

## CHAPTER 150: BUILDING REGULATIONS

### Section

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### **§150.01 ADMINISTRATION.**

- (A) Deer Park Building Regulations. The regulations set forth in this Chapter shall be known as the “Deer Park Building Regulations.”
- (B) Referenced Standards and Codes. The standards and codes referenced in this Chapter shall be considered part of the Deer Park Building Regulations to the prescribed extent of each such reference. Where differences occur between provisions of the Deer Park Building Regulations and referenced standards and codes, the provisions of the Deer Park Building Regulations shall control.
- (C) Code Application. The provisions of the Deer Park Building Regulations shall apply to all matters relating to the construction, repair, replacement and/or removal of all structures, including but not limited to, signs, swimming pools, and fences.
- (D) Building Department. The Building Department is hereby created and the person in charge thereof shall be known as the Building Inspector. That person may be an employee of the Village or may be an independent contractor providing services to the Village through a contract between the Village and the person or their firm.
- (E) Building Inspector; Zoning Officer. The Building Inspector shall be appointed by the Village President with the advice and consent of the Board of Trustees. The President, with the advice and consent of the Board of Trustees, may remove the Building Inspector from office at any time. The Building Inspector shall act as the Zoning Officer of the Village.
- (F) Duties of Building Inspector. The duties of the Building Inspector shall include:
  - (1) The enforcement of all ordinances and codes of the Village relating to the construction, repair, alteration, addition, and removal of all buildings and structures, swimming pools, fences, and signs.
  - (2) The enforcement of all zoning and land use ordinances of the Village, and for this purpose, the Building Inspector shall act as the Zoning Officer of the Village.
  - (3) Provision of technical assistance to the Village Board, Plan Commission, and Zoning Board of Appeals on matters of this Code and zoning matters.
  - (4) The conducting of inspections to insure compliance with the Deer Park Building Regulations.

- (5) The receiving and processing of building permit applications.
  - (6) The issuance of building permits for the construction, repair, alteration, addition, or removal of all buildings and structures, swimming pools, fences and signs.
  - (7) The issuance of occupancy certificates.
  - (8) The conducting of inspections of existing buildings to insure compliance with applicable provisions of the Deer Park Building Regulations.
  - (9) The conducting of inspections as provided for in the business license regulations.
  - (10) The issuance of stop work orders as provided for in this Chapter and/or as necessary to enforce the other provisions of this Code.
  - (11) The issuance of building permits for the construction, expansion, improvements to or any work related to private sewage disposal systems as provided for in Chapter 51 of this Code.
  - (12) The initiation or conducting of inspections of and enforcement related to private sewage disposal systems as provided in Chapter 51 of this Code.
  - (13) Coordination with Lake County for the enforcement and implementation of the Lake County regulations and ordinances related to private sewage disposal systems.
- (G) Stop Work Orders. Stop Work Orders may be issued by the Building Inspector with respect to any construction or work when violations of the Deer Park Building Regulations or the Deer Park Municipal Code occur. Work shall not be continued until written permission for such resumption is issued by the Building Inspector and a Stop Work Order fee, if any, has been paid to the Village by the person or entity to whom the Stop Work Order was issued. If the Stop Work Order is an oral order, such oral order will be followed by the issuance of a written Stop Work Order setting forth the terms, conditions, provisions, and restrictions of the oral order, which written Stop Work Order shall be issued and posted on the affected site or sites within 72 hours of issuance of the oral order, or as soon thereafter as is practical. Any person who violates a Stop Work Order shall be in violation of the Deer Park Municipal Code and subject to revocation of their permit and other Village remedies provided therein.
- (H) Appeals. Any person who wishes to appeal any Order, decision, or the interpretation by the Building Inspector of the Deer Park Building Regulations as established from time to time in this Chapter shall, within 45 days of the issuance of such Order, decision, and/or interpretation, file a written appeal with the Village of Deer Park Zoning Board of Appeals, which shall hold a public hearing on such appeal and may affirm, overrule, or modify the decision of the Building Inspector.
- (I) Violation; Penalties. Any person who shall violate a provision of the Deer Park Building Regulations shall be subject to the penalties as set forth in Section 150.99 of this Chapter.

(Amd. Ord. 13-25 passed 10/21/2013, 16-15. passed 11/21/16)

**§150.02 BUILDING PERMITS AND FEES.**

- (A) Required Permits.

- (1) A building permit is required:
  - (a) For the construction, alteration, addition, repair, removal, demolition or restoration of any building or structure or its service equipment.
  - (b) For the erection or alteration of any sign as provided for in Chapter 157.
  - (c) For the construction, alteration, or addition to any fence.
  - (d) For the construction or replacement of any culvert or driveway.
  - (e) For the construction of any accessory building, structure, or any work in conjunction with accessory uses to include swimming pools, outdoor hot tubs and whirlpools, detached buildings, garages, car ports, sheds, decks, patios, satellite antennae, radio towers, landscape terraces, ponds and similar improvements.
- (2) A building permit is not required for ordinary repairs and/or maintenance of any of the improvements described in subsection (A)(1) of this Section.
- (3) For all properties served by private well and septic systems (also known as private sewage disposal systems or Individual Septic Disposal Systems) must present a Lake County Health Department permit at the time of submitting a building permit application.

(B) Certificate of Occupancy.

- (1) A Certificate of Occupancy is required prior to occupying or using any premises, or any portion thereof, for which a building permit has been issued. A Certificate of Occupancy shall only be issued for a premises, or any portion thereof, after inspection and approval thereof by the Building Inspector, including but not limited to, an inspection of any work performed on such premises. When a private sewage disposal system has been constructed, changed in any way or, in the opinion of the Building Inspector, otherwise impacted by the work, Lake County must determine if the private sewage disposal system is satisfactory under the county's regulations prior to the issuance of a Certificate of Occupancy.
- (2) A Temporary Certificate of Occupancy may be issued in the discretion of the Building Officer when a premises is substantially completed, all life safety and sanitary requirements are complete, and the premises are fit for the purpose constructed.
- (3) Minor construction items, final grading and landscaping, and other site improvements may be completed under the terms of a Temporary Occupancy Certificate which shall specify a date by which such completion must occur and on which the Temporary Certificate of Occupancy shall expire. Following completion of these items, a final Certificate of Occupancy shall be issued. Failure to complete the items set forth on the Temporary Certificate of Occupancy by its date of expiration shall mean that continued occupancy of the premises is unlawful.

- (4) Road and performance bonds shall not be returned until a final Certificate of Occupancy has been issued.
- (5) If it is determined by the Building Inspector that an increase in the performance bond is necessary prior to issuance of a Temporary Occupancy Certificate, the Building Inspector shall determine the amount of that increase subject to approval by the Village Boards. The permittee shall be required to post the additional amount with the Village prior to obtaining the Temporary Occupancy Certificate.
- (6) A fee of \$100.00, or 5% of the basic building permit fee, whichever is greater, shall be required for obtaining a Temporary Occupancy Certificate.
- (7) Prior to occupancy, the permittee shall obtain an “unexecuted Certificate of Occupancy” from the Building Inspector which shall be filed by the permittee with the applicable local assessor’s office for execution. The permittee shall provide to the Village a copy of the receipt of filing with the applicable local assessor’s office.
- (8) It shall be unlawful to occupy a building, or any portion thereof, for which a building permit has been issued prior to obtaining a Certificate of Occupancy.
- (9) No Certificate of Occupancy may be issued until the permittee has furnished proof of compliance with all provisions of Chapter 51 of this Code regarding private sewage disposal systems.

(C) Permit Application and Process.

- (1) Applications for building permits shall be made to the Building Inspector on application forms provided by the Village Administrator. The completed application form shall be submitted to the Village together with any submittals required by the Building Inspector, including but not limited to the following documents, where applicable:
  - (a) Three (3) copies of plans and specifications detailing all work proposed to be done, signed and sealed by an architect registered to practice in Illinois.
  - (b) Three (3) copies of the site plan showing existing and proposed topography, location of all existing and proposed improvements, location of all drainage and stormwater structures, ponds, channels, swales, lakes, wetland, location of all utilities, and the location of all well and septic systems on, or proposed to be constructed on, the property or within at least 75 feet of all boundaries of the property.
  - (c) The information required in Chapter 51 of this Code when a private sewage disposal system is involved.
  - (d) Three (3) copies of the plat of survey with the legal description of the parcel, showing the lot dimensions, total area, easements, and all building setback lines required by the Village Zoning Ordinance, Chapter 158 of the Deer Park Municipal Code.

- (e) A \$500.00 nonrefundable fee shall be required to be paid to the Village at the time application is submitted to the Village for new building construction. A \$100.00 nonrefundable fee shall be required to be paid to the Village at the time application is submitted to the Village for all other construction in excess of \$10,000 estimated cost.
- (2) The permit application and subsequent additional submittals shall be reviewed by the Building Inspector after the Village's receipt of the application, all required submittals, and all related fees to be paid to the Village.
- (3) Following notification to the applicant of permit approval, the applicant shall be required to pay all applicable fees to the Village within three (3) months of said notification to the applicant of permit approval or the application shall become null and void. Any deposits received by the Village in connection with such application shall first be used to reimburse the Village for any costs incurred by the Village in connection with processing the application.
- (4) Prior to permit review and issuance, where the construction of an Individual Septic Disposal System ("ISD") (also referred to as a private sewage disposal system) is included, the Building Inspector must receive an ISD plan stamped with the approval of the Lake County Health Department.
- (5) After payment of all required fees to the Village, and after the Village's approval of the application and all required submittals, the Building Inspector shall issue the permit. The permit placard is to be placed on the premises in a conspicuous exterior location protected from the weather. It is to remain in place while work covered by the permit is performed on the property until a Certificate of Occupancy is issued.
- (6) The work covered by the permit must commence within six (6) months of the Village's issuance of the respective permit and must be completed within twenty-four (24) months of issuance. The permit may be extended for an additional twelve (12) months with the approval of the Board of Trustees and the payment to the Village of a \$100.00 renewal fee.
- (D) Building Permit Fees and Other Charges. The building permit fees and other charges shall be established from time to time by the Board of Trustees, which shall be as set forth in Section 150.04 of this Code.
- (E) Deposits, Bonds, and Contributions:
  - (1) Minimum Deposits for Professional Fees and Expenses incurred by the Village relative to applications for permits:
    - (a) A \$75.00 deposit shall be required for all applications for permit where construction costs are estimated to be less than or equal to \$10,000.
    - (b) A \$250.00 deposit shall be required for all applications for permit where construction costs are estimated to exceed \$10,000.
    - (c) A \$1,000.00 deposit shall be required for all applications for permit where construction costs are estimated to exceed \$100,000.

- (d) A \$5,000.00 deposit shall be required for all applications for permit where construction costs are estimated to exceed \$1,000,000.
  - (e) A \$7,500.00 deposit shall be required for all applications for permit where construction costs are estimated to exceed \$2,000,000.
  - (f) A \$10,000.00 deposit shall be required for all applications for permit where construction costs are estimated to exceed \$5,000,000.
- (2) Bonds:
- (a) A \$500.00 performance bond shall be required for all permits where construction costs are estimated to be in excess of \$10,000. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or a final inspection approval by the Village. This performance bond shall be forfeited to the Village if, within one (1) year from the date of the issuance of a building permit, construction is not complete in accordance with approved building plans and Village ordinances and/or a final inspection approving the work performed on the premises has not been obtained from the Building Inspector within that same period. The Building Inspector shall have authority to extend the completion date for construction to six (6) months from the date of the building permit without requiring the forfeiture of said bond.
  - (b) A \$1,000.00 performance bond shall be required for all permits where construction costs are estimated to be in excess of \$100,000. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or a final inspection approval by the Village. This performance bond shall be forfeited to the Village if, within one (1) year from the date of the issuance of a building permit, construction is not complete in accordance with approved building plans and Village ordinances and/or a final inspection approving the work performed on the premises has not been obtained from the Building Inspector within that same period. The Building Inspector shall have authority to extend the completion date for construction to six (6) months from the date of the building permit without requiring the forfeiture of said bond.
  - (c) A \$3,000.00 performance bond shall be required for all permits where construction costs are estimated to be in excess of \$500,000. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or a final inspection approval by the Village. This performance bond shall be forfeited to the Village if, within one (1) year from the date of the issuance of a building permit, construction is not complete in accordance with approved building plans and Village ordinances and/or a final inspection approving the work performed on the premises has not been obtained from the Building Inspector within that same period. The Building Inspector shall have authority to extend the completion date for construction to six (6) months from the date of the building permit without requiring the forfeiture of said bond.
  - (d) A \$5,000.00 performance bond shall be required for all permits where construction costs are estimated to be in excess of \$1,000,000. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or a final inspection approval by the Village. This performance bond shall be forfeited to the Vil-

lage if, within one (1) year from the date of the issuance of a building permit, construction is not complete in accordance with approved building plans and Village ordinances and/or a final inspection approving the work performed on the premises has not been obtained from the Building Inspector within that same period. The Building Inspector shall have authority to extend the completion date for construction to six (6) months from the date of the building permit without requiring the forfeiture of said bond.

- (e) A \$1,000.00 performance bond shall be required for all permits where construction costs are estimated to be in excess of \$25,000 or where the Building Inspector determines that work in the Village right-of-way or damage to the Village right-of-way is possible. Village right-of-way shall include all dedicated rights-of-way including drainage ways, ditches, swales, culverts, curbs and gutters and other drainage structures. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or final inspection approval by the Village. This bond shall be forfeited to the Village if restoration of any damage to the right-of-way is not completed by the permittee to the reasonable satisfaction of the Village Administrator, or his designee, within one (1) year from the date of the Certificate of Occupancy, or less if mandated by the Village.
- (3) A \$750.00 road bond shall be required for all permits where construction costs are in excess of \$25,000 or where the Building Inspector determines that work in the Village right-of-way or damage to the Village right-of-way is possible. This shall include all dedicated rights-of-way including drainage ways, ditches, swales, culverts, curbs and gutters and other drainage structures. This cash bond shall be returned to whomever posted said bond upon issuance of a Certificate of Occupancy and/or final inspection approval by the Village. This bond shall be forfeited to the Village if restoration of any damage to the right-of-way is not completed by the permittee to the reasonable satisfaction of the Village Administrator, or his designee, within the specific time period requested by the Village.
- (4) For required land dedication for park sites, school sites, fire/rescue sites and library sites, or cash contributions in lieu thereof, refer to Sections 155.60.00 through 155.60.22 of the Subdivision Regulations.
- (F) Zoning Amendment, Special Use, Planned Development, and Variation Fees:
  - (1) Each application for an amendment, special use or variation filed by or on behalf of the owner or owners of property affected shall be accompanied by payment of a nonrefundable filing fee and one or more deposit(s) into an escrow held by the Village as required by Chapter 38 of this Code, "Reimbursement for Professional Fees and Other Expenses," of Title III, "Administration."
  - (2) For an application requiring consideration under more than one of the above categories, a filing fee shall be required, equivalent to the sum of the applicable categories.

(Amd. Ord. 13-01 passed 01/21/13, 13-25 passed 10/21/2013, 15-05 passed 5/1/15, 16-15. passed 11/21/16)

### **§150.03 BUILDING REGULATIONS ADOPTED.**

- (A) Building Codes:

- (1) Adoption of Building Codes:
- (a) The International Building Code 2012, which shall be referred to in this Village Code as the “Deer Park Building Code,” a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code.
  - (b) The 2012 International Residential Code, which shall be referred to in this Village Code as the “Deer Park Residential Building Code,” a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code.
- (2) Amendments and Additions to Building Codes: The following amendments and/or additions to the Deer Park Building Code and/or the Deer Park Residential Building Code are hereby adopted and made part of this title and shall prevail and govern over any related provisions of said codes:
- (a) Foundations.
    - (i) The minimum footing dimension shall be eight inches (8”) by eighteen inches (18”). The minimum wall dimension shall be eight inches (8”) supporting frame construction, ten inches (10”) supporting brick veneer or masonry construction. All walls over nine feet (9’) shall be minimum ten inches (10”).
    - (ii) Where approved by the Building Inspector, trench foundations are permitted; such foundations shall be minimum ten-inch (10”) flaring to eighteen inches (18”), 48-inch deep installations for additional of 500 square feet or less.
  - (b) Frame Construction:
    - (i) Roof sheathing shall be minimum one-half inch CDX where supported on 16-inch centers and 5/8-inch CDX where supported on 24-inch centers.
    - (ii) All floor joists shall be minimum two inches (2”) by eight inches (8”).
  - (c) Driveways/Culverts: No excavation or other construction work of any kind shall be commenced pursuant to the issuance of a building permit from the Village without first constructing a minimum 12-inch RCP culvert with flared end sections and gravel base driveway to the building site. All deliveries and travel to the building site must be via the driveway. Future maintenance and replacement of the subject culvert shall be the responsibility of the property owner. (Amd. Ord 15-05 passed 5/18/15)
  - (d) Construction Refuse: The permittee and the owner of each lot on which a new structure is being constructed, or on other construction sites as may be deemed necessary by the



Building Inspector, shall provide a trash dumpster on site. The site must be kept in a clean and orderly manner and the dumpster kept in such a manner so as to avoid the blowing of construction debris around the area.

- (e) Temporary Sanitary Facility: The permittee and the owner of each lot on which a new structure is being constructed, or on other construction sites as may be deemed necessary by the Building Inspector, shall provide a temporary toilet facility on site. The facility shall be kept in a sanitary and orderly manner.
  - (f) Accessory Buildings/Uses:
    - (i) It shall be unlawful to build any garage, shed or other accessory building prior to construction of the main building.
    - (ii) No accessory building or use may be occupied or used prior to the completion and occupancy of the main building.
    - (iii) No accessory building may be used for residential purposes.
  - (g) Point of Discharge.
    - (i) The point of discharge (i.e., the release at or above grade) of any sump pump drain, downspout drain or any other conduit, pipe, impervious surface, or drain not connected to a septic system or to a sprinkler system which channels, collects or conveys water related to any structure or improvement shall be set back at a minimum of not less than fifteen-feet (15') from any property line of the lot or parcel on which the structure or improvement is located unless an alternative point of discharge is otherwise approved in writing by the Village Engineer.
    - (ii) Any connection, and the manner of such connection, of any conduit, pipe, impervious surface, or drain connected directly to a storm sewer within a public right of way (or within a right-of-way offered for public dedication) or within a recorded drainage easement shall be approved in advance in writing by the Village Engineer.
    - (iii) Every sump drain, downspout drain or any other conduit, pipe, impervious surface, or drain not connected to a septic system or to a sprinkler system which temporarily, occasionally, periodically, or permanently channels, collects or conveys unpolluted water related to any structure or improvement shall be connected to a storm sewer which is within a public right of way (or within a right-of-way offered for public dedication) or within a recorded drainage easement if such a storm sewer exists within seventy-five feet (75') of such improvement or structure, such connection shall be approved in advance by the Village Engineer.
- (3) Amendments and Additions to Deer Park Building Code: The following amendments and/or additions to the Deer Park Building Code (i.e., the 2012 International Building Code) are hereby

adopted and made part of this title and shall prevail and govern over any related provisions of said codes:

- (a) Section 101.1 Insert: “Village of Deer Park.”
- (b) A new section, Section 105.8, Unique Construction, is hereby added, which shall read as follows:

105.8 Unique Construction. When a project has unique features, unusual construction sequences or out of the ordinary construction techniques, the Building Department shall have the authority to require additional documentation to determine compliance with this Village Code. The Building Inspector may also add fees to the building permit for the additional inspections that are expected to be necessary beyond those normally requested by the building inspector or to cover the cost of specialized inspections or inspections conducted by persons, firms, or corporations otherwise engaged by the Village or testing agencies.

- (c) A new section, Section 107.2.5.2, Compliance with Site Plan, is hereby added, which shall read as follows:

107.2.5.2 Compliance with Site Plan: It shall be the responsibility of the builder/developer to submit to the Village of Deer Park a spot survey prepared by a Registered Land Surveyor after the foundation is installed. This survey shall be at a scale of not less than one inch equal to thirty feet (1”=30’). The survey shall indicate the elevation above sea level of the top of the foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United States Geological Survey benchmark. It shall show the location of the foundation on site with the dimensions indicated from all lot lines. No construction will be allowed to proceed except for underground water and sewer, and related items until the spot survey is approved by the Building and Zoning Departments. In the event that such plat is not filed within fifteen (15) days after such foundation is completed, all further work shall cease until such plat is filed; if further work has been completed, no occupancy certificate shall be issued until such plat is filed.

- (d) Section 109.1 Payment of Fees: The following shall be added:

“Schedule of Building Permit Fees and Charges” shall be as set forth from time to time in Section 150.04 of this Chapter.

- (e) Section 113, Board of Appeals: The following new Section 113.0, “Means of Appeal,” is hereby added to Section 113, and shall read as follows:

“113.0, Means of Appeal: See Section 150.01 H of this Chapter.”

- (f) Section 114.4 Violation Penalties: The following language is hereby added:

“The penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.”

(g) Section 406.3.4, Separation: This Section is amended to change all references to “½ inch” gypsum board to “5/8-inch” gypsum board.

(h) A new Section 406.3.6, Gas Curbs, is hereby added and shall read as follows:

“406.3.6 Gas Curbs: Minimum 4-inch high gas curbs shall be provided in and around the entire garage floor area in all attached garages. The pitch from rear to front of any garage floor must not be less than .05 percent.”

(i) Table 601, Fire-Resistance Rating Requirements for Building Elements (Hours): The following provision relative to tenant separations, shall be added to Table 601:

“Tenant Separations: All structures utilized as, constructed for the purpose of, and/or converted to a multi-tenant dwelling shall be constructed and maintained in such a manner and with materials that shall provide a minimum of a one-hour fire-resistance separation (vertically and horizontally) between each individual dwelling unit.”

(j) Section 901.6, Supervisory Service: The following is hereby added:

“All water flow switches, valve supervision, trouble signals, and fire alarm systems shall transmit alarms to a location approved by the Building Code Official.”

(k) Section 903, Automatic Sprinkler Systems: Sections 903.2.1 through 903.2.10.1 are hereby deleted in their entirety and in lieu thereof the following is hereby added to Section 903:

903.2.1 Installation of Automatic Fire Sprinklers. All groups shall require the installation of automatic fire sprinklers.

Exception 1: Detached structures which comply with all the following shall not require automatic fire sprinklers.

1. Having less than 1,000 square feet in area;
2. Consisting of a maximum of a single story;
3. Not containing a space or room used as a dwelling unit or sleeping room;
4. Not a High Hazard;
5. Not containing or having a basement or basements; and
6. Having a minimum separation from other buildings of at least 20 feet.

Exception 2: Real estate trailers and construction trailers utilized during development of property when approved by the Building Code Official.

903.2.2 Warehouse and Storage Buildings. Unknown specifications use and occupancy for new warehouse or factory buildings (Use groups S or F) with a ceiling roof height of 25 feet or greater to be protected with ESFR (Early Suppression Fast Response) fire sprinkler system or a hydraulically calculated system for class IV commodities with rack storage calculated to the greatest storage height.

903.2.3 Expansion of Buildings Other Than Single Family Detached Dwelling. When a building, other than a single family detached dwelling, having an interior of less than 3,000 square feet of gross floor area as of February 5, 2007, is expanded at any time to a size of 3,000 square feet of gross floor area or more, then an automatic fire suppression system shall be provided for the entire building that meets the appropriate NFPA Standard indicated in the above sections. Any building addition to an existing building which would be required by this Fire Code to have a fire sprinkler system regardless of the square footage of said building addition shall have fire sprinklers installed. This requirement shall apply regardless of building separation, fire rated assemblies within the building, or type of construction of the building.

903.2.4 Other Requirements for Existing Buildings to Install Sprinklers. Any existing building over 3,000 square feet of gross floor area shall be required to have installed and maintain in good working condition an approved automatic fire sprinkler system meeting the standards of NFPA 13 and all requirements of this Chapter whenever one of the following occurs: a change of occupancy to a hazard classification (per NFPA 13) that exceeds the class of hazard of the prior occupancy or the entire gross floor area of the building is included in and the subject of a permit.

903.2.4.1 Whenever a residential structure is converted to a retail or commercial use it shall be protected by and shall be required to have installed and maintain in good working condition an approved automatic fire suppression system that meets the standards of NFPA 13D, with the exception that approved CPVC plastic piping shall be permitted to be utilized in basement installations irregardless of the type of construction. That system shall include protection within any attached garage. The sprinkler system shall be monitored with a fire alarm system that meets all the provisions of this Fire Code.

- (1) Sections 903.4 through 903.4.3 are hereby deleted, and in lieu thereof, the following is hereby added:

903.4 Control Valves and Monitoring. All new and existing system fire suppression control valves shall be electronically monitored with the alarm transmitted to the appropriate Dispatch Center in accordance with NFPA 72C for remote stations. All new multi-occupant structures without common areas shall have the automatic fire suppression system designed to provide separate zone control valves and flow switches for each occupancy as well as main flow alarm initiation devices and control valves. All new multi-story structures shall have the automatic fire suppression system designed to provide separate zone control valves and flow switches for each story as well as main flow alarm initiation devices and control valves. All new control valves, including required zone valves shall be installed three to five feet in height from the floor.

903.4.1 System Monitoring. All new and existing fire suppression, detection, and alarm systems shall be monitored with the alarm being transmitted to the appropriate Dispatch Center in accordance with NFPA 72C for remote stations. All such new connections shall be made by wireless transmission compatible with the Village's wireless alarm network, unless, because of exceptional circumstances, prior written approval of a telephonic connection is granted by the appropriate Fire Chief.

903.4.2 Evacuation Alarms. All fire suppression systems shall be equipped so that, upon activation, an audible evacuation alarm shall sound that is heard throughout the structure. In multi-occupancy structures with a common fire suppression system each unit shall be equipped so that, upon activation, an audible evacuation signal shall sound that is heard throughout each unit.

903.4.3 Flow Alarm Signals. A combination horn and white strobe light unit in an approved weatherproof housing shall be installed above each fire department connection for each automatic sprinkler system. In new multi-occupancy structures without common areas a single common fire alarm system shall serve the entire structure with an amber strobe that shall be installed at an approved exterior location for each tenant space. These devices shall be designed to activate only when the water flow device is activated. All other initiating devices installed for each unit in a multi-occupancy structure without common areas shall not activate the exterior signals and shall be compatible with the common system.

- (m) Section 903, Automatic Sprinkler Systems, shall be also be amended by the addition of the following new sections, which shall read as follows:

903.6 Floor plans. When any building has multiple risers on any floor, a floor layout for the sprinkler system showing all sprinkler zones shall be provided at the main sprinkler riser.

903.7 Sprinkler system design criteria. Sprinkler hydraulic designs for NFPA 13 and NFPA 13R systems shall be designed with a minimum of a five (5) pound difference between the sprinkler system design including hose requirements and the available water supply. The five (5) pound safety factor shall be applied to the water flow test after any adjustments for a seasonal low.

903.8 Sprinkler valve/fire pump room. Any fire pump installed shall be enclosed within a room meeting the following requirements. Every multi-occupant structure that does not have common areas shall be provided with a sprinkler room that meets the following minimum standards:

903.8.1 Label. The room shall be provided with a separate street address and label on the exterior access door stating “SPRINKLER ROOM”

903.8.2 Door swing. The exterior access door shall swing out.

903.8.3 Room size. The interior dimension of the room shall be minimally thirty (30) square feet with any dimension not being less than four (4) feet for any residential structure and minimally fifty (50) square feet with any dimension not being less than five (5) feet in any commercial structure.

903.8.4 Exterior access. An approved sidewalk or paved area shall be provided leading from a common way to the entrance of the sprinkler room.

903.8.5 Lighting. The interior shall be provided with adequate illumination and emergency lighting. The exterior area adjacent to the sprinkler room door shall be provided with adequate illumination.

903.8.6 Electrical service. A separate approved electrical service panel shall be provided within the room.

903.8.7 Other equipment or storage prohibited. Every sprinkler room shall contain only approved fire protection equipment or mechanical equipment specified in this Section. No other mechanical equipment or storage will be allowed.

903.8.8 Protection from climate. Every residential sprinkler room shall be insulated according to the prescriptive requirements of the International Energy Conservation Code for residential occupancies and provided with a heater that is designed to maintain the temperature of the entire room above 60 degrees Fahrenheit. Every commercial sprinkler room shall be insulated according to the Building Code and provided with a heater that is designed to maintain the temperature of the entire room above 60 degrees Fahrenheit. A low temperature alarm device shall be connected to the fire alarm system that initiates a supervisory signal when the temperature reaches forty degrees Fahrenheit.

903.8.9 Alarm panel. Fire Alarm Control Panel shall be located within this room. It shall be mounted on the wall with the top of the panel no higher than six (6) feet above the floor of the room. It shall be clearly accessible with no obstructions nearer than eighteen inches (18") from any edge of the panel. The panel shall be mounted in a manner that protects it from water damage. A manual pull station shall be mounted next to the alarm panel.

903.8.10 System drains and drain valves. All portions of the sprinkler system shall drain into the drain located in the sprinkler room or directly outside. Any drain that terminates outside shall not cause water to collect within five (5) feet of electrical equipment, discharge within five feet of electrical equipment, or cause other hazardous conditions to mechanical equipment or public or private areas. All drain valves for common systems including the dry system drain for the common attic area shall be located in the sprinkler room.

903.8.11 Floor drain required. A sanitary floor drain shall be installed in the room sufficiently sized to meet the flow rate of any device, including the backflow device. Floor drains serving backflow devices shall be sized in accordance with the discharge rates of the manufacturer's flow charts of such devices. The following table shall be used to determine the floor drain size:

Drain Size	Flow Rate GPM
4"	88
6"	264
8"	575
10"	1050
12"	1700

8, 10 and 12 inch drains shall discharge directly to the exterior and not into the sanitary sewer system

903.8.12 Interior walls. All interior walls within a sprinkler room shall use water resistant gypsum backing board.

903.8.13 Fire pump test header. Provide an outside test header on all fire pump installations. An OS&Y control valve shall be provided on all fire pump test headers.

- (n) Section 905.3, Required Installations, is hereby amended by the addition of the following paragraph:

All required standpipe systems shall be supplied by a separate riser. The supply riser shall be hydraulically designed to supply 2½” hose drops. The riser system shall be equipped with a separate control valve and flow switch. The standpipe shall be a 2½” gated connection with a 1½” reducer and all locations shall be approved by the Fire Code Official. All standpipe and sprinkler risers shall have separate control valves and flow switches per floor.

- (o) Section 905.3.1, Height, shall be deleted and the following shall be inserted in lieu thereof, except for the exceptions in Section 905.3.1, which shall remain:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings or structures (1) in all newly constructed buildings so that all areas in excess of 120 feet from the nearest point of entry to the building shall be covered by a standpipe; (2) in all areas of existing structures which have been remodeled or added to in such a manner that those areas are located in excess of 120 feet from the nearest point of entry to the building; (3) in all newly constructed buildings or structures two (2) or more stories in height or more than one (1) story below the highest level of fire department vehicle access so that all areas on those floors are within 120 feet of a standpipe; and (4) in all buildings or structures more than two (2) stories in height or more than one (1) story below the highest level of fire department vehicle access which have been remodeled or added to in such a manner so that those areas are located in excess of 120 feet from the nearest standpipe. The standpipes shall be provided with a 2½” to 1½” reducer and cap with no fire hose. There shall be an approved fire department connection at grade and hose connections located at each floor level.

Exceptions 1 through 5 shall remain

- (p) Section 1101.1, Scope, shall be amended by the addition of the following:

When there is a conflict between this Chapter and the Illinois Accessibility Code, the stricter of the two codes shall apply.

- (q) Section 1612, Flood Loads, is hereby deleted in its entirety.

- (r) Section 1805, Damp proofing and Waterproofing, shall be amended by the addition of a new Section 1805.0, Footings and Foundations, which shall read as follows:

Section 1805.0, Footings and Foundations. All references to wood footings and foundations are hereby deleted from Section 1805. The use of wood footings and foundations is prohibited.

- (s) Section 2901.1, Scope: All references to the International Plumbing Code shall be deleted, and in lieu thereof, the current edition of the Illinois Plumbing Code shall be inserted therefor, and the following paragraph shall also be added to Section 2901.1:

The Village Building Inspector shall require and enforce compliance with the provisions of the current "Illinois Plumbing Code Law," 225 Illinois Compiled Statutes 320/1 et seq., as presently in force and as the same may be hereafter amended or modified from time to time, which has been adopted by the Village as the Deer Park Plumbing Code, and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Building Code. In the event of any conflict(s) between the provisions of the Deer Park Building Code and the current edition of the Illinois Plumbing Code, the strictest standard shall apply.

- (t) Chapter 29, Plumbing Systems, is hereby deleted in its entirety, except for Section 2901.1, Scope, thereof, as amended, which shall remain in full force and effect.
- (u) Section 3002.4, Elevator Car to Accommodate Ambulance Stretcher, shall be deleted in its entirety, and the following substituted therefor:

3002.4 Elevator Car to Accommodate Ambulance Stretcher. One elevator to be used in all new buildings shall be sized for stretcher use by the fire department. Minimum size to be 2500 pounds with a clear inside dimension to accommodate a 24-inch x 84-inch stretcher with not less than 5 inch radius corners in the horizontal, open position. Such elevator shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches high and shall be placed inside of both sides of the elevator's hoist way doorframe.

- (v) All elevators shall comply with the Illinois OSFM rules for elevators and with those regulations set forth in Section 150.03(I), Elevator and Escalator Standards, of this Village Code, as amended from time to time.
- (w) Section 3301, General, shall be amended by the addition of a new Section 3301.3, Mud and Debris Control, which shall read as follows:

3301.3 Mud and debris control. The permittee shall be responsible for keeping the construction site and surrounding area substantially free from damage and of mud and/or debris, including but not limited to the following:

- (a) Mud and/or debris left on streets by contractors or material suppliers must be cleaned and/or removed at least at the end of each day, and more often if the accumulation of mud and/or debris is sufficient to cause a hazard.
- (b) All debris must be placed in a dumpster at the end of each day or any confined area such as a garage, etc.
- (c) Crossing landscaped areas, improved parkways, and/or adjacent properties with a vehicle is prohibited.



A failure to comply with the requirements of this Section shall subject the permittee, his contractor(s), subcontractor(s), and material supplier(s) to daily fines as set forth in Section 150.99 of this Chapter, but may also result in the suspension of the related building permit(s).

- (x) Section 3412.2, “Compliance,” Insert “July, 2004.”
- (y) Chapter 35, Referenced Standards: References to the following standards are hereby deleted:

All references to the International Existing Building Code shall be deleted.

All references to the International Plumbing Code shall be deleted.

All references to the International Private Sewage Disposal Code shall be deleted.

- (z) The following appendices are hereby adopted: C, F, H-105 and H-106, and I. All other appendices are not adopted.

- (4) Amendments and Additions to the Deer Park Residential Building Code: The following amendments and/or additions to the Deer Park Residential Building Code (i.e., 2012 International Residential Code) are hereby adopted and made part of this title and shall prevail and govern over any related provisions of said codes:

- (a) Section R101.1 Insert, “Village of Deer Park.”

- (b) A new section, Section R105.10, Unique Construction, is hereby added, which shall read as follows:

R105.10 Unique Construction. When a project has unique features, unusual construction sequences or out of the ordinary construction techniques, the Building Department shall have the authority to require additional documentation to determine compliance with this Village Code. The Building Inspector may also add fees to the building permit for the additional inspections that are expected to be necessary beyond those normally requested by the building inspector or to cover the cost of specialized inspections or inspections conducted by persons, firms, or corporations otherwise engaged by the Village or testing agencies.

- (c) Section R108.1, Payment of Fees: The following shall be added:

“Schedule of Building Permit Fees and Charges” shall be as set forth in Section 150.04 of this Chapter.

- (d) Section R112, “Board of Appeals”

Subsections R112.1 through 112.4, inclusive, are hereby deleted, and the following is hereby inserted in lieu thereof:

“R112.1, Means of Appeal: See Section 150.01 H of this Chapter.”

- (e) Section R113.4, "Violation Penalties:" The following language is hereby added:

"The penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter."

- (f) The following information shall be inserted in Table 301.2(1):

Ground Snow Load -----	25 pounds per square foot
Wind Speed -----	3 second 90 normal 75 miles per hour
Seismic Condition -----	B
Subject to Damage from Weathering --	SEVERE
Line Depth -----	42 inches
Termite -----	MODERATE to HEAVY (termite shields required)
Decay -----	SLIGHT to MODERATE
Winter Design Temperature -----	-4 degrees Fahrenheit
Ice Shield Underlayment -----	Yes
Flood Hazard -----	See Chapter 152, Watershed Development Ordinance
Air Freezing Index -----	2000
Mean Annual Temp -----	50 degrees Fahrenheit

- (g) Section R309.1, "Floor Surface:" The existing language of Section R309.1 is hereby deleted, and the following is hereby added in lieu thereof:

"R309.1, Floor Surface:

All garage floors shall be concrete.

Curb: A four (4) inch high concrete curb shall be provided at the wall between the garage and residence."

- (h) A new Section R309.6, "Free-Standing or Detached Garages," is hereby added, which new Section shall read as follows:

"R309.6, Free Standing or Detached Garages: Garages of slab and grade beam construction without footings and permanent foundation walls may be permitted if said garage is separated from the main house or building by no less than ten (10) feet of open space. Said garage shall not be permitted any connection to the main house or building unless a complete footing and foundation system is provided to a depth of no less than forty-two (42) inches below grade."

- (i) Section R313.1, "Townhouse Automatic Fire Sprinkler Systems," is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

"R313.1, "Townhouse and Two-Family Automatic Fire Sprinkler Systems:" An automatic residential fire sprinkler system shall be installed in townhouses and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses and two-family dwellings that do not have an automatic residential fire sprinkler system installed.”

- (j) Section R313.1.1, “Design and Installation,” is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

“R313.1.1, Design and Installation: Automatic residential fire sprinkler systems for townhouses and two-family dwellings shall be designed and installed in accordance with Section P2904.”

- (k) Section R313.2, “One and Two-Family Dwellings Automatic Fire Systems,” is hereby modified by the following addition:

“Notwithstanding anything contained in Section R313.2 to the contrary, an automatic residential fire sprinkler system shall not be required in any one-family detached dwellings.

- (l) Section R313.2.1, “Design and Installation,” is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

“R313.2.1, Design and Installation: Automatic residential fire sprinkler systems for one-family dwellings shall be designed and installed in accordance with Section P2904 or NFPA 13D.”

- (m) Section 401.3, “Drainage,” is hereby amended by the addition of a new Section R401.3.1, “Gutters and Downspouts,” which new section shall read as follows:

“R401.3.1, Gutters and Downspouts. All dwelling shall have gutters and downspouts. All gutters and downspouts shall be designed and installed so as to discharge the water a minimum of not less than fifteen (15) feet from the property line.”

- (n) In Section R403, “Footings,” all references to wood footings and foundations are deleted. The use of wood footings and wood foundations shall be and is hereby prohibited.

- (o) Section R406.1, “Concrete and Masonry Foundation Dampproofing:” The following shall be and is hereby added:

“See Section 611 of the Fire Code for additional requirements.”

- (p) A new Subsection R408.8, “Concrete Slush Coats in Crawl Spaces,” is hereby added which shall read as follows:

R408.8, Concrete Slush Coats in Crawl Spaces: All crawl spaces shall have a minimum of two (2) inch slush coat installed in all residential crawl spaces. A base course shall be installed in accordance with Subsection 506.2.2.

- (q) The requirements for waterproofing contained in Section R406.3.2, “Below-Grade Moisture Barrier,” of the IRC 2012 shall apply to any structure in which the lowest

level of habitable or storage space is one foot (1') or less above the high water elevation of any body of water within 200 feet (200') of the structure, if ground water is found on the lot which is one foot (1') or less from the lowest level of habitable or storage space, or if in the opinion of the Building Code Official, water, severe soil or other conditions indicate that waterproofing techniques should be employed.

- (r) A new Section R501.4, "Open Web Trusses," is hereby added, which shall read as follows:

R501.4, Open Web Trusses: The use of open web wood floor trusses is not allowed unless drywalled on the bottom side with a minimum of one layer of 5/8-inch drywall or any one-hour fire rated assembly.

- (s) A new Section M1601.1.3, "Forced Air Duct Systems," shall be added and shall read as follows:

"M1601.1.3, Forced Air Duct Systems: In residential buildings, all supply and return forced air systems shall be ducted."

- (t) Section G2414.1, "General," shall be amended by the addition of the following language:

"All gas piping shall be schedule 40 steel pipe."

- (u) Chapter 25, "Plumbing Administration," Chapter 26, "General Plumbing Requirements," Chapter 27, "Plumbing Fixtures," Chapter 28, "Water Heaters," Chapter 29, "Water Supply and Distribution Systems," Chapter 30, "Sanitary Drainage," Chapter 31, "Vents," and Chapter 32, "Traps," shall be and are hereby deleted, and in lieu thereof, reference shall be made to the current Illinois Plumbing Code Law, 225 Illinois Compiled Statutes 320/1, et seq., as presently in force or as the same may be hereafter amended or modified.

- (v) Chapter 33, "Storm Drainage," Chapter 34, "General Requirements," Chapter 35, "Electrical Definitions," Chapter 36, "Services," Chapter 37, "Branch Circuit and Feeder Requirements," Chapter 38, "Wiring Methods," Chapter 39, "Power and Lighting Distribution," Chapter 40, "Devices and Luminaires," and Chapter 41, "Appliance Installation," shall be and are hereby deleted, in lieu thereof, the 2011 Edition of the National Electrical Code NFPA 70 with the amendments listed in Section 150.03(B) shall be applicable.

- (w) Chapter 44, Referenced Standards: Chapter 44 shall be and is hereby amended as follows:

All references to the International Plumbing Code in the Referenced Standards are hereby deleted.

All references to the International Private Sewage Disposal Code in the Referenced Standards are hereby deleted.

- (x) The following Appendices A, B, C, F, G, J, and K are hereby adopted.

(Amd. Ord. 13-25 passed 10/21/2013)

(B) Electrical Code:

The National Electrical Code, 2011 Edition, which shall be referred to in this Village Code as the “Deer Park Electrical Code,” a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title as the rules and regulations governing the installation, alteration, and use of electrical equipment and wiring in the Village; and it shall be unlawful for any person to install or alter, or cause to be installed or altered, any electrical equipment or wiring in violation of or without complying with those rules and regulations, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the additions, insertions, deletions and changes as set forth below:

- (1) All electrical wiring is to be installed using thin wall metal conduit pipe, IMC or heavy wall pipe.
- (2) The minimum electric service for a new residence shall be 200 amperes and shall be buried underground.

(Amd. Ord. 13-25 passed 10/21/2013)

(C) Mechanical Code:

The International Mechanical Code, 2012 Edition, which shall be referred to in this Village Code as the “Deer Park Mechanical Code,” a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the additions, insertions, deletions and changes as set forth below:

- (1) The provisions of the Deer Park Residential Code Part 5, Chapter 12 shall also apply.
- (2) In residential buildings, all supply and return forced air systems shall be ducted.
- (3) All gas piping shall be schedule 40 steel pipe.
- (4) Section 101.1, “Title:” Insert “Village of Deer Park.”
- (5) Section 106.5.2, “Fee Schedule,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:  
“106.5.2, Fee Schedule: See Section 150.04 of this Village Code.
- (6) Section 106.5.3, “Fee Refunds,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:  
“106.5.3, Fee Refunds: See Section 150.04 of this Village Code.

- (7) Section 108.4, "Violation Penalties," shall be deleted in its entirety and the following shall be inserted in lieu thereof:

Section 108.4, Violation Penalties: Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (8) Section 108.5 Stop Work Orders: The following language shall be added:

Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (9) Section 109, "Means of Appeal," is hereby amended by the deletion of Subsections 109.1 through 109.7, inclusive, in their entirety, and in lieu thereof, the following shall be added: See Section 150.01 H.

- (10) Section 603.1, "General," is hereby amended by the addition of the following:

"In residential buildings, all supply and return forced air systems shall be ducted."

- (11) Chapter 15, "Referenced Standards," is hereby amended by the deletion of all references to the International Plumbing Code.

- (12) Appendix A, Chimney Connector Pass-Throughs, is hereby adopted.

(Amd. Ord. 13-25 passed 10/21/2013)

(D) Fuel Gas Code:

The International Fuel Gas Code, 2012 Edition, which shall be referred to in this Village Code as the "Deer Park Fuel Gas Code," a copy of which was on file in the Office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the additions, insertions, deletions and changes as set forth below:

- (1) Section 101.1, "Title:" Insert "Village of Deer Park."
- (2) Section 106.6.2, "Fee Schedule:" Section 106.6.2 shall be and is hereby deleted in its entirety and the following shall be inserted in lieu thereof.
- "106.6.2, Fee Schedule: See Section 150.04 of this Village Code.
- (3) Section 106.6.3 "Fee Refunds:" Section 106.6.3 shall be and is hereby deleted in its entirety and the following shall be inserted in lieu thereof.
- "106.6.3, Fee Refunds: See Section 150.04 of this Village Code.
- (4) Section 108.4, "Violation Penalties:" The following language shall be added:

Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (5) Section 108.5, “Stop Work Orders:” The following language shall be added:

Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (6) Section 109, “Means of Appeal,” is hereby amended by the deletion of Subsections 109.1 through 109.7, inclusive, in their entirety, and in lieu thereof, the following shall be added: See Section 150.01 H.
- (7) Chapter 8, “Referenced Standards,” is hereby amended by the deletion of all references to the International Plumbing Code.
- (8) Appendices A, B and C are hereby adopted.

(Amd. Ord. 13-25 passed 10/21/2013)

(E) Plumbing Code:

The Illinois State Plumbing Code, as it may be amended from time to time, shall be referred to in this Village Code as the “Village of Deer Park Plumbing Code,” a copy of which was on file in the Office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the additions, insertions, deletions and changes as set forth below:

- (1) Above ground water piping shall be Type L rigid copper pipe.
- (2) Below ground water piping shall be Type K copper tubing. Underground pipe joints are to be avoided. Below ground interior waste piping is to be minimum four-inch (4”) diameter.
- (3) Below ground interior waste piping is to be minimum four-inch (4”) diameter.
- (4) Below ground vent piping is to be minimum two-inch (2”) diameter.
- (5) Exposed piping at fixture connection is to be chrome plated metal pipe.

(Amd. Ord. 13-25 passed 10/21/2013)

(F) Accessibility Code:

The 1997 Illinois Accessibility Code shall be referred to in this Village Code as the “Village of Deer Park Accessibility Code,” a copy of which was on file in the Office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

(G) Fire Code:

The 2012 International Fire Code, shall be referred to in this Village Code as the “Village of Deer Park Fire Code,” a copy of which was on file in the Office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference and made a part of this title, and each and all of the regulations, provisions, penalties, conditions and terms of said Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code, with the additions, insertions, deletions and changes as set forth below:

- (1) Section 101.1, “Title:” Insert the “Village of Deer Park.”
- (2) A new Section 105.8, “Unique Construction,” is hereby added, which new Section shall read as follows:

Section 105.8 Unique Construction. When a project has unique features, unusual construction sequences or out of the ordinary construction techniques, the Building Department shall have the authority to require additional documentation to determine code compliance. The Building Department may also add additional fees to the building permit based on the additional inspections required or to cover the cost of specialized inspections or outside inspection or testing agencies.

- (3) Subsections 108.1 through 108.3, inclusive, are hereby deleted, and the following is hereby inserted in lieu thereof:

“Section 108.1, Means of Appeal: See Section 150.01 H of this Chapter.”

- (4) Section 109.4, “Violation Penalties:” The following language shall be added:

Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (5) Section 111.4, “Failure to Comply:” The following language shall be added:

Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (6) Section 202, “Definitions:” The definition of “Fire Code Official” shall be deleted, and in lieu thereof the following new definition shall be inserted:

Fire Code Official. The Building Inspector charged with the administration and enforcement of this Chapter, or his duly authorized representative.

- (7) Section 305, “Ignition Sources,” shall be amended by the addition of the following new sections:

305.1.1 Fuel burning appliances located in garages. Any fuel-burning appliance located in a garage area of any occupancy mounted less than six feet above the floor shall be enclosed with a one-hour fire rated enclosure with makeup air taken from the exterior, not the garage area.



Exception: Any fuel-burning appliance that is American Gas Association certified, with a safe, sealed combustion chamber (no open flame) designed with an intermittent ignition device and make-up air taken from the exterior not the garage.

305.5 Portable Heaters. Portable heaters shall be designed and located so that they cannot be easily overturned, and heaters shall be designed to shut off if overturned. The Fire Code Official may prohibit the use of portable heaters in occupancies or situations in which such use or operation would present an undue danger to the life or property of others.

- (8) Section 404, “Fire Safety and Evacuation Plans,” shall be amended by the addition of the following new section:

404.6 Pre-Plan Drawings. To assist the fire department develop pre-plans for fire emergencies, all new development, except single-family detached dwelling, is required to present as-built drawings prior to occupancy certification. Drawings shall indicate a full site plan and a complete interior floor plan. Where practical the drawings shall be in an electronic computer aided drawing format, but in all cases in an approved format.

- (9) Subsection 503.2.1, “Dimensions,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:

503.2.1, Dimensions: Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6 and 503.7.12, and an unobstructed vertical clearance of not less than 15 feet.

- (10) Section 503, “Fire Apparatus Access Roads,” shall be amended by the addition of the following new subsections:

503.7 Fire Lanes. Approved fire lanes shall be provided for every new development for fire apparatus access to all facilities, buildings, or portions of buildings except single-family detached dwellings hereafter constructed or occupied within the jurisdiction.

503.7.1 Existing Fire Lanes. Fire lanes for all existing facilities, buildings, or portions of buildings except single-family detached dwellings shall be maintained as originally approved and shall be considered compliant with this code. Exception: At any time that the surface area of an existing fire lane or parking area is removed or replaced the fire lanes within the parking area only shall be designed to meet this code. Any required change made to the design of an existing parking area to meet this code shall not require any increase or alteration of the boundaries or limits of the existing area as defined by curbs, buildings, portions of buildings, and edge of pavement, but shall be applicable only to marking and signage as may be required by this code.

503.7.2 Access to Fire Protection Features. Fire lanes shall provide direct access to all sprinkler rooms and fire department connections by fire apparatus. A clear width of four feet (4') shall be provided that allows no parking directly in front of the fire department connection.

503.7.3 Number of Fire Lanes. Fire lanes shall be provided on at least one side of any facility or building and on as many sides of the facility or building as necessary to reach every portion of the first floor of the building that extends further than one hundred and fifty feet (150') from

the exterior wall adjacent to any fire lane. All multi-occupancy structures, other than residential structures less than three stories in height, shall provide fire lanes along the two longest sides of the structure.

503.7.4 Alternative Approval. The appropriate Fire Chief may allow for the required number or arrangement of fire lanes to be varied where an approved alternate means of access is provided or where existing conditions do not allow compliance.

503.7.5 Widths. Fire lanes shall be a minimum solid width, measured edge of pavement to edge of pavement, where used as follows:

503.7.5.1 Emergency Vehicles Only. When utilized as a fire apparatus access road dedicated for the use of emergency vehicles only with no parking allowed the minimum width shall be twenty feet (20').

503.7.5.2 Common Driveway - No Parking. When utilized as a fire apparatus access road and a common driveway when no parking is allowed the minimum width shall be twenty-four feet (24').

503.7.5.3 Parking Aisles. When serving as a fire apparatus access road and as an aisle adjacent to or between parking stalls that allow vehicles to move in two directions the minimum width shall be twenty-four feet (24'), from edge of stripe to edge of stripe or edge of stripe to edge of pavement. When serving as a fire apparatus access road and as an aisle adjacent to or between parking stalls that allow vehicles to move in one direction the minimum width shall be eighteen feet (18'), from edge of stripe to edge of stripe or edge of stripe to edge of pavement.

503.7.5.4 Multi-Occupancy Structures. All multi-occupancy structures, other than residential structures less than three stories in height, shall provide fire lanes along the two longest sides of the structure that are a minimum width of thirty feet (30').

503.7.5.5 Ingress and Egress. When utilized as those portions of the driveway that provide ingress and egress for vehicles to the facility or building or those areas used for parking of vehicles at the facility or building the minimum width shall be thirty feet (30').

503.7.5.6 Existing Usage. Where existing parking lot usage restricts full lane width, the appropriate Fire Chief may permit the existing condition to remain.

503.7.6 Vertical Clearance. All fire lanes shall have a vertical clearance of not less than fifteen feet (15').

503.7.7 Construction Standard. Fire lanes shall be constructed to a structural index of IBR 3.0 or greater and shall be provided with an all-weather surface (example concrete or asphalt). All fire lanes shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water. The appropriate Fire Chief may allow for the construction standard of fire lanes to be varied where an approved alternate means is provided or where conditions do not allow compliance. All fire lanes shall be a level-driving surface. No fire lane shall be allowed to have speed bumps, gates, ramps or other obstructions to a smooth continuous path of travel without permission from the appropriate Fire Chief.

503.7.8 Maintenance. It shall be the responsibility of the property owner to maintain this surface in a usable condition at all times, including the removal of snow.

503.7.9 Marking and Signage. All fire lanes shall be clearly marked to indicate their location.

503.7.9.1 Curbs. All associated curbs, on top and side of curbs, or pavement areas shall be painted bright yellow or in an approved manner that defines the limits of the fire lane.

503.7.9.2 Signs. Those portions of the fire lane that restrict parking shall be provided with reflective twelve (12) inch by eighteen (18) inch signs stating “No Parking - Fire Lane” that are posted every fifty feet (50'). Those portions of the fire lane that restrict access to emergency vehicles shall be provided with reflective signs stating "Emergency Vehicles Only" that are posted on both sides of the lane at each end. All required signs shall be mounted in an approved manner on posts or on a surface of the building with the bottom height of the sign portion no less than seven (7') feet from the ground. All required signs shall be red lettering on a white background and meet all specifications listed in the “Manual On Uniform Traffic Control Devices” (2003 edition). All signs that are located adjacent to pedestrian walks and are mounted on posts are required to be an approved safety design.

503.7.9.3 Maintenance. It shall be the responsibility of the property owner to maintain the painted curbs and signs in proper condition at all times.

503.7.10 Obstructions. All portions, from ingress to egress of any required fire lane, shall allow for continuous movement of fire apparatus that are not obstructed by curb, portion of the building, or other barrier or obstruction including any mechanical attachments to the structure.

503.7.11 Turning Radius. Any turns in the fire lane shall provide the required width and turning radii no less than twelve (12) feet. No portion of a required fire lane may dead-end in excess of one hundred and fifty feet (150'). The appropriate Fire Chief may allow for the turning radius or the length of a dead-end to be varied where an approved alternate is provided or where existing conditions do not allow compliance.

503.7.12 Gates and Barricades. Any secured gates or barricades allowed, whether required or not, shall allow for fire apparatus passage through a gate with a clear opening of not less than fourteen feet (14'). All secured gates shall allow access to fire apparatus by means of an approved Knox product or traffic preemption device.

- (11) Section 506.1, “Where Required,” is hereby deleted in its entirety, and in lieu thereof, the following is hereby inserted:

506.1 Where required. Every structure equipped with any fire detection, suppression, or alarm system shall have a supervised entry system (Knox Box 4400 Series), approved by the [Fire Code Official](#), at a height of five feet (5') above grade level in a location approved by the [Fire Code Official](#). Larger sized Knox products may be required by the Fire Code Official where the occupancy exceeds 40,000 square feet or has other hazards or conditions that warrant the product in the opinion of the appropriate Fire Chief. Additional Knox boxes may be required

for any structure that exceeds 300 feet of travel distance around the exterior of the structure. Key boxes shall contain two sets of keys to locked points of ingress, whether on the interior or the exterior of the structure, and to locked mechanical, electrical, and elevator control rooms, and other areas as directed by the [Fire Code Official](#). All exterior doors that access areas common to the overall structure for each structure are required to have hardware that will allow exterior access into the building with use of a single master key whenever possible. The exterior doors that access an individual retail or commercial occupant are required to have hardware that will allow exterior access into the occupancy with use of a single master key whenever possible that is different than the common key.

- (12) Section 506.2, “Key Box Maintenance,” is hereby deleted in its entirety, and in lieu thereof, the following is hereby inserted:

506.2 Key lock box maintenance. The owner(s), occupant(s), and/or operator(s) of any building shall immediately notify the Fire Code Official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key lock box. The users shall be responsible for the proper installation and maintenance of such key lock boxes, at their expense, and shall agree to indemnify and hold harmless any elected officials, officers, employees, and agents of the Village of Deer Park or any fire protection district from any liability with respect to such key lock boxes.

- (13) Section 507.1, “Required water supply,” is hereby amended by the addition of the following new subsections:

507.1.1 General. All water distribution facilities including piping, fittings, hydrants, valves, devices, well pumps, and other needful appurtenances shall be subject to approval of the Fire Code Official and shall be installed according to the standards herein adopted. A water supply system shall be capable of supplying the hydrants prior to the construction of structures. It shall be unlawful to erect, alter, use or occupy any structure that has been deemed to have inadequate water supply.

507.1.2 Water supply demand changes. Area water supplies shall be studied whenever additional demands will be placed on the water supply by new construction, change in use, or changes in hazard or contents. Standard fire flow calculation methods will be used to make determinations. Upon determination by the Fire Code Official that inadequate water supplies exist, the Fire Code Official shall reject any applicable plans and provide the property owner, the water utility, and the Building Inspector with a memorandum listing said deficiencies.

507.1.3 Rural water supply requirements (Dry Hydrants). In any subdivision/development, where an adequate water distribution system is not provided, the Fire Code Official shall require the subdivider, developer, builder and/or the owner to modify storm water control within the development. It shall conform to the standard of NFPA 1142. The pond must be a minimum depth of five (5) feet and provide a minimum supply of available water to be determined by the Fire Code Official. (See Appendix B for additional rural water supply requirements).

- (14) Section 507.3, “Fire flow,” is hereby amended by the addition of the following new subsections:

507.3.1 Minimum flow requirements. Each fire hydrant shall be provided with an adequate water supply so as to develop a minimum individual supply of not less than one thousand (1,000)

gallons per minute (gpm) flow with not less than 20 pounds per square inch residual pressure for a municipal public water supply system.

507.3.2 Appendix B, "Fire Flow for Requirements Buildings" is hereby adopted.

(15) Section 507.5, "Fire hydrant systems," is hereby amended as follows:

(a) Section 507.5.1, "Where Required," and its exceptions are hereby deleted in their entirety, and in lieu thereof, the following new Section 507.5.1 is hereby inserted:

507.5.1 Where required. The maximum hydrant spacing shall not exceed three hundred (300) feet between hydrants and from the furthest point of any building or structure as measured by an approved access route around the exterior of the facility or building unless otherwise approved by the Fire Code Official. Where the configuration of lots, distances between buildings and lot lines or public utility easements, accessibility to buildings for fire suppression requirements dictate, the Fire Code Official shall increase or decrease hydrant spacing and appropriate supply mains as deemed necessary.

(b) The following new subsections are hereby added:

507.5.1.2, IFC Appendix C, Fire Hydrant Locations and Distribution, is hereby adopted.

507.5.1.3, General. Additional fire hydrants shall be located within one hundred (100) feet of any Fire Department Connection (FDC). Hydrants shall not be installed on a water main less than eight (8) inches in diameter. Dead end water mains shall not to exceed one hundred (100) feet. It is recommended that a looped water main system be required for each structure or group of structures.

(c) The following new subsections are hereby added:

507.5.7 Identification. All fire hydrants public or private shall be marked with a number, hydrant flag and painted a color approved by the Fire Code Official. Dry fire hydrants shall be provided with signs as provided in Appendix B of this Code.

507.5.8 Apartment and cluster type housing. In areas where apartment buildings, town/row houses, condominium buildings, or other types of cluster-type housing are located, the area along the roadway within seven and one-half feet on either side of the yellow or "NO PARKING" signs shall be installed (or both).

507.5.9 Unauthorized use. It shall be unlawful for any person to utilize any device such as a fire hydrant, drafting hydrant, dry hydrant, or other water supply appurtenances designed for fire suppression operations without the express permission of the Fire Code Official.

507.5.10.1 Dry hydrants. In any subdivision or development, where a water distribution system is not provided or is not available, the Fire Code Official may require the owner to modify storm water control devices, so as to provide a pond with a minimum depth of five (5) feet and to install a dry hydrant that conforms to the standard of NFPA 1142 and with a suction pipe from the middle of the pond. The developer shall

provide the fire protection district with an engineered drawing indicating the minimum required volume of water and complete “Fifty-year Drought Study” certification of the required water supply. The dry hydrant shall be installed on the right of way of a street proposed to be installed within the subdivision/development and shall meet the standards established by the fire protection district. Where a pond is not practical, a tank system with adequate water storage capacity will be required.

It shall be unlawful to erect any structure in any subdivision or development prior to completion of any required water supply equipment as required by this Ordinance.

507.10.2 Additional hydrants. Where the configuration of lots, distance between buildings and lot lines or public utility easements, accessibility to building or fire suppression requirements dictate, the **Fire Code Official** shall require additional hydrants as deemed necessary.

507.10.3 Required flow. The total gallons per minute, which dry hydrants shall be required to produce, shall be determined by the structure being served by the hydrant. In no case shall the hydrant produce less than 1,000 gallons per minute.

507.10.4 Location approval. The precise location of and specifications for dry hydrant(s) shall be subject to the review and approval by the **Fire Code Official** prior to the installation of the system.

507.10.5 Additional review. The dry hydrant plan submitted for review may be subject to review by an outside engineer or code consultant. The submitted party will incur all associated costs.

507.10.6 Unlawful use. It shall be unlawful for any person to utilize any device such as drafting pits, dry hydrants or other water supply appurtenances designed for firefighting operations without the express permission of the Village and the Fire Code Official.

507.10.7 Maintenance. All dry hydrants shall be maintained free from obstructions. The access to any area surrounding the dry hydrant shall be properly cleared of obstacles, which may hide or impede the use of the dry hydrant. Furthermore, the hydrant shall be maintained in working order at all times, capable of delivering the minimum required flow. Responsibility of maintaining, repairing, replacing and/or dredging all hydrants within a subdivision shall be the responsibility of the appropriate homeowner’s association. In the absence of a homeowners association, each dry hydrant will be addressed on an individual basis.

507.10.8 Signs. The Fire Code Official shall require the property owner or his agent to install “No Parking – Fire Hydrant,” or other signs as needed.

- (16) A new Section 611, “Parking Structures,” shall be and is hereby added, which new Section shall read as follows:

611 Parking Structures:

611.1 General. All parking structures, whether above or below grade, or whether attached or separated from any other structure, shall meet the following standards:

611.1.1 Suppression system. All Open-parking and below-grade parking structures shall be provided with a dry automatic fire suppression system meeting the standards of NFPA 13.

611.1.2 Area Limitation and construction type. Any underground parking structure shall be limited in area to 40,000 square feet per level without 4-hour firewall separation. Any underground parking structure shall require Type I construction.

611.1.3 Standpipes. A dry Class I standpipe system shall be provided in any parking structure. All piping shall be corrosion resistant. Each standpipe connection shall be placed in an approved standardized location with each connection being no greater than 250 feet from another connection.

611.1.4 Ventilation fans. An approved PPV fan shall be provided in a clearly labeled cabinet or closet.

611.1.5 Corrosion resistant piping. All piping (sprinkler, standpipe, drainage, electrical conduit) shall be corrosion-resistant.

611.1.6 Mechanical above-grade. No sprinkler, alarm, mechanical, electrical rooms or equipment shall be located below-grade.

611.1.7 Elevators. All elevator cars should be sized to allow access by a cot 24 inches by 84 inches. All other requirements of Deer Park Municipal code for Elevators (3-2-5) shall be followed. Additional ingress/egress doors or stairs or elevators may be required beyond what the minimum standards of the code require.

611.1.8 Emergency call system. An approved Emergency Assistance Call system shall be required.

611.1.9 Signs. Reflective “street signs” shall be provided near each ingress/egress point in the structure to indicate which street or streets the ingress/egress point is adjacent.

611.1.10 Haz-Mat equipment. Spill kit cabinets and approved supplies shall be provided to mitigate fuel leaks.

611.1.11 Storage closets. All below-grade parking structures shall provide a closet on each level for each fire area of 40,000 square feet at one approved ingress/egress point with an interior dimension of 50 square feet with any dimension not less than five feet that shall be used to store equipment and supplies essential to fire protection or emergency management.

- (17) Section 901.6, “Inspection, Testing and Maintenance,” is hereby amended by the addition of the following language:

All water flow switches, valve supervision, trouble signals, fire alarm systems shall transmit an alarm to a location approved by the Building Code Official.

- (18) Sections 903.2.1 through 903.2.10, inclusive, are hereby deleted in their entirety and in lieu thereof, the following new Sections shall be inserted therefor:

903.2.1 All groups shall require the installation of automatic fire sprinklers.

Exception 1: Detached structures which comply with all the following, do not require automatic fire sprinklers.

1. Having less than 1,000 square feet in area
2. Consisting of a maximum of a single story
3. Not containing a space or room used as a dwelling unit or sleeping room
4. Not a High Hazard
5. Not containing or used for high hazard products or hazardous materials storage
6. Not containing or having a basement or basements
7. Having a minimum separation from other buildings of at least 20 feet

Exception 2: Real estate sales trailers and construction trailers utilized during development of property when approved by the Building Code Official.

903.2.2 Warehouse and factory buildings (Use groups S or F) with a ceiling roof height of 25 feet or greater to be protected with ESFR (Early Suppression Fast Response) fire sprinkler system or a hydraulically calculated system for class IV commodities with rack storage calculated to the greatest storage height.

903.2.3 Expansion of Buildings Other Than Single Family Detached Dwelling. When a building, other than a single family detached dwelling, having an interior of less than 3,000 square feet of gross floor area as of February 5, 2007, is expanded at any time to a size of 3,000 square feet of gross floor area or more, then an automatic fire suppression system shall be provided for the entire building that meets the appropriate NFPA Standard indicated in the above sections. This requirement shall apply regardless of building separation, fire rated assemblies within the building, or type of construction of the building.

903.2.4 Other Requirements for Existing Buildings to Install Sprinklers. Any existing building over 3,000 square feet of gross floor area shall be required to install an approved automatic fire sprinkler system meeting the standards of NFPA 13 and all requirements of this Chapter whenever one of the following occurs: a change of occupancy to a hazard the entire gross floor area of the building is included in a permit.

903.2.4.1 Whenever a residential structure is converted to a retail or commercial use it shall be protected by an approved automatic fire suppression system that meets the standards of NFPA 13D that is hereby modified to allow approved CPVC plastic piping in basement installations irregardless of type of construction. That system shall include protection within any attached garage. The sprinkler system shall be monitored with a fire alarm system that meets all the provisions of this Fire Code.

- (19) Sections 903.4 through 903.4.3, inclusive, are hereby deleted in their entirety, and in lieu thereof, the following new Sections are hereby added:



903.4 Control Valves and Monitoring. All new and existing system fire suppression control valves shall be electronically monitored with the alarm transmitted to the appropriate Dispatch Center in accordance with NFPA 72C for remote stations. All new multi-occupant structures without common areas shall have the automatic fire suppression system designed to provide separate zone control valves and flow switches for each occupancy as well as main flow alarm initiation devices and control valves. All new multi-story structures shall have the automatic fire suppression system designed to provide separate zone control valves and flow switches for each story as well as main flow alarm initiation devices and control valves. All new control valves, including required zone valves shall be installed three to five feet in height from the floor.

903.4.1 System Monitoring. All new and existing fire suppression, detection, and alarm systems shall be monitored with the alarm being transmitted to the appropriate Dispatch Center in accordance with NFPA 72C for remote stations. All such new connections shall be made by wireless transmission compatible with the Village's wireless alarm network, unless, because of exceptional circumstances, prior written approval of a telephonic connection is granted by the appropriate Fire Chief.

903.4.2 Evacuation Alarms. All fire suppression systems shall be equipped so that, upon activation, an evacuation alarm shall sound that is heard throughout the structure. In multi-occupancy structures with a common suppression system each unit shall be equipped so that, upon activation, an evacuation signal shall sound that is heard throughout each unit.

903.4.3 Flow Alarm Signals. A combination horn and white strobe light unit in an approved weatherproof housing shall be installed above each fire department connection for each automatic sprinkler system. In new multi-occupancy structures without common areas a single common fire alarm system shall serve the entire structure with an amber strobe that shall be installed at an approved exterior location for each tenant space. These devices shall be designed to activate only when the water flow device is activated. All other initiating devices installed for each unit in a multi-occupancy structure without common areas shall not activate the exterior signals and shall be compatible with the common system.

- (20) A new Section 903.7, "Floor Plans," is hereby added, which new Section shall read as follows:

Section 903.7 Floor plans. When any building has multiple risers on any floor, a floor layout for the sprinkler system showing all sprinkler zones shall be provided at the main sprinkler riser.

- (21) A new Section 903.8, "Sprinkler System Design Criteria," is hereby added, which new Section shall read as follows:

903.8, Sprinkler system design criteria. Sprinkler hydraulic designs for NFPA 13 factor shall be applied to the water flow and NFPA 13R systems shall be designed with a minimum of a five (5) pound difference between the sprinkler system design including hose requirements and the available water supply. The five (5) pound safety test after any adjustments for a seasonal low.

- (22) A new Section 903.9, "Fire Pump Room," is hereby added, which new Section shall read as follows:

903.9.1, Sprinkler valve/fire pump room. Any fire pump installed shall be enclosed within a room meeting the following requirements. Every multi-occupant structure that does not have common areas shall be provided with a sprinkler room that meets the following minimum standards:

903.9.2, Label. The room shall be provided with a separate street address and label on the exterior access door stating "SPRINKLER ROOM"

903.9.3, Door swing. The exterior access door shall swing out.

903.9.4, Room size. The interior dimension of the room shall be minimally 30 square feet with any dimension not being less than four feet for any residential structure and minimally 50 square feet with any dimension not being less than five feet in any commercial structure.

903.9.5, Exterior access. An approved sidewalk or paved area shall be provided leading from a common way to the entrance of the sprinkler room.

903.9.6, Lighting. The interior shall be provided with adequate illumination and emergency lighting. The exterior area adjacent to the sprinkler room door shall be provided with adequate illumination.

903.9.7, Electrical service. A separate approved electrical service panel shall be provided within the room.

903.9.8, Other equipment or storage prohibited. Every sprinkler room shall contain only approved fire protection equipment or mechanical equipment specified in this Section. No other mechanical equipment or storage will be allowed.

903.9.9, Protection from climate. Every residential sprinkler room shall be insulated according to the prescriptive requirements of the International Energy Conservation Code for residential occupancies and provided with a heater that is designed to maintain the temperature of the entire room above 60 degrees Fahrenheit. Every commercial sprinkler room shall be insulated according to the Building Code and provided with a heater that is designed to maintain the temperature of the entire room above 60 degrees Fahrenheit. A low temperature alarm device shall be connected to the fire alarm system that initiates a supervisory signal when the temperature reaches forty degrees Fahrenheit.

903.9.10, Alarm panel. Fire Alarm Control Panel shall be located within this room. It shall be mounted on the wall with the top of the panel no higher than six (6) feet above the floor of the room. It shall be clearly accessible with no obstructions nearer than eighteen inches from any edge of the panel. The panel shall be mounted in a manner that protects it from water damage. A manual pull station shall be mounted next to the alarm panel.

903.9.11, System drains and drain valves. All portions of the sprinkler system shall drain into the drain located in the sprinkler room or directly outside. Any drain that terminates outside shall not cause water to collect within five feet of electrical equipment, discharge within five (5) feet of electrical equipment, or cause other hazardous conditions to mechanical

equipment or public or private areas. All drain valves for common systems including the dry system drain for the common attic area shall be located in the sprinkler room.

903.9.12, Floor drain required. A sanitary floor drain shall be installed in the room sufficiently sized to meet the flow rate of any device, including the backflow device. Floor drains serving backflow devices shall be sized in accordance with the discharge rates of the manufacturer's flow charts of such devices. The following Table shall be used to determine the floor drain size:

<u>Drain Size</u>	<u>Flow Rate GPM</u>
4"	88
6"	264
8"	575
10"	1050
12"	1700

8, 10 and 12 inch drains shall discharge directly to the exterior and not into the sanitary sewer system.

903.9.13, Interior walls. All interior walls within a sprinkler room shall use water resistant gypsum backing board.

903.9.14, Fire pump test header: An outside test header shall be provided on all fire pump installations. An OS&Y control valve shall be provided on all fire pump test headers.

- (23) Section 905.3, "Required Installations," shall be amended by the addition of the following language:

All required standpipe systems shall be supplied by a separate riser. The supply riser shall be hydraulically designed to supply 2½" hose drops. The riser system shall be equipped with a separate control valve and flow switch.

The standpipe shall be a 2½" gated connection with a 1½" reducer and all locations shall be approved by the Fire Code Official. All standpipe and sprinkler risers shall have separate control valves and flow switches per floor.

- (24) Section 905.3.1, "Height," shall be deleted, except for Exceptions 1 through 5, inclusive, and in lieu thereof, the following is hereby added:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings or structures (1) in all newly constructed buildings so that all areas in excess of 120 feet from the nearest point of entry to the building shall be covered by a standpipe; (2) in all areas of existing structures which have been remodeled or added to in such a manner that those areas are located in excess of 120 feet from the nearest point of entry to the building; (3) in all newly constructed buildings or structures two (2) or more stories in height or more than one (1) story below the highest level of fire department vehicle access so that all areas on those floors are within 120 feet of a standpipe; and (4) in all buildings or structures more than two (2) stories in height or more than one (1) story below the highest level of fire department vehicle access which have been remodeled or added to in such a manner so that those areas are located in excess of 120 feet from the nearest standpipe. The standpipes shall be provided with a 2½" to 1½" reducer and

cap with no fire hose. There shall be an approved fire department connection at grade and hose connections located at each floor level.

Exceptions 1 through 5 shall remain

- (25) Section 1006.3, "Emergency Power for Illumination:" Section 1006.3 is hereby amended by the addition of a new item which shall be as follows:

"6. Toilet Rooms"

- (26) Section 5307, "Compressed Gases Not Otherwise Regulated," is hereby amended by the addition of a new subsection 5307, which new subsection shall read as follows:

5307.3 Compressed gases that are used in soda-dispensing systems. All new and existing stationary carbon dioxide gas tanks of any size that are inside a structure and are part of a soda-dispensing system shall be installed in accordance with the requirements of Section 5307.3.1 through 5307.3.4

Exception: Portable tanks regulated under DOTn standards having an internal volume of 30 cubic feet (0.855 cubic meters) or less and are removed off-site for refill.

5307.3.1 Pressure relief devices. Pressure relief devices shall be arranged to discharge upward and unobstructed to the open air in such a manner as to prevent any impingement of escaping gas upon the container, adjacent structures or personnel.

5307.3.2 Leak detection. An approved leak detection device shall be installed following manufacturers recommendation that is monitored by a fire alarm system as a supervisory signal. This device shall be maintained and or replaced as recommended by the manufacturer.

5307.3.3 Leak alarms. The fire alarm system shall provide an approved interior audible signal that is unique from a fire evacuation signal and interior and exterior blue strobes that shall signal upon detection of a leak. The interior visual device shall be mounted near the tank or directly above a door leading to an enclosed space containing a tank. The exterior strobe shall be in an approved weatherproof housing and mounted directly above the fill valve.

5307.3.4 Marking. Approved signage shall be placed near the tank at an approved location warning occupants of asphyxiation hazard. A warning sign meeting the standards of NFPA704 shall be mounted on the exterior of the structure directly beneath the blue strobe.

- (27) Section 5601.1.3, "Fireworks," is hereby deleted in its entirety and the following shall be inserted in lieu thereof:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, advertisement, handling, and use of fireworks are prohibited.

Exceptions:

1. The use of fireworks for display as permitted in Section 5608.

2. The retail sale of approved consumer novelties shall be permitted, but only to person 18 years of age or older. Such sales shall be permitted only in buildings equipped with approved automatic sprinkler systems. The display of consumer novelties in a building shall be separated from all exit doors by a minimum distance of 20 feet or as approved in advance in writing by the Fire Code Official. The sale of consumer novelties shall not be permitted at any building or on any property where flammable or combustible liquids or gases are sold or dispensed.

(28) Section 5602, "Definitions," is hereby amended as follows:

- (a) A new definition, "Consumer Novelties," shall be inserted in alphabetical order, which new definition shall read as follows:

CONSUMER NOVELTIES. Consumer novelties shall mean: (i) snakes, glow worm pellets, smoke devices, trick noisemakers (known as party poppers), toy booby traps, snappers, trick matches, cigarette loads, auto burglar alarms, toy pistols, toy canes, toy guns, and other devices in which paper or plastic caps containing 0.25 grains or less of explosive compound are used, provided they are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and (ii) toy pistol paper or plastic caps which contain less than 0.25 grains of explosive mixture.

- (b) The definition "Fireworks, 1.4G" is hereby deleted, and the following definition is hereby inserted in lieu thereof:

Fireworks, 1.4G. (formerly known as class C, common fireworks.) Small fireworks devices, including handheld wire sparklers, containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion. Such 1.4G fireworks that comply with the construction, chemical composition, and labeling regulations of the DOT for fireworks, UN 0336, and the U.S. consumer product safety commission as set forth in CPSC 16 CFR: parts 1500 and 1507 are not explosive materials for the purpose of this code.

(29) Section 5608, "Fireworks Display," is hereby amended as follows:

- (a) Section 5608.1, "General," is hereby amended by the addition of the following new subsection which shall read as follows:

5608.1.1 Indoor displays prohibited. The use of any type of fireworks, novelties, or display or pyrotechnic special effects in theatrical or group entertainment shall be prohibited within a structure of any use group.

- (b) Subsection 5608.2.1, "Outdoor Fireworks Displays," shall be deleted in its entirety, and a new Subsection 5608.2.1 shall be inserted in lieu thereof, which new Subsection shall read as follows:

5608.2.1 Outdoor Fireworks Displays. In addition to the requirements of section 403, permit applications for outdoor fireworks displays using division 1.3G fireworks shall include a diagram of the location at which the display will be conducted, including the

site from which fireworks will be discharged; the location of buildings, highways, overhead obstructions, and utilities; and the lines behind which the audience will be restrained. All outdoor fireworks displays shall be electronically fired from an approved electronic firing unit.

- (c) Section 5608.8, "Fireworks Display Supervision," shall be amended by the addition of the following new subsection 5608.8.1 which shall read as follows:

5608.8.1 Display site restricted. No spectators or spectator parking areas shall be located within the display site. No vehicles shall be parked within the discharge area following the start of connection of the first circuit to the electronic firing unit.

- (d) A new Section 5608.11, "Display and Sale Prohibited," is hereby added, which new Section shall read as follows:

5608.11 Display and sale prohibited. It shall be unlawful to display, sell, store, or advertise for sale any division 1.4G or 1.3G fireworks within the Village.

- (30) Chapter 80, "Referenced Standards," is hereby amended by the deletion of all references to the International Plumbing Code

- (31) The following appendices are hereby adopted: B, C, D, E, F, G, and H. All other appendices are not adopted.

(Amd. Ord. 13-25 passed 10/21/2013)

(H) Energy Conservation Code:

The International Code Council International Energy Conservation Code, 2012 Edition, which shall be referred to in this Village Code as the "Deer Park Energy Conservation Code," a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption thereof, be and is hereby adopted by reference, except for such deletions or substitutions of sections as hereinafter provided, and the following additions and/or amendments to the Deer Park Energy Conservation Code shall also be and are hereby adopted and approved:

- (1) Section C101.1 is hereby revised to read as follows:

C101.1 Title. These regulations shall be known as the Deer Park Energy Conservation Code, hereinafter referred to as "this code."

- (2) Section C108.4 is hereby revised by the addition of the following:

"The penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter."

- (3) Sections C109.1 through C109.3, inclusive, are hereby deleted and the following shall be inserted in lieu thereof:

See Section 150.01 H of this Chapter.

(Amd. Ord. 2013-25, passed 10/21/2013)

(I) Elevator and Escalator Standards:

The installation, repair, or modification of elevators, escalators, and other conveyances after the effective date of this Section shall be in accordance with the following standards, which standards are hereinafter sometimes referred to as the “Deer Park Elevator and Escalator Standards,” and which regulations are hereby adopted and incorporated herein by reference, and at least one (1) copy of each of said standards has been on file and available for public inspection and/or copying in the office of the Village Clerk for at least thirty (30) days prior to the adoption thereof:

- (1) Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44-07) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07);
- (2) Guide for inspection of Elevators, Escalators, and Moving Walks (ASME A17.2-2004);
- (3) Safety Code for Existing Elevators and Escalators (ASME A17.3-2005). Only upgrades required by application of the Safety Code for Existing Elevators and Escalators must be completed no later than January 1, 2015 (see Public Act 096-0054, Section 35(h)). With respect to ASME A17.3-2005, “Safety Code for Existing Elevators and Escalators,” upgrades required by Section 35(h) must be completed no later than January 1, 2015.
- (4) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005);
- (5) Standard for the qualification of Elevator Inspectors (ASME QEI-1-2007);
- (6) Automated People Mover Standard (ASCE 21-05), Part 1, 2006;
- (7) Automated People Mover Standards (ANSI/ASCE/T&DI 21.2-08), Parts 2, 3, and 4, 2008 American Society of Mechanical Engineers (ASME); Three Park Avenue, New York, New York American Society of Civil Engineers (ASCE), 1801 Alexander Bell Drive, Reston, VA 20191-4400
- (8) The following records shall be maintained by the Building Permit Coordinator of the Village:
  - (a) Copies of all inspection reports;
  - (b) Copies of all permit applications;
  - (c) Copies of all permits issued;
  - (d) Maintain a record of the number of Certificates of Operation issued; and
  - (e) Copies of all variances/exceptions issued.
- (9) The owner of all conveyances in the Village shall be required to register with and pay the associated fee to the Office of the State Fire Marshal (“OSFM”) and such conveyances shall be put out-of-service and the names of the owners of those conveyances that fail to register shall be reported to the OSFM within thirty (30) days of determination that the conveyance is not registered.

- (10) No conveyance covered by this Section shall be erected, constructed, installed, or altered within buildings or structures within this State unless a permit has been obtained from the Village before the work is commenced.
- (11) The Village shall keep all permits it issues on file for a period of not less than two (2) years from the date of issuance. Where any material alteration is made, the device shall conform to applicable requirements in ASME A17.1, ASME A18.1, or ASCE 21.
- (12) No permit required under this Section shall be issued except to a person, firm, or corporation holding a current elevator contractor's license, duly issued pursuant to the Elevator Safety and Regulation Act (225 ILCS 312) ("the Act"), except that a permit to alter a conveyance may be issued to an entity exempted from licensure under subsection (a) of Section 40 of the Act.
- (13) A copy of the permit shall be kept at the construction site at all times while the work is in progress.

(J) Property Maintenance Code:

The ICC International Property Maintenance Code, 2012 Edition, which shall be referred to herein as the "Deer Park Property Maintenance Code," a copy of which was on file in the office of the Village Clerk for inspection and/or copying by the public for at least thirty (30) days prior to adoption hereof, be and is hereby adopted by reference, except for such deletions or substitutions of sections as hereinafter provided. Copies of the Property Maintenance Code are on file in the office of the Village Clerk for public use and inspection, and the following additions and/or amendments to the Deer Park Property Maintenance Code shall also be and are hereby adopted and approved.

- (1) Section 101.1, "Title," Insert: "Village of Deer Park."
- (2) Section 102.3 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 102.3 is hereby adopted, which shall provide as follows:

Section 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 Deer Park Building Code, the Deer Park Residential Building Code, the Deer Park Plumbing Code, the Deer Park Mechanical Code and the Deer Park Electrical Code. Wherever this Code refers to the International Building Code, such reference shall be construed to mean the Deer Park Building Code. Wherever this Code refers to the International Residential Code, such reference shall be construed to mean the Deer Park Residential Code. Wherever this Code refers to the International Fire Code, such reference shall be construed to mean the Deer Park Fire Code. Wherever this Code refers to the Illinois State Plumbing Code, such reference shall be construed to mean the Deer Park Plumbing Code. Wherever this code refers to the International Mechanical Code, such reference shall be construed to mean the Deer Park Mechanical Code. Wherever this Code refers to the National Electrical Code, such reference shall be construed to mean the Deer Park Electrical Code. Wherever this Code refers to the International Zoning Code, such reference shall be construed to mean the Deer Park Zoning Regulations. Nothing in this Code shall be construed to cancel, modify or set aside any provision(s) of the Deer Park Zoning Regulations.



- (3) The title of Section 103 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, the following title of Section 103 shall be as follows:

Section 103. Building Department:

- (4) Section 103.1 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 103.1 is hereby adopted, which shall provide as follows:

Section 103.1 General. The Village has previously created the Building Department. The Village employee or independent contractor in charge of said department, or his or her designee, shall be known as the “Code Official” or “Building Inspector.”

- (5) Section 103.5 of the Deer Park Property Maintenance Code is hereby deleted in its entirety and in lieu thereof, the following new Section 103.5 is hereby inserted, which new Section shall read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in Section 150.04 (“Schedule of Building Fees and Charges”) of the Village of Deer Park Municipal Code.

- (6) Section 106.3 of the Deer Park Property Maintenance Code is hereby deleted and in lieu thereof, a new Section 106.3 is hereby adopted, which shall provide as follows:

Section 106.3. Prosecution of Violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a civil infraction, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Code Official shall institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or of the order of direction made pursuant thereto. Any person failing to comply with a notice of violation shall be responsible for any costs of prosecution incurred by the Village, including but not limited to the Village’s attorney fees, court costs, costs of abatement, expert witness costs, and any other costs and expenses incurred in any proceeding brought at law or in equity.

- (7) Section 106.4 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 106.4 is hereby adopted, which shall provide as follows:

Section 106.4 Violation Penalties. Any person who shall violate a provision of Chapter 150, “Building Regulations,” of Title XV, “Land Usage,” 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 Building Inspector, or any officer or employee of the Village duly authorized by the Village Administrator, or his or her designee, or of a permit or certificate issued under the provisions of this Code, and/or any person who shall fail to maintain a building or structure in compliance with Chapter 150, “Building Regulations,” of Title XV, “Land Usage,” of this Code shall be guilty of a petty offense, punishable by a fine as specified from time to time in Section 150.99, “Penalties,” of this Chapter 150, “Building Regulations,” of the Deer Park Municipal Code. Each day that a violation continues shall be deemed a separate offense.

- (8) Section 111, “Means of Appeal,” is hereby deleted, and in lieu thereof, the following is hereby inserted:

111, Means of Appeal: See Section 150.01 H of this Chapter.

- (9) Section 3 of the Deer Park Property Maintenance Code is deleted and in lieu thereof, a new Section 302.3 is hereby adopted, which shall read as follows:

302.3 Sidewalks, Driveways and Right-of-Way Maintenance

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. No driveway shall be installed or maintained within any street or right-of-way which shall significantly interfere with or impede existing drainage. The owner of the property served by a driveway shall be responsible for the maintenance of such driveway and the structures appurtenant thereto and any culvert repairs shall be approved by the Village engineer and require a building permit.

It shall be the duty of owners of lots abutting rights-of-way to maintain the lawn and landscaping on the rights-of-way up to the street surface, including mowing and weed control; to maintain ditches in a vegetated, neat, and mowed condition; and culverts clear of sediment and obstructions.

(Ord. 15-05 passed 5/18/15, Amd. Ord. 19-03 passed 3/14/19)

- (10) Section 302.4 of the Deer Park Property Maintenance Code is deleted, and in lieu thereof, a new Section 302.4 is hereby adopted, which shall provide as follows:

302.4 Weeds and Other Nuisance Vegetation.

- A. It shall be unlawful for the owner(s) and occupant(s) of any premises in the Village and their respective agents to permit weeds or other nuisance vegetation to remain on such premises in violation of this Section A, in violation of any other provisions of the Deer Park Municipal Code, or in violation of any other ordinance of this Village. The owner(s), occupant(s), and their respective agent(s) of any real estate within the corporate limits of the Village shall be responsible for and shall cause the cutting and, where directed by the Village, the trimming of trees and bushes when required by this Section, and the abatement of nuisance vegetation as required by this Section in a manner approved by the Village Administrator, or his or her designee. The abatement of weeds and other nuisance vegetation shall include but not be limited to proper cutting of such nuisance vegetation, the removal of the stumps of any such nuisance trees and the removal and disposal of all such nuisance vegetation in a manner approved by the Village Administrator, or his or her designee.
- B. Abatement by Village: The officers, employees, and agents of the Village are hereby authorized to enter upon private property to inspect such property and the vegetation thereon for violations of this Chapter, taking samples to be tested to determine whether said vegetation is, in fact, dead, diseased or infected, and/or for the purpose of abating any and all such violations.

- C. Costs As A Lien: The Village Administrator, or his or her designee, may cause the cutting and/or removal of nuisance vegetation as defined in this Section, and/or the trimming of trees and bushes, when the owner(s) of real estate refuse or neglect to cut, trim, and/or remove them after a written notice and request for cutting, trimming, and/or removal has been mailed to such person(s) by regular U.S. mail, postage prepaid, not less than ten (10) days in advance and the Village may then collect from such person(s) the reasonable cost thereof, provided, however, notwithstanding the foregoing requirement for written notice, no such prior written notice and request pursuant to this Section shall be required if the person(s) responsible for such condition have been mailed a notice and request relative to a similar condition by the Village within the prior twelve (12) months. Such cost(s) shall not be a lien on the underlying parcel unless a notice is personally served on, or sent by certified mail to, the person to whom was sent the tax bill for the general taxes on the property for the taxable year immediately preceding the removal activities. Such notice must also be delivered or sent after the removal activities have been performed and said notice must: (1) include a copy of this Section and include copies of 65 Illinois Compiled Statutes 5/11-20-7 and 65 Illinois Compiled Statutes 5/11-20-15, which statute is applicable to all such liens; (2) identify the underlying parcel, by common description; and (3) describe the removal activity.
- D. For purposes of this Section, “weeds” shall include the following: burdock, ragweed (giant), ragweed (common), thistle, cocklebur, jimson, blue vervain, common milk weed, wild carrot, poison ivy, wild mustard, rough pigweed, lambsquarter, wild lettuce, curled dock, smart weeds (all varieties), poison hemlock, wild hemp, buckthorn, goldenrod, yellow and white sweet clover, and all other weeds and non-native species of a like kind, which shall be kept to a maximum height of eight inches (8”) on all property within the Village.
- E. For purposes of this Section, “nuisance vegetation” shall include the following: unmanaged ground cover and/or bushes, including non-native prairie species as buckthorn, goldenrod, yellow and white sweet clover, which shall be kept to a maximum height of eight inches (8”) on all property within the Village.
- F. For the purposes of this Section, the term “nuisance vegetation” shall mean weeds as defined above, unmanaged groundcover and/or bushes as described above, grass exceeding a maximum height of eight inches (8”), and/or any tree or other plant in violation of or the maintenance of which is in violation of this Section, in violation of any other provisions of this Village Code, or any other ordinance of the Village, and/or which is determined by the Village Administrator, or his or her designee, to be dead, diseased or infected, or to otherwise be a potential hazard or threat to the public health and safety.
- G. For purposes of this Section, in the event that it is determined by the Village Administrator, or his or her designee, that vegetation is, in fact, dead, diseased or infested, or otherwise constitutes nuisance vegetation as defined herein, said vegetation shall be and is hereby declared to be a nuisance and a type of public nuisance for the purposes of this Section.
- H. Notwithstanding the foregoing, the provisions of this Section shall not be applicable to any vegetation on Village-owned open space, park(s), or preserve(s), or to any vegetation on the unimproved portion of any right-of-way maintained by the Village.

- (11) Section 302.8, “Motor Vehicles,” is hereby deleted in its entirety, and in lieu thereof, the following new Section 302.8 shall be inserted, which shall read as follows:

302.8, Motor Vehicle: See Chapter 90 of this Code for requirements.

- (12) Section 304.14 is hereby deleted, and in lieu thereof, a new Section 304.14 is hereby adopted, which shall provide as follows:

304.14. Insect Screens. During the period from May 15 to October 15, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

- (13) Section 602.2 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 602.2 is hereby adopted, which shall provide as follows:

Section 602.2 Residential Occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F in all habitable rooms, bathrooms and toilet rooms based on a winter outdoor design temperature of -4 degrees F. Cooking appliances shall not be used to provide space heating to meet the requirements of this Section.

- (14) Section 602.3 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 602.3 is hereby adopted, which shall provide as follows:

Section 602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15 to May 15 to maintain a temperature of not less than 65 degrees F. in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below -4 degrees F., maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

- (15) Section 602.4 of the Deer Park Property Maintenance Code is hereby deleted, and in lieu thereof, a new Section 602.4 is hereby adopted, which shall provide as follows:

Section 602.4 Occupiable Work Spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 15th to May 15th to maintain a temperature of not less than 65 degrees F. during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
  2. Areas in which persons are primarily engaged in vigorous physical activities.
- (16) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled EC-09 ICC Electrical Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village Of Deer Park Electrical Code

- (17) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IBC-09 International Building Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village Of Deer Park Building Code

- (18) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IFC-09 International Fire Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village Of Deer Park Fire Code

- (19) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IMC-09 International Mechanical Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village Of Deer Park Mechanical Code

- (20) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IPC-09 International Plumbing Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village Of Deer Park Plumbing Code

- (21) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IZC-09 International Zoning Code, under the heading “ICC” set forth on page 27 of the ICC International Property Maintenance Code 2012 is hereby deleted and the following referenced standard is inserted in lieu thereof:

Village of Deer Park Zoning Regulations

- (22) Exposure of Sewage: No person shall discharge or cause to be discharged untreated sewage, the effluent from any septic tank, disposal field or mechanical treatment plant or any industrial or business wastewater directly or indirectly to any stream, ditch, drainage, system, drainage pipe, storm water sewer, ground surface, or abandoned well or maintain or operate an individual sewage disposal system in such manner that it becomes offensive, dangerous or prejudicial to the public health.
- (23) All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

(Amd. Ord. 13-25 passed 10/21/2013, 16- 15 passed 11/21/16)

**§150.04 SCHEDULE OF BUILDING FEES AND CHARGES.**

- (A) For all new construction, the building permit fee is \$12.00 per each \$1,000.00 of scaled construction cost.
- (B) The scaled cost of construction per square feet shall be determined as follows:
- |     |                                |          |
|-----|--------------------------------|----------|
| (1) | Residential Living Area        | \$100.00 |
| (2) | Basement                       | \$ 15.00 |
| (3) | Garage                         | \$ 40.00 |
| (4) | Business/Mercantile/Industrial | \$100.00 |
| (5) | Warehouse                      | \$ 70.00 |
| (6) | Swimming Pools                 | \$ 60.00 |
- (C) Additions and Alterations: Where the cost of construction is known, the fee shall be \$12.00 per \$1,000.00 construction cost. Where construction cost is not established, the scaled construction costs and fees applicable to new construction shall apply.
- (D) Additional Fees: In addition to payment to the Village of those fees set forth in Subsections (A), (B), and (C) above, a permittee is also required to pay to the Village those charges set forth below prior to the Village’s issuance of the applicable permit or approval:

(1)	<b>Air Conditioning:</b>	
	New Residence, Additions, and Major Alterations, Per Unit	\$75.00
	Commercial, Business, and Industrial, Per 3,000 square feet	\$125.00
	Residential Replacement	\$75.00
	Commercial Replacement	\$115.00
(2)	Antenna/Tower/ Dish	\$115.00*

(3)	Awning - Commercial	\$150.00*
(4)	Certificate of Occupancy, Commercial	\$.10/sq. ft.
(5)	<b>Certificate of Occupancy; Residential</b>	
	New Residence	\$125.00
	Miscellaneous Residence (e.g., an addition)	\$75.00
(6)	Deck	\$12.00 per \$1,000 of scaled construction cost, or a minimum fee of \$150.00
(7)	Demolition	\$100.00
(8)	Drainage/Drain Tile	\$115.00*
(9)	Driveway	\$75.00
(10)	Driveway with Culvert	\$115.00*
(11)	<b>Electrical</b>	
	New Residence, Additions, and Major Alterations, Per Unit	\$125.00
	Commercial, Business, and Industrial, Per 3,000 square feet	\$125.00
	Residential Minor Alterations	\$75.00
	Commercial Minor Alterations	\$125.00*
(12)	<b>Elevator, Escalator, or Other Similar Conveyance</b>	
	Inspection for New Construction, Modernization, and/or Modification	\$200.00 per unit
	Review of Architectural Plans or Final Shop Drawings for New Construction, Modernizations, and/or Modifications	\$200.00 per unit

	Safety Code Inspection	\$85.00 per unit
	Certificate of Compliance	\$15.00 per unit
(13)	Fence	\$20.00 per 100 lineal feet, with a minimum fee of \$100.00
(14)	Fire Alarm – Commercial	\$125.00 plus LZFD fees
(15)	Fire Alarm – Residential	\$75.00 plus LZFD fees
(16)	Fire Sprinkler – Commercial	\$125.00 plus LZFD fees
(17)	Fire Sprinkler – Residential	\$75.00 plus LZFD fees
(18)	Fireplace	\$115.00*
(19)	Foundation Permit	\$115.00*
(20)	Furnace	\$115.00*
(21)	Gazebo	\$150.00
(22)	Generator	\$115.00*
(23)	<b>Heating</b>	
	New Residence, Additions, and Major Alterations, Per Unit	\$125.00
	Commercial, Business, and Industrial, Per 3,000 square feet	\$125.00
	Residential Minor Alterations	\$75.00*
	Commercial Minor Alterations	\$125.00*



(24)	Hood & Duct	\$125.00
(25)	Inspections	
	Site Inspection	\$60.00
	Reinspection	\$60.00
	Extra, Non-Scheduled Inspection	\$60.00
(26)	Miscellaneous Other	\$75.00
(27)	Operational Permits	\$75.00
(28)	Patio	\$100.00
(29)	Pergola	\$150.00
(30)	<b>Plumbing</b>	
	New Residence, Additions, and Major Alterations, Per Unit	\$125.00
	Commercial, Business, and Industrial, Per 3,000 square feet	\$125.00
	Residential Minor Alterations	\$75.00*
	Commercial Minor Alterations	\$125.00
(31)	Porch	\$12.00 per \$1,000 of scaled construction cost, or a minimum fee of \$150.00
(32)	<b>Roofing</b>	
	Re-roofing – Commercial	\$115 subject to number of inspections required

	Re-Roofing – Add a layer	\$85.00
	Re-Roofing – Tear off	\$115.00*
(33)	Retaining Wall	\$115.00*
(34)	Applicable fees as required by Lake County	See Village Code, §51
(35)	Service Walks/Sidewalk/Stoop	\$115.00*
(36)	Shed	\$150.00
(37)	Siding	\$115.00*
(38)	Sign Fees	See §157.20
(39)	Solar System - Commercial	\$660.00*
(40)	Solar System - Residential	\$390.00
(41)	Sprinkler, Lawn	\$100.00
(42)	Swimming Pool	\$12.00 per \$1,000.00 of scaled construction cost or a minimum fee of \$300.00
(43)	Temporary Structure for Special Event (see Chapter 97.04(L))	\$100.00*
(44)	Tennis Courts	\$300.00
(45)	Water Heater	\$75.00*
(46)	Well	\$75.00*
(47)	Window/Door replacement no open change	\$75.00
(48)	Window/Door replacement change opening size	\$100.00

(49)	Zoning–Filing Fee(s) and Deposits to be Paid with Application(s) for Zoning Amendment(s), Special Use(s), Planned Unit Development(s), and/or Variation(s)	See Chapter 38, Reimbursement for Professional Fees and Other Expenses
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Footnote: \* Represents a fixed fee to include plan review and inspections. Additional required inspections will increase the fee accordingly to the fee schedule for inspections.

- (E) A fee surcharge of fifty percent (50%) of total building permit fees, but not less than \$200, shall be collected if construction or alterations are started before a required permit is issued.
- (F) An administrative fee shall be assessed on all permits, where the scaled cost of construction or the construction project value is in excess of ten thousand dollars (\$10,000.00). The administrative fee shall be calculated by multiplying the scaled cost of construction or construction project value multiplied by .001, but such administrative fee shall not in any event be less than \$30.00. Such administrative fee shall be collected from the permit applicant prior to issuance of each building permit. Reimbursement to the Village and/or payment for all professional fees and other expenses incurred by the Village relative to the review, processing, and/or approval of any building permit and/or applications and/or plans for any such building permits and for any and all plan review(s) shall be required pursuant to Chapter 38, “Reimbursement for Professional Fees and Other Expenses,” of Title III, “Administration,” of this Code, and said Chapter 38 shall be applicable to all such applications, requests, and/or inquiries.

(Amd. Ord. 13-01 passed 01/21/13, 13-25 passed 10/21/2013, 14-20 passed 12/15/14, Ord. 16-15. passed 11/21/16, 19-03 passed 3/14/19)

**§150.99 PENALTIES.**

Any person who shall violate any provision of Chapter 150, “Building Regulations,” or who 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 Building Inspector, or in violation of the provisions of a permit, certificate, or stop order issued under the provisions of this Chapter, shall be guilty of a petty offense, punishable by a fine of not less than Two Hundred Dollars (\$200.00) per day and not more than Seven Hundred Fifty Dollars (\$750.00) per day, and shall be responsible for the Village’s cost of prosecution, including but not limited to the Village’s attorney fees, court costs, expert witness costs, and other costs and expenses incurred by the Village related thereto. Each day that a violation continues shall be deemed a separate offense.

(Amd. Ord. 11-05 passed 04/18/11, 11-10 passed 06/20/11, 13-25 passed 10/21/2013, 19-03 passed 3/14/19)  
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