas, the Corporate Authorities of the Village of Glen Ellyn passed Ordinances Nos. 3877, 3900, 4189, 4460, 4567, 4738, 5408, 5689 and 6053 adopting various provisions of the County Ordinance with amendments;

Now, Therefore be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The DuPage County Countywide Stormwater and Flood Plain Ordinance as last amended by the DuPage County Board on April 23, 2013, is hereby adopted with certain amendments set forth herein below.

Section Two: Chapter 7 of Title 4 (Stormwater and Flood Plain Regulations) of the Village Code of the Village Of Glen Ellyn is hereby deleted in its entirety and replaced with the following:

4.7.1: SHORT TITLE: This Chapter shall be known and cited as the STORMWATER AND FLOOD PLAIN REGULATIONS OF THE VILLAGE OF GLEN ELLYN.

4.7.2: ADOPTION OF THE DUPAGE COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE, as last amended by the DuPage County Board on April 23, 2013:

- A. In order to assure that the provisions of existing ordinances of the municipality and those which may be adopted in the future are consistent with and at least as stringent as the DuPage County Stormwater Management Plan and the DuPage Countywide Stormwater and Flood Plain Ordinance (hereafter referred to as Countywide Stormwater Ordinance), the Corporate Authorities do hereby adopt the Countywide Stormwater Ordinance, which is attached hereto and made a part of this Ordinance as Appendix A. These provisions are not adopted by reference, but, rather, are adopted as a specific and integral part of this Ordinance, and are attached hereto. The provisions adopted by this section shall be in full force and effect and shall supersede any other ordinances of the municipality with which they are inconsistent or which are less stringent than the terms of this Ordinance.

- B. The provisions of the DuPage Countywide Stormwater and Flood Plain Ordinance, as last amended by the DuPage County Board on April 23, 2013, 2013, are hereby modified and amended as follows:

- 1. Amend Section 15-20 by adding the following:

15-20.C Development Plans on Site. Approved plans for grading work shall be maintained at the site throughout the grading work.

15-20.D Final Construction Inspection. When all grading has been completed, and when the installation of all drainage and other required structures have been completed but at least five (5) working day's prior to filing an application for occupancy permit, the permittee shall notify the Planning and Development Department, giving five (5) day's notice, in order to obtain a final inspection thereof.

15-20.E Certification of Compliance. At the time of the request for inspection the permittee shall file a Final Grading (Occupancy) Plan meeting the requirements set forth in the Village of Glen Ellyn Final Grading (Occupancy) Plan Guidelines. This plan shall contain a statement from the developer's professional engineer, who must be registered in the State of Illinois, certifying that the final grading has been completed and complies with the approved site development/engineering plans. In addition for parcels within 250 feet of a regulatory flood plain or a stormwater runoff storage facility a Federal Emergency Management Agency Elevation Certificate shall be submitted with the certificate of compliance.

15-20.F All silt fencing shall be in place before the issuance of a building permit.

2. Amend Section 15-30.A.2 and A.3 to read as follows:

15-30.A.2 The development does not add 1,500 square feet or more of net new impervious area compared to the pre-development conditions, and

15-30.A.3 Does not include 1,500 square feet or more of land disturbing activities.

3. Add Section 15-30.C as follows:

15-30.C Each application for a site development certification shall be made by the owner of property or his authorized agent to the Building Official on a form provided for that purpose. Said application shall be accompanied by a review and inspection fee and such other supporting documentation with any attendant fees that may be required herein.

4. ~~Amend~~ Section 15-40.D to read as follows:

- a. ~~Amend~~ Section 15-40.D.1 to read as follows

15-40.D.1 Development Security in accordance with Section 15-54.B is required for all developments which disturb more than 1,500 square feet of area, or which include construction of a Stormwater Facility (Article IX), or more than 200 feet of Storm Sewer, or a Post Construction Best Management Practice (Article VIII) designed to serve more than 1,500 square feet of net new impervious area.

- b. ~~Amend~~ Section 15-40.D.2 to read as follows:

15-40.D.2. Erosion and Sediment Control Security in accordance with Section 15-54.C is required for any development disturbing more than 1,500 square feet, or which disturbs the bed and banks of a channel draining more than 100-acres, or when an Erosion and Sediment Control Plan is required because of impact to Wetlands or Buffers or flood plain.

5. Add Section 15-47.E as follows:

15-47.E Plans, specifications and reports for all site developments shall be retained either by file in original form or on microfilm by the Department of Planning and Development, Building Division.

6. Add new Section 15-66 to read as follows:

The required VCBMP volume for all projects with a net impervious increase of more than 300 square feet but less than 2,500 square feet shall be calculated as the product of the net new impervious area draining toward the adjoining properties and the rainfall depth generated from a 1.25" rainfall event. No abstractions are taken on the rainfall depth.

7. Add new Section 15-67 to read as follows:

Those developments which are located in or directly tributary to a local depressional area as defined on the Village's Depressional Area Map, which have a net new impervious area of greater than 300 square feet, shall provide compensatory storage volume for the increased volume of runoff generated from the site that is tributary to the depressional area. The required compensatory volume shall be based on a 100 year 24 hour storm event.

8. Amend Section 15- 72.E by adding the following:

1. Inlet and outlet structures for storage facilities should be designed to promote sedimentation and avoid short-circuiting.
2. Wet bottom storage facilities shall:
 - a. Be at least three (3') feet deep, excluding near shore banks and safety ledge. If fish habitat is to be provided they shall be at least ten feet deep over 25 percent of the bottom area to prevent winter freeze out.
 - b. Have side slopes at and above the normal pool elevation not steeper than 5 to 1 (horizontal to vertical) or 4 to 1 for side slopes which are planted with deep rooted vegetation. Aquatic vegetation shall be established around the shoreline of a wet basin to provide protection from shoreline erosion.
 - c. Have a permanent pool volume at normal depth equal to the runoff volume from its watershed for the two-year, 24-hour 5 event for a twenty-four (24) hour duration storm with a fifty percent (50%)

probability of occurrence in any one year as specified by Illinois State Water Survey Bulletin 70 northeast sectional rainfall.

3. Dry bottom storage facilities shall:
 - a. Have a maximum depth of storm water storage not exceeding four (4) feet unless the existing natural ground contours and other conditions lend to a greater storage depth being approved by the Village.

9. Amend Section 15-80.H to read as follows:

The Flood Protection Elevation (FPE) is the BFE plus two feet of freeboard for residential structures and the BFE plus one foot for non-residential structures.

10. Amend Section 15-97.C to read as follows:

Development in the Village of Glen Ellyn, a waiver community, shall participate in the Village's detention variance fee program where: a variance to the site runoff storage requirements of Section 15-72 is granted. Payment into a site runoff storage variance fee program shall be made prior to the issuance of a Stormwater Management Certification as a condition of the variance.

- a. Payment of a site runoff storage variance fee for the varied storage shall be made to the Village and is determined by applying the first applicable criteria as follows:
 1. A fee calculated by multiplying the per acre-foot cost of the closest off-site storage facility times 1.5 times the varied storage where:
 - a. A design concept plan for the facility has been approved by the Village Board containing an estimate of the per acre-foot cost of constructing the storage and including operation and maintenance costs; and
 - b. A formula has been developed to determine that any investment in the facility shall be at least equal to the cost of planning, acquiring the lands, constructing, operating, and maintaining the facility; and

- c. The facility is located in the same watershed planning area as the variance.
 - 2. A fee calculated by multiplying \$106,000 times 1.5 times the varied storage.
 - b. Funds collected shall be accounted for in a separate stormwater account. Funds shall be used to enhance existing runoff storage facilities and related components, construct off-site facilities and related components, provide maintenance of stormwater facilities, or undertake other development that provides a watershed benefit.
 - c. All accounting records shall be made available to the DuPage County Stormwater Committee upon request.
- 11. Amend Section 15-98.C to read as follows:

Developments in the Village of Glen Ellyn, a waiver community, required to provide Post Construction Best Management Practices (PCBMPs) in Section 15-63 may elect to participate in the Village's BMPs fee-in-lieu program where:

- a. PCBMPs fee-in-lieu payment shall be made to the Village and is determined by applying the criteria as follows:
 - 1. The adopted fee schedule, attached to this ordinance as Schedule B and by this reference incorporated into this ordinance, that identifies reasonable and rational cost to construct and maintain similar PCBMPs for those areas of the development that remain without effective water quality treatment.
 - b. Funds collected shall be accounted for in watershed planning area accounts. Funds shall be used in the same watershed planning areas as collected solely to design, construct, and maintain water quality improvements. Funds may not be used to fulfill obligations required by the Ordinance.
 - c. All accounting records shall be made available to the DuPage County Stormwater Committee upon request.
 - d. All PCBMP fee-in-lieu payments are refunded to the person who paid the fee, or to that person's successor in interest, whenever the Village fails to encumber the fees

collected within ten (10) years of the date on which such fees are collected.

- e. Refunds will be made provided that the person who paid the fee, or that person's successor in interest, files a petition with the Village within one year from the date on which such fees are required to be encumbered.

Section Three: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013, on first reading, second reading not being requested.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____, 2013.)

Chapter 3

PLUMBING CODE

4-3-1: SHORT TITLE:

4-3-2: PURPOSE:

4-3-3: PERMIT REQUIRED:

4-3-4: PERMIT FEES:

4-3-5: INSPECTION:

4-3-6: TESTING OF PLUMBING SYSTEM:

4-3-7: MAINTENANCE:

4-3-8: PLUMBING INSPECTOR:

4-3-9: ADOPTION OF THE ILLINOIS STATE PLUMBING CODE OF 1998:

4-3-10: ADDITIONAL REGULATIONS FOR THE INSTALLATION, ALTERATION AND USE OF PLUMBING SYSTEMS:

4-3-11: PENALTY:

4-3-1: SHORT TITLE:

This chapter shall be known as and may be called the *PLUMBING CODE OF GLEN ELLYN*. (Ord. 3131, 8-26-1985, eff. 10-1-1985)

4-3-2: PURPOSE:

The purpose of this chapter is to:

- (A) Establish regulations for the proper design, installation and maintenance of plumbing systems within the village; (Ord. 3131, 8-26-1985, eff. 10-1-1985)
- (B) Adopt the provisions of the Illinois state plumbing code of 1998 as the minimum regulations for the installation, alteration and use of plumbing systems within the village; and
- (C) Establish certain regulations in addition to those contained in the Illinois state plumbing code of 1998. (Ord. 3767, 7-23-1990, eff. 8-3-1990; amd. Ord. 5352, 4-25-2005)

4-3-3: PERMIT REQUIRED:

- (A) Permit Required: No plumbing work shall be undertaken prior to the issuance of a permit by the building and zoning official, pursuant to the provisions of this chapter. (Ord. 3131, 8-26-1985, eff. 10-1-1985)
- (B) Applicant: Permits for plumbing work shall be issued only to licensed plumbers, except that a plumbing permit may be issued to the owner/occupant or lessee/occupant of a single-family residence. Such owner/occupant or lessee/occupant of a single-family residence is authorized only to install, alter or repair the plumbing system of such single-family residence, provided that such plumbing shall comply with all plumbing laws, rules and regulations of this chapter and of the Illinois state plumbing code of 1998 and shall be subject to such inspections as may be provided by this chapter and provided further that any such owner/occupant or lessee/occupant shall not employ any person other than an Illinois licensed plumber to assist him in such work. (Ord. 3767, 7-23-1990, eff. 8-3-1990; amd. Ord. 5352, 4-25-2005)
- (C) Form Of Application: The application for a plumbing permit shall be submitted on such form as the building and zoning official may prescribe and shall be accompanied by such information as is required by this chapter or reasonably required by the building and zoning official in the

exercise of his judgment for the purpose of determining compliance with the requirements of this chapter. The form of the application shall require the applicant to provide the permanent index number on which the construction or alteration work is to be performed.

- (D) Plans And Specifications: No plumbing permit shall be issued until after plans and specifications showing the proposed plumbing work have been submitted, reviewed and approved by the building and zoning official. If a plumbing permit is denied, the applicant shall submit revised plans and specifications in compliance with this chapter. When it is found necessary to make any change in the plumbing from the plans and specifications on which a permit has been issued, amended plans and specifications shall be submitted to the building and zoning official for approval prior to making any change in the plumbing system.
- (E) Applications Must Be Signed: All applications for permit to do plumbing work must be signed by the owner/occupant or lessee/occupant of a single-family residence or by the person, firm or corporation who will do the plumbing work.
- (F) Expiration Of Permit: A permit under which no work is commenced within ninety (90) days after issuance shall expire by limitation and a new permit shall be secured before work is started. All work commenced shall continue uninterrupted and be completed within eighteen (18) months from the date initial work begins. (Ord. 3131, 8-26-1985, eff. 10-1-1985)

4-3-4: PERMIT FEES:

- (A) Plan Examination: A plan examination fee shall be paid for all plumbing work if the value of the work exceeds fifteen thousand dollars (\$15,000.00). See subsection 4-1-4(A) of this title.
- (B) Permit Fee: For new construction, alterations, remodeling, installations, repairs and additions, including the installation of equipment and piping, there shall be a basic fee for the issuance of a building permit. See subsection 4-1-4(A) of this title.
- (C) Inspection Fee: A plumbing inspection fee for each project that requires a licensed plumber to complete inspections shall be assessed for each permit. See subsection 4-1-4(A) of this title. (Ord. 5154, 3-24-2003)

4-3-5: INSPECTION:

- (A) Preliminary Inspection: Before issuing a building permit for plumbing work, the building and zoning official may examine or cause to be examined all buildings, structures and sites for which an application has been filed for a permit to construct, alter or maintain a plumbing system.
- (B) Right Of Entry: Within constitutional limits, the building and zoning official, or his authorized representative, shall have the right to enter at any reasonable hour, any building, structure or premises within the village for the purpose of enforcing the provisions of this code.
- (C) Inspection Required: A plumbing system or any part thereof shall not be enclosed, covered up or used until after such system has been inspected and approved by the building and zoning official. All plumbing work being performed pursuant to a permit issued under the provisions of this chapter shall be subject to inspection by the building and zoning official or his authorized representative upon completion of the following two (2) stages of completion:
 1. Rough In Inspection: When the plumbing is roughed in and before fixtures are set, all plumbing work shall be inspected for compliance with the requirements of this chapter. Plumbing work shall not be closed in, concealed or covered until after it has been inspected and approved by the building and zoning official or his authorized representative.

2. Final Inspection: Upon completion of the plumbing work and before final approval is given, the building and zoning official or his authorized representative shall inspect the plumbing and observe the final tests of the plumbing system to ensure compliance with the requirements of this chapter.
 - (D) Reinspection Required: A reinspection is mandatory whenever a plumbing system is found not in compliance with this chapter. It is the responsibility of the plumbing permit holder to arrange for reinspection of the plumbing system by the building and zoning official or his authorized representative.
 - (E) Owner's Obligation To Notify Building And Zoning Official: It is the responsibility of the holder of the building permit for plumbing work to arrange for inspection or reinspection of the plumbing work upon completion of the two (2) stages of construction of the plumbing work defined in this section, and to arrange for reinspection when required by this chapter, with notice to the building and zoning official that the work is ready for inspection at least twenty four (24) hours before such inspection is to be made. No further work shall be performed on the plumbing system until the building and zoning official or his authorized representative has issued a certificate of satisfactory inspection. (Ord. 3131, 8-26-1985, eff. 10-1-1985)

4-3-6: TESTING OF PLUMBING SYSTEM:

- (A) New, Altered, Extended Or Repaired Plumbing Systems: New plumbing systems or systems which have been altered, extended or repaired shall be tested as prescribed hereunder to disclose leaks and defects, except that testing may be waived in the following cases:
 1. In any case which does not include addition to, replacement, alteration or relocation of any water supply, drainage or vent piping; and
 2. In any case where plumbing equipment may be set up temporarily for exhibition purposes.
- (B) Defective Plumbing: Where there is reason to believe that the plumbing system is defective, it shall be subjected to tests, inspected, and any defects found shall be corrected.
- (C) Exposure Of Work: All new, altered, extended, replaced or repaired plumbing shall be left uncovered and unconcealed until after it has been tested and approved. When plumbing work has been covered or concealed prior to being tested and approved, it shall be exposed for testing. It is the responsibility of the permit holder to expose plumbing for inspection purposes, at his sole cost and expense.
- (D) Equipment, Material And Labor For Tests: All equipment, material and labor required for testing plumbing systems or any part thereof is the responsibility of the permit holder. The required tests shall be made by the permit holder, without cost to the village, and shall be observed by the building and zoning official, or his designee, for compliance with the plumbing code of Glen Ellyn.
- (E) Test Methods:
 1. Drainage And Vent Systems:
 - (a) Roughed In Plumbing: Except for outside conductors and downspouts and perforated or open jointed drain tile, the piping of plumbing drainage and venting systems shall be tested upon completion of the roughed in piping installation by water or air and proved watertight. The building and zoning official may require the removal of any cleanout plugs to ascertain if the pressure has reached all parts of the system.

(1) Water Test: The water test shall be applied to the drainage system either in its entirety or in sections after piping has been roughed in. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system filled with water to point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest opening of the section being tested, each section shall be filled with water, but a section shall not be tested with less than a ten foot (10') head of water. In testing successive sections, at least the upper ten feet (10') of the next preceding section shall be tested, so that a joint or pipe in the building (except the uppermost 10 feet of the system) shall not have been submitted to a test of less than a ten foot (10') head of water. The water shall be kept in the system or in the portion being tested for at least fifteen (15) minutes before inspection starts; the system shall be tight at all points.

(2) Air Test: The air test shall be made by attaching an air compressor testing apparatus to any suitable opening and after closing all other inlets and outlets to the system, forcing air into the system until there is a uniform gauge pressure of five (5) pounds per square inch (psi) or sufficient to balance a column of mercury ten inches (10") in height. This pressure shall be held without introduction of additional air for a period of at least fifteen (15) minutes.

(b) Finished Plumbing: After the plumbing fixtures have been set and their traps filled with water, their connections shall be tested and proved gas and water tight. The following test method shall be employed:

(1) Final Test For Gas And Water Tightness: The final test for gas and water tightness of the completed drainage and vent system may be made by a smoke test. A smoke test is made by filling all traps with water, and then introducing into the system a pungent, thick smoke produced by one or more smoke machines. When the smoke appears at stack openings on the roof, the stack opening shall be closed and a pressure equivalent to a one inch (1") water column shall be built and maintained for the period of the inspection. Where the building and zoning official, due to practical difficulties or hardships, finds that a smoke test cannot be performed, a peppermint test may be substituted. A peppermint test is conducted by the introduction of two (2) ounces of oil of peppermint into the roof terminal of every line or stack to be tested. Immediately after the oil of peppermint is introduced into the system, ten (10) quarts of one hundred sixty degrees Fahrenheit (160°F) or hotter water shall be added, and each terminal sealed. The detection of the odor of peppermint at any trap or at any other point in the plumbing system denotes a leak. Oil of peppermint, or persons whose body or clothes have come in contact with oil of peppermint, shall be excluded from the test area.

(c) Building Sewer: The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer. The building sewer shall be filled with water under a head of not less than ten feet (10'). The water level at the top of the test head of water shall not drop for at least fifteen (15) minutes.

(d) Water Supply System: Upon completion of a section, or the entire water supply system, the system shall be tested and proved tight under a water pressure not less than one and one-half (1¹/₂) times the working pressure but not less than one hundred (100) psi, by air or water. When exceeding one hundred (100) psi, the test shall be of the hydrostatic type only. Testing pressure shall be maintained for fifteen (15) minutes. The water used for this test shall be from a potable water supply. (Ord. 3131, 8-25-1985, eff. 10-1-1985)

4-3-7: MAINTENANCE:

All plumbing and drainage systems, both existing and new, and all parts thereof, shall be maintained in a functional, safe and sanitary condition. All devices or safeguards which are required by this chapter shall be maintained in good working order. The owner or his designated agent shall be responsible for the maintenance of the plumbing system. (Ord. 3131, 8-25-1985, eff. 10-1-1985)

4-3-8: PLUMBING INSPECTOR:

All plumbing inspections shall be performed by a licensed plumber. Should the building and zoning

official not be a licensed plumber, then inspections shall be conducted by his authorized representative, who shall be a licensed plumber. Plumbing inspections need not be made by an employee of the village, but instead, the building and zoning official may designate a licensed plumber to perform plumbing inspections on a contract basis for the village. (Ord. 3131, 8-26-1985, eff. 10-1-1985)

4-3-9: ADOPTION OF THE ILLINOIS STATE PLUMBING CODE OF 1998:

The Illinois state plumbing code of 1998, as promulgated and published by the Illinois department of public health, is adopted by reference as the standards, specifications, rules and regulations for the installation, alteration, repair, use and maintenance of all plumbing work and plumbing systems within the village, subject however, to the additional standards and specifications herein set forth. In the event the additional standards and specifications set forth in this chapter are more strict than the provisions of the Illinois state plumbing code of 1998, then the additional standards and specifications set forth in this chapter shall prevail. No less than three (3) copies of the Illinois state plumbing code of 1998 shall be maintained on file in the office of the village clerk for inspection and copying as a public record. (Ord. 3767, 7-23-1990, eff. 8-3-1990; amd. Ord. 5352, 4-25-2005)

4-3-10: ADDITIONAL REGULATIONS FOR THE INSTALLATION, ALTERATION AND USE OF PLUMBING SYSTEMS:

(A) Water Use: All new plumbing fixtures and any replacement of plumbing fixtures shall comply with the following standards of water use:

Water closet -
tank type Maximum 3.5 gallons (13.2 liters) per flush

Water closet -
flushometer Maximum 3.0 gallons (11.4 liters) per flush

Urinal - tank type Maximum 3.0 gallons (11.4 liters) per flush

Urinal - flushometer Maximum 3.0 gallons (11.4 liters) per flush

Showerhead Maximum flow 3.0 gallons (11.4 liters) per minute. (Special purpose showerheads where necessary for medical reasons may be exempt from this requirement upon approval of the water superintendent.)

Lavatory, sink
faucets Maximum flow 3.0 gallons (11.4 liters) per minute. (The maximum flow for lavatory sink faucets is measured with both hot and cold water supply fully opened.)

(Ord. 3131, 8-26-1985, eff. 10-1-1985)

(B) Water Pressure Reducing Valves: When internal water system pressure exceeds eighty (80) psi (413.69 pascals), pressure reducing valves shall be installed to reduce the pressure to a maximum of fifty (50) psi (344.74 pascals) in residential dwelling units and other uses where the reduced pressure is compatible with the owner's requirement. This requirement for the installation of pressure reducing valves shall not apply to fire protection water uses. (Ord. 3767, 7-23-1990, eff. 8-3-1990)

(C) Piping Material: Type M copper piping shall not be used in plumbing systems within the village. (Ord. 3181, 8-26-1985, eff. 10-1-1985)

- (D) Overhead Plumbing Required: A building drain system wherein the building drain exits the building at a minimum depth below the grade and has no openings flowing by gravity inside the building below the grade of the adjacent street in which the sanitary sewer is located shall be required within the village for all new construction and remodeling of existing structures whenever remodeling constitutes over fifty percent (50%) of the value of the structure prior to the work. (Ord. 3829, 4-22-1991)
- (E) Building Drains, Connection to System: For all habitable structures and business structures constructed within the village, all building subsoil drain sump pump discharge pipes shall be connected to the storm sewer system wherever there is a storm sewer reasonably available for such connection. This provision is not intended to require that storm sewers be extended to serve each and every lot in addition to providing adequate surface drainage.
- (F) Car Washes, Recycle System: All car wash installations constructed or remodeled within the village, for either commercial or private usage shall be equipped with a water recycling system.
- (G) Central Air Conditioning Equipment: The installation of central air conditioning equipment in all construction and in all new remodeling work shall be of the closed system type, wherein the system includes a combination of interconnected refrigerant containing parts, consisting of one closed refrigerant circuit, in which a refrigerant is circulated for the purpose of extracting heat. (Ord. 3131, 8-26-1985, eff. 10-1-1985)

4-3-11: PENALTY:

Any person, firm or corporation violating any provision of this chapter shall be fined not less than twenty five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00) for each offense, and each day during or on which a violation occurs or continues shall constitute a separate offense. (Ord. 5762, 5-26-2009)

Exhibit A (*clean*)
The 2009 NFPA 101 Life Safety Code
As Adopted and Amended by the Village of Glen Ellyn, Illinois

Add new Village Code Section 5-2-2 to read as follows:

5-2-2 ADOPTION OF THE 2009 NFPA 101 LIFE SAFETY CODE.

(A) The 2009 NFPA 101 Life Safety Code is adopted by reference as the standards and regulations for governing conditions hazardous to life and property from fire, escape from buildings and fire protective building features and systems as this code is intended, recommended, maintained and published by the National Fire Protection Association except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2009 NFPA 101 Life Safety Code shall be maintained on file in the Office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2009 NFPA 101 Life Safety Code are hereby deleted, modified and amended as follows:

1. Amend Section 2.2 to read as follows:

2.2 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471. NFPA 101, Life Safety Code, 2000 edition, as amended by the State of Illinois in the Administrative Code, Title 41, Chapter I, Part 100, Section 100.7(b).

2. Delete Chapter 24 One and Two Family Dwellings in its entirety.