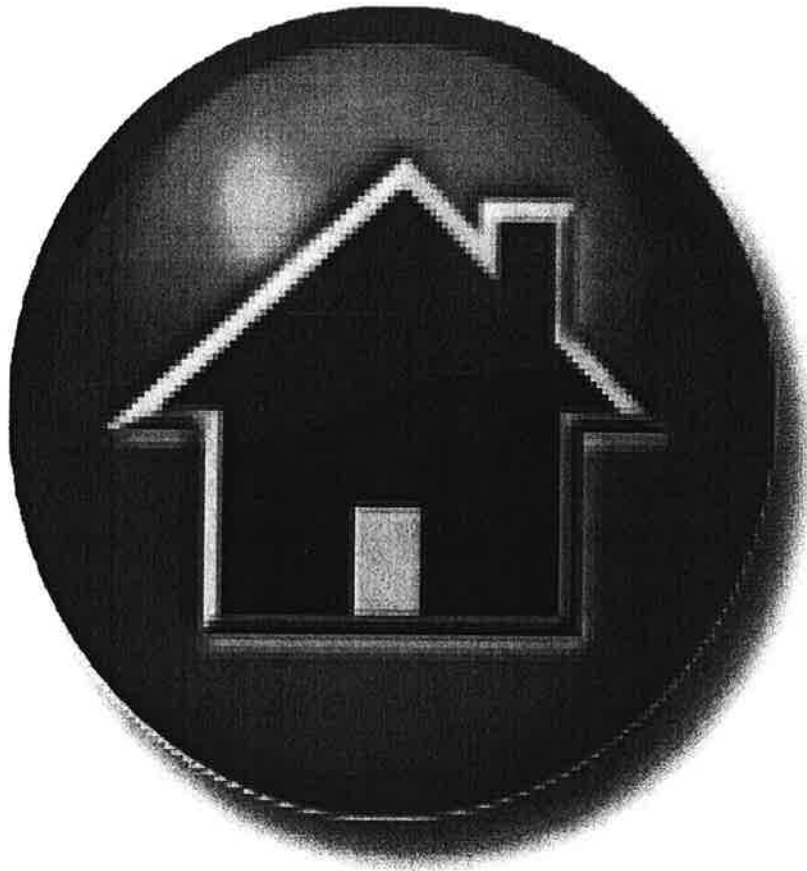


Village <sup>the</sup> of New Lenox  
*"Home Of Proud Americans"*

Building Department  
Phone 815-462-6490  
Fax 815-462-6469



**BUILDING CODE AMENDMENTS  
&  
STANDARDS CITED**

**REVISED**  
2/23/10

**STANDARDS CITED**

INTERNATIONAL BUILDING CODE – 2006

INTERNATIONAL MECHANICAL CODE – 2006

INTERNATIONAL RESIDENTIAL CODE -2006

NATIONAL ELECTRICAL CODE – 2005

INTERNATIONAL ELECTRICAL CODE  
ADMINISTRATIVE PROVISIONS - 2006

IDOT SPECIFICATIONS

VILLAGE OF NEW LENOX MUNICIPAL CODE

ILLINOIS STATE PLUMBING CODE – 2004

ILLINOIS ACCESSIBILITY CODE – 1997

INTERNATIONAL FIRE CODE - 2006

INTERNATIONAL PROPERTY MAINTENANCE CODE – 2006

INTERNATIONAL FUEL GAS CODE – 2006

INTERNATIONAL ENERGY CONSERVATION CODE – 2009

**NOTE:  
LOCAL AMENDMENTS,  
TO THE ABOVE CODES,  
ARE AVAILABLE AT THE  
VILLAGE OF NEW LENOX OFFICE.**

ORDINANCE NO. 1848

AN ORDINANCE AMENDING CHAPTER 18 OF THE MUNICIPAL  
CODE OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS

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**WHEREAS**, it has been deemed by the Mayor and the Village Board of Trustees to be in the best interest of the citizens of the Village of New Lenox that the Building Code of the Village of New Lenox be amended to reflect the revisions of the referenced Codes.

**NOW, THEREFORE**, be it ordained by the Mayor and the Village Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 18 of the Municipal Code shall be amended to read as follows:

**NEW LENOX  
BUILDING CODE**

<u>Article</u>	
I	General
II	Building Code
III	Mechanical Code
IV	Electric Code
V	Plumbing Code
VI	Accessibility Code
VII	International Residential Code
VIII	Property Maintenance Code
IX	Fuel Gas Code
X	ICC Electric Code
XI	Fire Code
XII	Construction Regulations – Commercial or Industrial Districts
XIII	Surveys and Certificates of Occupancy
XIV	Contractors
XV	Anti Monotony Code
XVI	Site Plan Review
XVII	International Energy Conservation Code

## BUILDING AND BUILDING REGULATIONS

### ARTICLE I. GENERAL

#### Sec. 18-1. Village property and/or rights-of-way kept free from construction debris.

- A. **Requirements.** The Village Building and Zoning Administrator and/or other duly appointed agents of the Village shall require that the Village property and/or rights-of-way shall be kept free from construction debris and that all construction debris shall be contained on construction sites and not allowed to blow or otherwise move to other properties.
- B. **Cleanup by the village.** The Village Building and Zoning Administrator shall require the builder to maintain his building site accordingly and immediately remedy any building debris problems. If the building permit holder fails to immediately remedy a debris problem, the Building and Zoning Administrator shall charge the building permit holder for any and all costs incurred by the Village for the remedy of the problems.
- C. **Payment of charges.** The Village Building and Zoning Administrator shall withhold the issuance of the certificate of occupancy until all payments due the Village are paid pursuant to this section.
- D. **Penalty.** In addition to all other remedies, any person who violates any provision of this section shall be fined not less than \$50.00, not more than as provided in Section 1-9 of this Code, for each offense. Every day that a violation of this section shall be permitted to continue shall constitute a separate offense.

#### Sec. 18-2. Fee schedule and penalties.

- A. **Fee schedule.** The following are the construction, fire prevention and property maintenance fees:
  - (1) **New construction permit.** For a permit for the construction or alteration of all buildings or structures, the fee shall be at the rate of \$8.00 per \$1,000.00 of the estimated cost, but no permit fee shall be less than \$30.00. No fee shall be required when the estimated cost of the construction or alteration is \$500.00 or less. The estimated construction costs shall be based upon the Building Valuation Data in the February 2007 Building Safety Journal. The table shows the Type of Construction, Use Group and a base cost per square foot. The table shall be adjusted by plus five (5) percent on May 1 of each year.

- (2) **Remodeling or tenant build-out permit.** For a permit for the remodeling or tenant build-out of all buildings or structures, the fee shall be at the rate of \$8.00 per \$1,000.00 of the estimated cost. The estimated construction costs shall be based upon a 25% reduced figure in the Building Valuation Data in the February 2007 Building Safety Journal. The table shows the Type of Construction, Use Group and a base cost per square foot. The table shall be adjusted by plus five (5) percent on May 1 of each year. No permit fee shall be less than \$30.00. No fee shall be required when the estimated cost of the remodel or tenant build-out is \$500.00 or less.
- (3) **Permit for moving a building from one lot to another.** For a permit for the removal of a building or structure from one lot to another, the fee shall be at the rate of \$7.00 per thousand dollars of the estimated value of the building or structure in its completed condition after removal and placement on another zoning lot.
- (4) **Permit for moving a building within the same lot.** For a permit for the removal of a building or structure to a new location within the same lot, the fee shall be at the rate of \$5.00 per thousand dollars of the estimated cost of moving, of new foundations, and of work necessary to put the building or structure in usable condition in the new location.
- (5) **Demolition permit.** The following provision included on the schedule of fees. For a permit for the demolition of a building or structure, the fee shall be at the rate of \$30.00 for each ten feet in height of such building or structure.

(6) **Inspection, plan review and evaluation fees:**

- a. The following inspection fees shall be assessed and collected with the building permit for all types of construction in International Building Code (IBC) Use Groups R-2, R-3 and R-4 and International Residential Code (IRC):

Single-Family	\$300.00
Multi-Family	300.00

- b. Prior to approval of a building permit, the building official shall require the submittal of plans to a review agency as shall be approved by the Village Board of New Lenox, Illinois for all types of construction except the IRC, One- and Two-family Dwellings. Plan evaluation and review fees computed by such review agency shall be paid by the applicant. Any follow-up inspections conducted by such agency shall be paid by the applicant according to the fees computed by such agency.
- c. Prior to the approval of a building permit in IBC, Use Groups R-2, R-3, R-4 and the IRC, a plan review fee will be assessed and collected at the time of issuing a building permit. The plan review fee will be charged at a rate of one hundred fifty (150) dollars per single-family dwelling and on multi-family dwellings it shall be per dwelling unit. A follow-up review fee of thirty-five (35) dollars will

- be charged for each subsequent review on a single-family dwelling and on multi-family dwellings it shall be per dwelling unit.
- d. Whenever re-inspections or additional inspections on premises are required, in all types of construction, because of incomplete work, improper material, construction is not installed per codes and approved plans and specifications, or inaccessibility to the buildings or structures, a charge of \$50.00 shall be paid to the Village of New Lenox. This fee shall be due and payable at the Village Hall, 1 Veterans Parkway, New Lenox, Illinois, *prior* to scheduling the re-inspection.
  - e. An Administrative Review Fee of one hundred (100) dollars will be charged for the review and approval of all commercial and industrial permits. This fee will be charged and collected with the issuance of the building permit.
  - f. A Final Grade Inspection fee of fifty (50) dollars will be collected with each new construction – residential building permit. This fee will apply to each single-family dwelling, and for each unit of a multi-family dwelling. This fee will be charged and collected with the issuance of the building permit.
  - g. Prior to the approval of a commercial/industrial building permit, the building official shall require the submittal of plans to the New Lenox Fire District for all types of construction, except Residential one- and two-family dwellings. Inspection fees for these projects shall be calculated and collected per the following schedule:

Sprinkler Systems	\$100.00
Fire Alarm Systems	\$100.00
Kitchen Hood/Duct System	\$ 50.00
Paint Spray Booth System	\$ 50.00

- (7) **RESERVED.**
- (8) **Sign permit.** For the erection of a sign, the fee shall be based on a rate of \$1.00 per square foot of a sign area with a minimum sign permit fee of \$50.00.
- (9) **Public sidewalks.** Public sidewalks shall be installed on each lot prior to the issuance of an occupancy certificate for that location. A temporary certificate may be issued for occupancies granted between October 1 and April 30 provided that the permit applicant submits a cash bond to the Village to cover the cost of such unfinished improvements. The cash bond should be at a rate of \$10.00 per lineal foot of remaining sidewalk.
- (10) **Certificate of occupancy.** For all new construction permits an administration fee of \$30.00 will be charged and collected with the issuance of the building permit.

- B. **Violations.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punished by a fine of not more than as provided in Section 1-9 of this Code, or by imprisonment not exceeding 180 days or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed as a separate offense.
- C. **Failure to comply with a stop work order.** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be fined not less than \$25.00 and not more than as provided in Section 1-9 of this Code.
- D. **Refunds for not executing a permit.** Refunds will not be considered except with a written application filed by the original permittee no later than 180 days after the date of fee payment.
- E. **Existing violations.** The Village shall not issue a building permit to any property owner, contractor, or subcontractor who has failed to pay money owed to the Village until such money owed has been satisfied.  
(Ord. No. 1462, § 1-4, 4-23-2003; Ord. No. 1530, § 1, 2-25-2004)
- F. **Pools.** For all above-ground and in-ground swimming pools, a \$100.00 cash deposit is required at the time of permit issuance. Upon completion and approval of all work as indicated on the plans, the deposit will be returned.

**Sec. 18-3. (Amendments).**

**Sec. 18-4 – 18-30. RESERVED.**

## ARTICLE II. INTERNATIONAL BUILDING CODE

### Sec. 18-31. Adopted

That certain documents one (1) copy of which are on file in the Office of the Village Clerk, being marked and designated as the International Building Code/2006 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this Article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this Article as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 18-32.

### Sec. 18-32. Special provisions.

The following words, provisions, and paragraphs are to be added to the following designated sections of the code adopted in Section 18-31. These provisions supersede the requirements of the indicated provisions of such code.

*TITLE shall read as follows:*

**101.1 Title.** These provisions shall be known as the *Building Code* of the Village of New Lenox, hereinafter referred to as "this code."

*INTENT shall be deleted in its entirety and replaced with the following:*

**101.3 Intent.** The purpose of this code is to provide minimum requirements to safeguard life or limb, health and public welfare.

*PLUMBING shall read as follows:*

**101.4.4 Plumbing.** The provisions of the *Illinois Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of medical gas system.

*WORK EXEMPT FROM PERMIT, under Building, shall read as follows:*

**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:

**Building:**

1. RESERVE.
2. RESERVE.
3. Oil derricks.
4. RESERVE.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. RESERVE.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. RESERVE.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

*REPAIRS shall replace the first sentence and it shall read as follows:*

**105.2.2 Repairs.** Application for permit must be made for all repairs. Payment of a fee will not be required if the building official determines the cost relates solely to repairs not in excess of \$500.00. (Maintenance items such as painting, sealing, decorating, siding, and related repair/home improvements are not considered to be repairs, or require that a fee be paid. However, notification to the Building Department of such building/home improvement activity shall be required.) Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

*BY WHOM APPLICATION IS MADE shall be added and reads as follows:*

**105.3.3 By whom application is made.** Failure to secure a permit before the commencement of any construction, alteration, repairs of the like governed by the provisions of this Ordinance in addition to any other penalties herein provided in this Ordinance shall result in the doubling of the fees required to be

paid hereunder in lieu of the institution of proceedings to enforce the provisions of this Ordinance.

*NOISE STANDARDS shall be added and reads as follows:*

**106.1.4 Noise standards.** Public, Quasi-public, Governmental Buildings and all Non-Residential uses located in R-Districts shall meet the Noise Standards of this section. At no point on the boundary of a residential lot shall the sound pressure level of the operation of individual mechanical systems (HVAC) exceed the decibel levels in the octave bands shown in the following tables:

**MAXIMUM PERMITTED SOUND LEVELS**

OCTAVE BAND PRE-1960 (Cycles Per Second)	Decibels (Re 0.0002 Microbar) Residential District
20-75	72
75-150	67
150-300	59
300-600	52
600-1,200	46
1,200-2,400	40
2,400-4,800	34
Above 4,800	32

**PREFERRED SOUND LEVELS**

OCTAVE BAND PREFERRED FREQUENCIES (Cycles Per Second)	Decibels (Re 0.0002 Microbar) Residential District
31.5	76
63	71
125	65
250	57
500	50
1,000	45
2,000	39
4,000	34
8,000	32

Sound level measurements shall be made at the nearest boundary of the nearest adjacent residential area. Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association.

**106.3.3 Phased approval.** Delete and reserve the number.