

## CHAPTER 150: BUILDING REGULATIONS

### Section

§150.01 Administration

§150.02 Building Permits and Fees

§150.03 Building Regulations Adopted

§150.04 Schedule of Building Fees and Charges

§150.99 Penalties

### §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 the Building Department and or Building Inspector.** The duties of the Building Department and or 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) Provide technical assistance to the Village Board and the Planning and Zoning Commission on matters of this Code and zoning matters.
  - (4) The conducting of inspections to ensure 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 ensure 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) 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 seventy- two (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 Planning and Zoning Committee, 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.

**§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, whirlpools, swim spas, detached buildings, garages, 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 or all final inspections have been completed and approved in the case where no Certificate of Occupancy is required.
  - (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 Board. The permittee shall be required to post the additional amount with the Village prior to obtaining the Temporary Occupancy Certificate.
  - (6) The fee for a temporary certificate of occupancy shall be in the amount as outlined in the village fee schedule. This may include depending on the circumstance(s) as per the building inspector: building, mechanical, electrical, plumbing and energy plan reviews (does not include any bonds) whichever is greater, shall be required for obtaining a Temporary Occupancy Certificate.
  - (7) 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.

- (8) 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 Department 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 seventy-five feet (75”) of all boundaries of the property.
  - (c) A copy of the approved permit from the Lake County Health Department for any septic and or well systems, if applicable.
  - (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) The Village is in the process of transitioning to an electronic format for permit submittals. Refer to the Village website for updates.
- (2) The permit application and subsequent additional submittals shall be reviewed by the Building Department 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 Department 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 or the final inspection has been approved.

- (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 twelve (12) months of issuance. The permit may be extended for an additional time period as determined by the Building Official), but not to exceed twelve (12) months and the payment to the Village as indicated in the village fee schedule as a Permit Extension 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 and Bonds:
  - (1) A deposit is required for each building permit per the schedule below. The deposit is to reimburse the village for professional fees and expenses associated with the plan review of the permit.

DEPOSITS

Construction Costs	Deposits
Less than or equal to \$5000	\$100.00
Greater than \$5000, but less or equal to \$30,000	\$250.00
Greater than \$30,000 but less or equal to \$50,000	\$500.00
Greater than \$50,000 but less than or equal to \$100,000	\$1,000.00
Greater than \$100,000 but less than or equal to \$300,000	\$1,500.00
Greater than \$300,000 but less than or equal to \$500,000	\$2,000.00
Greater than \$500,000 but less than or equal to \$1,000,000	\$3,000.00
Greater than \$1,000,000 but less than or equal to \$2,000,000	\$10,000.00
Greater than \$2,000,000 but less than or equal to \$3,000,000	\$20,000.00
Greater than \$3,000,000 but less than or equal to \$4,000,000	\$30,000.00
Greater than \$4,000,000 but less than or equal to \$5,000,000	\$40,000.00
Greater than \$5,000,000	1%

- (2) A performance bond shall be required for all permits where construction costs are estimated to be in excess of as indicated in the table below. 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.

PERFORMANCE BONDS

Construction Costs	Bond
Greater than \$5000, but less or equal to \$10,000	\$500.00
Greater than \$10,000, but less or equal to \$30,000	\$750.00
Greater than \$30,000 but less or equal to \$50,000	\$1,000.00
Greater than \$50,000 but less than or equal to \$100,000	\$1,250.00

Greater than \$100,000 but less than or equal to \$300,000	\$2,500.00
Greater than \$300,000 but less than or equal to \$500,000	\$3,500.00
Greater than \$500,000 but less than or equal to \$1,000,000	\$5,000.00
Greater than \$1,000,000	.001%

(3) Bonds:

(a) 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 one-thousand-dollar (\$1,000.00) road bond shall be required for all permits where construction costs are estimated to be in excess of twenty-five thousand dollar (\$25,000.00) 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 driveways 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.

(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.

**§150.03 BUILDING REGULATIONS ADOPTED.**

(A) Building Codes:

(1) Adoption of Building Codes:

(a) The International Building Code 2021, 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 2021 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”), forty-eight-inch (48”) installations for additional of five hundred (500) square feet or less.

- (b) Frame Construction:

- (i) Roof sheathing shall be minimum one-half inch ( $\frac{1}{2}$ ”) CDX where supported on sixteen inch (16”) centers and five-eighths inch ( $\frac{5}{8}$ ”) CDX where supported on twenty-four inch (24”) centers.
- (ii) All floor joists shall be minimum two inches (2”) by eight inches (8”).

- (c) Driveways/Culverts:

- (i) No person shall construct a driveway or driveway approach within the public right-of-way without having first obtained a permit from the Village Building Department.
- (ii) Residential Driveway Approaches: A single-family residential property shall be limited to one (1) curb opening of twenty-four feet (24”) in width per lot except for circular drives as specifically approved by the Building Department. A residential property may be allowed two driveway openings which shall be a maximum of sixteen feet (16”) each, if under the facts and circumstances, it is deemed necessary, at the discretion of the Building Department.

- (iii) Legal, Non-Conforming Residential Driveway Approaches: A single-family residential property with a setback of less than fifty feet (50') from the property line to the front structure is considered a legal, non-conforming for the purpose of this section. A legal, non-conforming single-family residential property shall be limited to one curb opening of thirty feet (3') in width per lot except for circular drives as specifically approved by the Building Department. A residential property may be allowed two driveway openings each of which shall be a maximum of eighteen feet (18') each, if under the facts and circumstances, it is deemed necessary, at the discretion of the Building Department.
  - (iv) New construction driveway entrances over a drainage ditch must be constructed with a minimum twelve-inch (12") reinforced concrete pipe (RCP) culvert with concrete flared end sections and a gravel base.
  - (v) An existing corrugated metal pipe (CMP) driveway culvert may be replaced with a minimum twelve-inch (12") corrugated metal pipe (CMP) culvert with metal flared end sections, and a gravel base.
  - (vi) An existing reinforced concrete pipe (RCP) driveway culvert or plastic driveway culvert may be replaced with a minimum twelve-inch (12") reinforced concrete pipe (RCP) culvert with concrete flared end sections, or other approved material by Village Engineer, and a gravel base.
  - (vii) 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.
  - (viii) Prohibition: The placement of obstacles such as boulders, concrete, railroad ties, trees, shrubs, landscaping materials and other similar items that inhibit the flow of water and/or maintenance of the driveway culvert and drainage ditch are prohibited in the Village right-of-way.
- (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 2021 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 107.2.5.1, Compliance with Site Plan, is hereby added, which shall read as follows:

107.2.5.1 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 and approved.

- (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 406.3.2.1, Separation: This Section is amended to change all references to “one-half inch (1/2”)” gypsum board to “five-eighths inch (5/8”)” gypsum board.

- (h) A new Section 406.3.4, Gas Curbs, is hereby added and shall read as follows:

“406.3.4 Gas Curbs: Minimum four-inch (4”) 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 zero-point-zero-five percent (0.05%) or as approved by the building inspector.

- (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 (1) 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 Fire Code Official and or Building Official.”

- (k) Section 903, Automatic Sprinkler Systems: Sections 903.2.1 through 903.2.12 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. Automatic sprinkler systems must be installed in accordance with applicable NFPA standards, manufacturer’s recommendations, UL listings and good fire safety procedures throughout the entire building. Automatic sprinkler systems must be maintained in full operating condition at all times. Automatic sprinkler systems shall be provided in all new townhomes/multifamily dwellings which are adopted by this code. All new townhomes shall have automatic fire sprinklers installed throughout per NFPA 13D and Illinois requirements. All new attached garages in townhomes shall have automatic sprinklers installed. Dryside sidewall sprinklers shall be used as practical. There shall be an exterior A/V device mounted in an approved location.

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

1. Having less than one thousand (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 twenty feet (20’)

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

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 three thousand (3,000) square feet of gross floor area as of February 5, 2007, is expanded at any time to a size of three thousand (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 the International Building Code or the International 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.

903.2.4.1 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 regardless 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.

903.2.2 Other Requirements for Existing Buildings to Install Sprinklers. Any existing building over three thousand (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 NFPA13) 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.

Delete Section 903.3.1.1.1 and replace with the following:

903.3.1.1.1 Exempt locations. Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. A room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
3. Fire service access elevator machine rooms and machinery spaces.
4. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.

Delete section 903.3.7 and insert the following language:

903.3.7 Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912 and shall be a five-inch (5") storz with a thirty-degree (30°) bend.

Add new section 903.4.2.1

Sec. 903.4.2.1 Notification Devices. Each sprinkler or standpipe riser shall be equipped with a twenty-four (24) volt dc (V.D.C.) white strobe light powered from the fire alarm system batteries and shall be activated by the flow switch. Each riser room shall have a twenty-four (24) V.D.C. interior water flow bell and this bell shall be activated by the water flow switch. There shall also be a twenty-four (24) V.D.C. white strobe light and a twenty-four (24) V.D.C. bell mounted on the exterior of the building over the fire department connection. These shall activate only upon water flow.

Sec. 903.4.3 Floor control valves. Delete this section and replace with the following:

Sec. 903.4.3 Sprinkler Control Valves. Remove paragraph and replace with this paragraph. All new and existing sprinkler control valves shall be equipped with electronic supervision (tamper switches) in accordance with NFPA 72. Floor control valves shall be

required in buildings that have one or more floors above or below the ground level. All supervisory signals shall be transmitted to the local fire district.

Sec. 903.4.4 Multiple Occupant Buildings. A building having multiple occupancies shall have separate zoning for each occupancy space or floor. Each occupant or floor where practical shall have an exterior flashing strobe light red in color in an approved location, the strobe light shall be connected with the fire alarm system and shall be activated by a water flow or smoke condition in the occupant space. If the building or space cannot be separated by a flow switch, then a complete smoke detector system shall be installed and connected to an addressable fire alarm panel. All signals shall be transmitted to the local fire district.

Delete section 904.14 and replace with the following:

904.14 Domestic cooking facilities. Cooktops and ranges installed in the following occupancies shall be protected in accordance with Section 904.14.1: Any and all domestic cooking systems, when activated shall transmit a fire alarm to the local fire district and activate audible and visual alarms throughout the facility.

1. In Group I-1 occupancies where domestic cooking facilities are installed in accordance with Section 420.9 of the International Building Code.
2. In Group I-2 occupancies where domestic cooking facilities are installed in accordance with Section 407.2.7 of the International Building Code.
3. In Group R-2 college dormitories where domestic cooking facilities are installed in accordance with Section 420.11 of the International Building Code.

Delete section 905.3 and replace with the following

905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8. Standpipe systems are allowed to be combined with automatic sprinkler systems. All required standpipe systems shall be supplied by a separate riser. The supply riser shall be hydraulically designed to supply two and a half inch (2½") hose drops. The riser system shall be equipped with a separate control valve and flow switch. The standpipe shall be a two and a half inch (2½") gated connection with a one and a half inch (1½") reducer, and all locations shall be approved by the Fire Prevention Bureau. All standpipe and sprinkler risers shall have separate control valves and flow switches per floor

Exception: Standpipe systems are not required in Group R-3 occupancies.

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

2. Thirty feet (30") (9144 mm) above the lowest level of the fire department vehicle access.
3. Thirty feet (30") (9144 mm) below the highest level of fire department vehicle access.

Add new section 905.3.1.2

Sec. 905.3.1.2 Fire hose valves – Warehouse and/or storage fire areas. In all warehouse storage areas exceeding fifty thousand (50,000) square feet, and where storage exceeds twelve (12) feet high, provide inside two and a half inch (2½") fire hose valves with one and a half inch (1½") reducer to a one and a half inch (1½") connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional two and a

half inch (2½") fire hose valves so that no portion of the warehouse and/or storage area is more than one hundred and twenty feet (120') maximum travel distance to a fire hose valve. Show the location of all obstructions and/or racks on the drawings.

Fire hose valves system piping shall be:

1. A separate riser piping system
2. The two and a half inch (2½") valves shall be supplied by a minimum of four inch (4") with two and a half inch (2½") drops to each valve.
3. Where system pressures exceed one hundred (100) psi, provide Potter reduced pressure field adjustable type valves.

906.3 Size and distribution. The size and distribution of portable fire extinguishers shall be in accordance with Sections 906.3.1 through 906.3.4. The minimum size ABC dry chemical fire extinguisher permitted shall be ten (10) pounds (4A:40B:C) unless approved otherwise by the Code Official. Fire extinguishers shall have three (3) dimensional signs mounted above them approximately eighty inches (80") A.F.F. All new and existing extinguishers shall also have current service tags.

Delete section 907.1.3 and replace with the following:

907.1.3 Equipment. Systems and components shall be listed and approved for the purpose for which they are installed. All fire alarm control panels shall be addressable and shall be capable of having the audio signal silenced without resetting the fire alarm control panel. All fire alarm control panels shall have an approved method of placing the system in a trouble mode at the location of the alarm panel. All FACPs shall be capable of transmitting point ID.

Revise the first paragraph of section 907.2

907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. All buildings that are equipped with a required alarm system shall be provided with a manual fire alarm system, including pull stations, and A.D.A. compliant audio-visual devices. These devices shall be installed per N.F.P.A. 72, and the State of Illinois Accessibility Code. The fire alarm shall be transmitted to the proper fire protection district.

Amend section 907.2.1 through 907.2.10 as follows:

Sec. 907.2.1 through 907.2.10 Delete the exceptions for Groups A, B, E, F, I, I-1 I-2, M, R-1, R-2.

907.2.11 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72 and per the current State of Illinois Smoke Detector Act

907.3.1 shall be amended as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be

connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2. All duct smoke detectors shall transmit a full fire alarm upon activation.” If agreed upon by the owner or rep and meets the current code requirements, the duct detectors can be activated as a local alarm only. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection.

Sec. 907.6.3 Initiating Device Identification Delete the exceptions.

907.6.5 Amend section to read as follows:

907.6.5 Access. Access shall be provided to each fire alarm device and notification appliance for periodic inspection, maintenance and testing. All fire alarm control panels shall have their keys placed inside the buildings Knox Box. At no time, shall the general public have access to silence or reset an activated alarm. Panels shall remain locked at all times. This shall apply to all existing and new fire alarm panels.

Amend section 907.6.6 to read as follows

Sec. 907.6.6 Monitoring. Where required, all fire alarms shall transmit to the local fire district and all signals shall be transmitted via the local fire district wireless radio system.

Add new section 907.8.5

Sec. 907.8.5 False Alarms. No person shall deliberately or maliciously turn in an alarm of fire when in fact that person knows that no fire exists. No person shall activate any installed fire warning system or any fixed fire extinguishing system for purposes other than emergency, maintenance, drills, or prescribed testing.

Section 912.1 is amended and shall read as follows:

912.1 Installation. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. All Fire Department Connections shall be a five-inch (5”) storz connection with a thirty (30) degree bend.

New Section 912.2.3

Sec. 912.2.3 Newly Constructed Buildings. FDC signs may also be required on newly constructed buildings as required by the code official. The signs shall read “FDC” and have letters that are at least six inches (6”) high and words with letters at least two inches (2”) high or an arrow to indicate the location. Signs shall be subject to approve of the code official.

Sec. 913.4 Valve Supervision. Delete methods 1 through 4, and replace with the following,

1. Valve supervision shall transmit a supervisory alarm to the Local fire district by an electronic tamper switch.

Amend section 914.7.1 to read as follows:

914.7.1 Automatic sprinkler system. Buildings containing special amusement areas shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Where the special amusement area is temporary, the sprinkler water supply shall be of an approved temporary means. Temporary is defined as one hundred and eighty (180) days or less.

916.9 Signage. Signs shall be provided adjacent to gas detection system alarm signaling devices that advise occupants of the nature of the signals and actions to take in response to the signal. Upon direction of the Fire Code Official, an approved NFPA 704 placard shall be placed on the building. The placard shall identify all hazards associated with the gas(es) within the building. The placard shall be placed in a location approved by the Fire Code Official.

1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than three hundred (300) square feet (27.87 m2).
6. All conference rooms.
7. Spaces used for public gatherings/meetings.

- (l) 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.

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

- (n) 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.

- (o) 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.

- (p) 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.

- (q) Section: 3001.3, Remove Automotive Lifts from Table 3001.3.
- (r) Add Section 3001.3.1 Automotive Lifts shall be in compliance with the manufacturer's installation guidelines. To provide code compliance for the installation of an automotive lift documentation from the manufacturer must be submitted to the building official for approval. This may require documentation from the design professional, engineer or the installing contractor as determined by the building official.
- (s) Section: 3001.4, delete section 3001.4 and replace with the following:  
3001.4 Accessibility. Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Sections 1009 and 1110.8. All elevators shall also comply with the latest version of the Illinois Accessibility Code.
- (t) 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. Where elevators are provided in buildings, not fewer than one elevator, shall be provided for fire department emergency access to all floors regardless of rise. Such elevator car shall be of such size and arrangement to accommodate a twenty-inch (24") x eighty-four-inch (84") stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life). The symbol shall not be less than three inches high and three inches wide (3" x 3") (76 mm x 76 mm) and shall be placed inside of both sides of the elevator's hoist way door frame. Note Revised – All buildings greater than one story require an elevator.
- (u) 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.
- (v) Delete Section 3003.3, Standardized fire service elevator keys  
Section 3003.3 All elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the International Fire Code for new and modernized (existing) elevators only.

Delete Section 3004.4 Personnel and material hoists and insert new language  
Section 3004.4, Personnel and material hoists shall be designed utilizing an approved method that accounts for the conditions imposed during the intended operation of the hoist device. The design shall include, but is not limited to, anticipated loads, structural stability, impact, vibration, stresses and seismic restraint. The design shall account for the construction, installation, operation and inspection of the hoist tower, car, machinery and control equipment, guide members and hoisting mechanism. Additionally, the design of personnel hoists shall include provisions for field testing and maintenance that will demonstrate that the hoist device functions in accordance with the design. Field tests shall be conducted upon the completion of an installation or following a jump and or major alteration of a personnel hoist. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operations.

Delete Section 3005.1, Access and insert new language

Section 3005.1, An approved means of access shall be provided to elevator machine rooms, control rooms, control spaces and machinery spaces. This means not to be used as a passage way through the space to other areas of the building.

Section 3005.4, Remove exception 2. Four stories or less fire resistive ratings for machine rooms and associated equipment.

Add new Section 3009.1, Certificate of Compliance

Section 3009.1 The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the AHJ.

Add new Section 3009.2 Posting Certificates of Compliance

3009.2 The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable.

- (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:

1. 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.
2. All debris must be placed in a dumpster at the end of each day or any confined area such as a garage, etc.
3. 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) 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.

- (y) 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., 2021 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:

Ground Snow Load	30
Wind Speed (mph)	115
Topographic Effects	No
Seismic Design Category	C
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	A
Weathering	Severe
Frost line depth	42 inches
Termite	Moderate to heavy
Winter Design Temperature	-4 degrees
Ice Shield Underlayment	Yes
Flood Hazard	See Village Stormwater Requirements
Air Freezing Index	2000
Mean Annual Temperature	50 degrees

- (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 feet (10’) 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 inches (42”) 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) A new Subsection R408.9, “Concrete Slush Coats in Crawl Spaces,” is hereby added which shall read as follows:

R408.9, 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.

- (p) The requirements for waterproofing contained in Section R406.3.2, “Below-Grade Moisture Barrier,” of the IRC 2021 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.

- (q) 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.”

- (r) Section G2414.1, “General,” shall be amended by the addition of the following language:

“All gas piping shall be schedule 40 steel pipe.”

- (s) 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.

- (t) 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 2021 Edition of the National Electrical Code NFPA 70 with the amendments listed in Section 150.03(B) shall

be applicable.

- (u) 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.

- (v) The following Appendices AA, AB, AC, AF, AG, AJ, and AK are hereby adopted.

(B) Electrical Code:

The National Electrical Code, 2020 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.

(C) Mechanical Code:

The International Mechanical Code, 2021 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 109.2, “Fee Schedule,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:

“109.2, Fee Schedule: See Section 150.04 of this Village Code.

- (6) Section 109.6, “Fee Refunds,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:

“109.6, Fee Refunds: See Section 150.04 of this Village Code.

- (7) Section 115.4, “Violation Penalties,” shall be deleted in its entirety and the following shall be inserted in lieu thereof:

Section 115.4, Violation Penalties: Penalties for violations of this Chapter shall be as set forth in Section 150.99 of this Chapter.

- (8) Section 113.4 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 114, “Means of Appeal,” is hereby amended by the deletion of Subsections 114.1 through 114.4, 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.

(D) Fuel Gas Code:

The International Fuel Gas Code, 2021 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 109.2, “Fee Schedule:” Section 109.2 shall be and is hereby deleted in its entirety and the following shall be inserted in lieu thereof.

“109.2, Fee Schedule: See Section 150.04 of this Village Code.

- (3) Section 109.6 “Fee Refunds:” Section 109.6 shall be and is hereby deleted in its entirety and the following shall be inserted in lieu thereof.

“109.6, Fee Refunds: See Section 150.04 of this Village Code.

- (4) Section 115.4, “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 116.4, “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 113, “Means of Appeal,” is hereby amended by the deletion of Subsections 113.1 through 113.4, 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.

(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.

(F) Accessibility Code:

The 2018 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 2021 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) Delete Exception from Section 102.3
- (3) Add new Section 104.6.5  
Section 104.6.5 All records are to be obtained through the Freedom of Information Act through the Village of Deer Park and/or the appropriate fire district.
- (4) Delete Section 104.8.1, Material and Equipment Reuse and replace with the following:  
Section 104.8.1 Materials, equipment and devices shall not be reused or reinstalled unless such elements have been reconditioned, tested and placed in good and proper working condition and approved. Proper documentation of repairs/reconditioning of the equipment shall be given to the Village of Deer Park and the appropriate fire district upon request.
- (5) Add new Section 104.12.4 Reporting Hazardous Locations  
Section 104.12.4 Any person discovering the evidence of spontaneous heating or other abnormal heating of any kind in any building, marine vessel, appliance, apparatus, tank, or open stack or pile, or any person upon discovering or being apprised of an uncontrolled hazardous gas leak or hazardous material or flammable and/or combustible liquid spill, shall immediately notify the appropriate fire district.
- (6) Add new Section 105.1.2.1 Required Construction Permits and Required Operational Permits (R.O.P.)

Section 105.1.2.1

- (a) All applications for a R.O.P. shall be filed with the Fire Prevention Bureau on forms provided by that office.
- (b) Every person applying for a R.O.P. shall furnish satisfactory proof to the Fire Prevention Bureau that he/she is familiar with the materials, formulas, tools, techniques, standards, laws, ordinances, recognized good practices, safety precautions, and manufacturers recommendations pertaining to the particular system, materials, devices, or operations he will be involved with, and for which the R.O.P. is issued. They shall further prove that their company is professionally competent to perform any and all actions necessary and incidental to the operation for which the R.O.P. is issued, and shall provide insurance and any applicable license.
- (c) The Fire Prevention Bureau shall investigate every application for a R.O.P.. The investigation shall include an examination of the applicant as to his experience and training in the field of the R.O.P. for which he has applied. When the Fire Prevention Bureau determines that the applicant for the R.O.P. conforms to all of the requirements of this Code, he/she shall issue the R.O.P..
- (d) When the Fire Prevention Bureau determines that an applicant is not fit to receive the R.O.P. because of their inability to comply with the provisions of this Code. They shall refuse to issue the Certificate of Fitness.
- (e) When the Fire Prevention Bureau determines that an individual is not fit to hold a R.O.P. because of his inability to comply with the provisions of the Code, he/she shall inform that individual of his right to a hearing prior to the revocation of his R.O.P.. If the R.O.P. holder desires a hearing, he shall notify the Fire Prevention Bureau in writing within ten (10) working days of his receipt of the revocation notice from the Bureau.

The Hearing Board shall issue a written recommendation to the Bureau regarding its findings within fifteen (15) days of the hearing, and the Bureau shall issue its decision within a reasonable time thereafter, and the said decision shall be final. Failure to show just cause shall result in the revocation of the R.O.P. by the Fire Prevention Bureau. The Hearing Board shall be comprised of the Fire Chief, and the Director of the Fire Prevention Bureau.

- (f) R.O.P. shall not be transferable.
- (g) R.O.P. shall be issued for the period of time shown on the face of the R.O.P. as determined by the Fire Prevention Bureau, but such period of time shall not exceed two (2) years.
- (h) Applications for renewal of a R.O.P. shall be filed in the same manner as an application for an original Certificate. Each such application shall be accompanied by applicable fees. The granting of a renewal of a R.O.P. shall be accomplished in the same manner as for an original R.O.P..
- (i) The Fire Prevention Bureau is authorized upon application therefore, to issue R.O.P. that are restricted to one or more activities, systems, items, devices or to a particular premises.
- (j) Each person holding a R.O.P. shall notify the Fire Prevention Bureau in writing of any change in his business, residential, or other notification address within ten (10) days after such change. Failure on the part of a person to give such notification shall constitute grounds for revocation of said R.O.P..
- (k) R.O.P. is issued by the Fire Prevention Bureau and shall be in the form of a certificate that can be framed. Said certificate shall contain the following information:
  - (i) Any person to whom a R.O.P. has been granted in conformance with this Code shall upon request, produce and show proper identification and his R.O.P. to anyone for whom he seeks to render his services or to the Fire Prevention Bureau.
  - (ii) The purpose for which the R.O.P. has been issued.
  - (iii) The date the R.O.P. is issued and the date of expiration.
  - (iv) Other information as may be necessary to properly identify the person to whom the R.O.P. is issued.
  - (v) The name and signature of the Fire Prevention Bureau who issued the R.O.P., or his designees name and rank or title.
  - (vi) Printed thereon, in bold type, shall be the following: **THIS R.O.P. DOES NOT RECOMMEND THE BEARER FOR EMPLOYMENT NOR ASSUME RESPONSIBILITY OR LIABILITY FOR THE BEARERS PERFORMANCE.**
  - (vii) A R.O.P. or permit shall not be issued until the designated fees have been paid.

- (7) Add new Section 105.3.9 Temporary Permits  
Section 105.3.9 When a temporary hazardous situation is anticipated or discovered for conditions not otherwise regulated by this Code, the Fire Code Official is authorized based on applicable data, to issue a temporary permit with appropriate conditions deemed necessary for the safety, health, and welfare of the public.
- (8) Add new Section 105.3.10 Permits (General).  
Section 105.3.10 Any permits issued under this Code, shall not take the place of any other license or permit required by the Code laws or permit required by the Code laws of the jurisdiction.
- (9) 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.

- (10) Subsections 111.1 through 111.4, inclusive, are hereby deleted, and the following is hereby inserted in lieu thereof:

"Section 111.1, Means of Appeal: See Section 150.01 H of this Chapter."

- (11) Section 112.4, "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.

- (12) 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.

- (13) Section 202, "Definitions:" The definition of "Cosmetic Improvement" is hereby added the definitions as follows:

Cosmetic Improvement. Means any alterations to an existing building that affects only such existing building's appearance. Interior cosmetic improvements shall include, but not be limited to, painting, wallpapering, floor coverings, and nonbearing movable wall partitions. Exterior cosmetic improvements shall include, but not be limited to, new signs, painting, architectural trim, and repair or replacement of facades, windows, doors and roofs coverings. The addition of a rain roof to the structure is not included in the cosmetic improvement and will be treated as an addition to the building.

- (14) Section 202, "Definitions:" The definition of "Fire Area" shall be deleted, and in lieu thereof the following new definition shall be inserted:

Fire Area. Means the floor area enclosed and bounded by fire walls, fire barriers, or exterior walls of a building to restrict the spread of fire. Fire walls which divide a building (as defined by this Division) shall not be considered as interrupting the square foot measurement of the entire building when calculating the square foot area necessary to require sprinklers.

- (15) Add Section 301.3 Items Not Specifically Covered  
Section 301.3 Whenever or wherever a condition is found in any building, lot, or premises, that in the opinion of the Fire Prevention Bureau is not specifically covered by the provisions of this Chapter, but that requires correction or removal for the protection of the occupants or the public, the Fire Prevention Bureau shall order such conditions be corrected or removed and the owner or occupant of such buildings, lots, or premises shall comply with such orders. The Village of Deer Park shall be notified prior to any action taking place. If there is a dispute between the Village of Deer Park or the Fire Prevention Bureau as to the appropriate action, the Village of Deer Park shall take precedence.
- (16) Add new Section 304.1.4 Sweeping Compounds  
Section 304.1.4 Only approved water solutions or detergent floor sweeping compounds, and grease absorbents shall be used for cleaning floors. The use of sawdust or similar combustible or flammable liquids spilled from machinery or processed on any floor is prohibited.
- (17) 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 (6') above the floor shall be enclosed with a one (1) 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.
- 305.6 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.
- (18) Add Section 305.7 Heating and Lighting Apparatus  
Section 305.7 Proper clearance (a minimum of thirty-six inches (36")) shall be maintained between lighting and heat producing equipment and combustibles so that continuous operation at full capacity will not increase the temperature of the surrounding combustibles to their flash point or ignition temperature.
- (19) Section 307.1.2 Open Burning, Recreational Fires, and Portable Outdoor Fireplaces. Add the following: See Deer Park Section 50.03 –Burning of Garbage and Refuse.
- (20) Add Exception 2 to Section 307.1.1 Prohibited Open Burning  
Exception 2. When sustained winds are between 5-15 mph as indicated at the website [www.weather.com](http://www.weather.com) for current weather conditions in the location code of 60010. Other considerations include but are not limited to wind gust speed, outdoor relative humidity and vegetation moisture status.

- (21) Delete Section 307.2.1 Authorization and replace with the following language:  
Section 307.2.1 Where required by State or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed. A copy of the State of Illinois EPA permit and map of the prescribed burn area shall be presented when applying for an open burn permit.
- (22) Add Section 307.6 Spread of Fire  
Section 307.6 No person shall knowingly permit any fire to spread so as to endanger the life or property of another or use or operate any device which may be a source of ignition, unless proper removal of flammable material surrounding the operation is accomplished, or such other reasonable precautions are taken to ensure against the starting or spreading of unfriendly fires.
- (23) Delete exception 1 of Section 308.3 Group A Occupancies and replace with the following:  
Section 308.3 Exception 1 Open flame devices are allowed to be used in the following situations, provided that approved precautions are taken to prevent ignition of a combustible material or injury to the occupants and the precautions shall be submitted in writing to the Fire Code Official for approval prior to the event.
- (24) Delete Section 315.3 Storage in Buildings and replace with the following:  
Section 315.3 Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by a distance of thirty-six inches (36") or shielding so that ignition cannot occur.
- (25) Delete Section 315.3.3 Equipment Rooms and replace with the following:  
Section 315.3.3 Electrical Equipment Rooms No storage of any type, except that related to the operation of the fire equipment, shall be permitted in the fire command center or rooms containing fire equipment.
- (26) Delete Section 315.4 and replace with the following:  
Section 315.4 Outside storage of combustible materials shall not be located within ten feet (10') of a lot line or fifteen feet (15') of a structure and be in compliance with the Village of Deer Park Ordinances.
- (27) Add Section 401.2.1 Pre-Plan Drawings  
Section 401.2.1 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.
- (28) 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 twenty-four feet (24') (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 fifteen feet (15').
- (29) Delete Section 503.2.3 Surface and replace with the following:

Section 503.2.3 Fire apparatus access roads shall be designed and maintained to support the Imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. The minimum weight the road shall support shall be 80,000 pounds.

- (30) Delete Section 503.2.4 Turning Radius and replace with the following:  
The required turning radius of a fire apparatus access road shall be determined by the fire code official. The minimum turning Radius shall be forty feet (40') unless otherwise stated by the Fire Code Official.
- (31) Delete Section 503.2.8 Angles of Approach and Departure and replace with the following:  
Section 503.2.8 The angles of approach and departure for fire apparatus roads shall be not exceed five degrees (5°).
- (32) Section 503.2.9, "Existing Fire Lanes," shall be amended by the addition of the following new subsection:

503.2.9 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.

- (33) Section 506.1.3, "Where Required," is hereby deleted in its entirety, and in lieu thereof, the following is hereby inserted:  
506.1.3.1 Where required. (Key Boxes)
1. Approval: The local Fire District, Fire Prevention Bureau shall approve all lock boxes and box sizes. A Knox vault box (4400 Series) may be required if there are more than three (3) keys for the building.
  2. Where Required: All occupancies having automatic fire alarm systems shall have a Knox key lock box installed in a location approved by the Fire District. All occupancies with locked gates shall have a box or a Knox key system for the gate. Due to the building size or configuration, more than box may be required.
  3. Supervision: Where required by the Fire District, the key lock box shall be electronically supervised and connected to the fire alarm system. The box shall transmit a non-latching trouble signal when open.
  4. Contents: The key lock box shall contain all keys for the locked areas of the building as required by the Fire District. Said keys shall include, but not be limited to, all areas of the building, the automatic fire alarm system, and a manual pull box resetting tool.
  5. All fire alarm protected occupancies shall provide key operated locks on the front door and rea door if present.

- (34) Section 507.1.2, "Rural Water Supply Requirements (Dry Hydrants)," is hereby added as follows:

507.1.2 In any subdivision/development, where an adequate water distribution system is not

provided, the Fire Code Official shall require the sub-divider, developer, builder and/or the owner to modify storm water control devices, to provide a pond within a maximum distance of two thousand feet (2,000') of all buildings within the development. It shall conform to the standard of NFPA 1142. The pond must be a minimum depth of five feet (5') 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). Dry hydrant specifications shall be available from the local Fire District.

- (35) 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 feet (5') 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).

- (36) Section 507.5.1.1, "Hydrant for Standpipe and Sprinkler Systems," is hereby deleted and replaced with the following:

Section 507.5.1.1, Buildings equipped with a standpipe system installed in accordance with section 905 and/or sprinkler system installed in accordance with section 903, shall have a fire hydrant within one hundred and fifty feet (150') of the Fire Department connections, or a location approved by the Fire Official

- (37) Section 509.1 "Identification" is hereby deleted and replaced with the following:

Section 509.1 Fire Protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection system equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. The signs shall be in contrasting color to the door and the letters shall be a minimum of four inches (4") high and one-half inch (1/2") wide. The sign shall read "Sprinkler Riser Room" and/or F.A.C.P.

- (38) Section 603.9.1 "Listed and Labeled" is hereby deleted and replaced with the following:  
Section 603.9.1 Only listed and labeled portable electric space heaters shall be used. All

approved portable space heaters shall have built in tip over protection.

- (39) Section 603.9.4.1 “Prohibited Heaters” add new section  
Section 603.9.4.1 Portable space heaters that have exposed heating elements shall be prohibited.
- (40) Delete section 604.2 and replace with the following:  
Existing elevators with a travel distance of twenty-five feet (25”) (7620 mm) or more shall comply with the requirements in Chapter 11. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44. All emergency telephone lines from the elevator to the local Dispatch Center shall be transmitted over VOIP lines or a method acceptable to the fire district.
- (41) Add Section 604.2.1 with the following language:  
Section 604.2.1 Elevator Car Requirements. Elevator cars are to accommodate the ambulance stretcher. At least one elevator shall be of such a size and arrangement to be accommodate a twenty-four-inch by eighty-four-inch (24” x 84”) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life) The symbol shall not be less than three inches (3”) high and shall be placed inside of both sides of the hoist way doorframe. The cab size is to be a minimum five foot by seven-foot (5’ x 7’) platform and a minimum two thousand-five hundred pounds (2,500 lbs.) capacity with a forty-two-inch (42”) side slide door.
- (42) Section 606.2.1 “Additional Requirements” add new section:  
606.2.1 Each existing or new required commercial or other occupancy kitchen exhaust hood and duct system shall be protected with an approved wet chemical fire suppression system installed and maintained per NFPA 17A and the UL 300 standard. Every required automatic fire suppression system, when activated, shall transmit a fire alarm signal to the local fire district dispatch center via an approved fire alarm system. If multiple hoods are present, then a visual device will be mounted on each hood.
- (43) Delete Sections 806.1 through section 806.1.4 and replace with the following:  
Section 806.1 Natural Cut Trees Natural cut trees shall not be allowed in any occupancy, except single family homes.
- (44) Add new section 904.8 “Fire Protection Control Rooms”  
Section 904.8 Fire Protection Control Rooms: The Fire Prevention Bureau shall approve the location of the sprinkler riser room and the fire alarm control panel. The fire protection equipment room shall be located on a street or parking lot and shall have a separate exterior entrance door to the room facing the front. All related fire protection equipment shall be located within this room, unless otherwise approved by the Fire Code Official. The walls within the room shall be waterproof.
- (45) Add new section 901.6.3.2 “Record Maintenance” to read as follows:  
Section 901.6.3.2 Any company performing system inspections, testing or maintenance on required or non-required fire protection systems shall submit the report of said inspection, testing or maintenance to the Fire Prevention Bureau.
- (46) Delete section 903.1 “General” and replace with the following:  
Section 903.1 Automatic sprinkler systems shall comply with this section and the Village of



Deer Park Sprinkler Ordinance shall supersede any conflicting area of section 903.

- (47) Delete Section 903.2 through 903.2.12 and insert the following:  
Section 903.2 All groups shall require the installation of automatic fire sprinklers. Automatic sprinkler systems must be installed in accordance with applicable NFPA standards, manufacturer's recommendations, UL listings and good fire safety procedures throughout the entire building. Automatic sprinkler systems must be maintained in full operating condition at all times. Automatic sprinkler systems shall be provided in all new townhomes/multifamily dwellings which are adopted by this code. All new townhomes shall have automatic fire sprinklers installed throughout per NFPA 13D and Illinois requirements. All new attached garages in townhomes shall have automatic sprinklers installed. Dryside sidewall sprinklers shall be used as practical. There shall be an exterior A/V device mounted in an approved location.

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

1. Having less than one thousand (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 twenty feet (20')

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

- (48) Add new section 903.2.2  
Section 903.2.2 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 three thousand (3,000) square feet of gross floor area as of February 5, 2007, is expanded at any time to a size of three thousand (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.

- (49) Add new section 903.2.3  
Section 903.2.3 Other Requirements for Existing Buildings to Install Sprinklers. Any existing building over three thousand (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 higher hazard and the entire gross floor area of the building is included in a permit.

- (50) Add new section 903.2.4  
Section 903.2.4 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 regardless 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.

- (51) Delete Section 903.3.1.1.1 and replace with the following:  
903.3.1.1.1 Exempt locations. Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.
1. A room where the application of water, or flame and water, constitutes a serious life or fire hazard.
  2. A room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
  3. Fire service access elevator machine rooms and machinery spaces.
  4. Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.
- (52) Delete section 903.3.7 and insert the following language:  
903.3.7 Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912 and shall be a five-inch (5”) storz with a thirty-degree (30°) bend.
- (53) Add new section 903.4.2.1  
Sec. 903.4.2.1 Notification Devices. Each sprinkler or standpipe riser shall be equipped with a twenty-four (24) volt dc (V.D.C.) white strobe light powered from the fire alarm system batteries and shall be activated by the flow switch. Each riser room shall have a twenty-four (24) V.D.C. interior water flow bell and this bell shall be activated by the water flow switch. There shall also be a twenty-four (24) V.D.C. white strobe light and a twenty-four (24) V.D.C. bell mounted on the exterior of the building over the fire department connection. These shall activate only upon water flow.
- (54) Sec. 903.4.3 Floor control valves. Delete this section and replace with the following:  
Sec. 903.4.3 Sprinkler Control Valves. Remove paragraph and replace with this paragraph. All new and existing sprinkler control valves shall be equipped with electronic supervision (tamper switches) in accordance with NFPA 72. Floor control valves shall be required in buildings that have one or more floors above or below the ground level. All supervisory signals shall be transmitted to the local fire district.
- (55) Add new section 903.4.4  
Sec. 903.4.4 Multiple Occupant Buildings. A building having multiple occupancies shall have separate zoning for each occupancy space or floor. Each occupant or floor where practical shall have an exterior flashing strobe light red in color in an approved location, the strobe light shall be connected with the fire alarm system and shall be activated by a water flow or smoke condition in the occupant space. If the building or space cannot be separated by a flow switch, then a complete smoke detector system shall be installed and connected to an addressable fire alarm panel. All signals shall be transmitted to the local fire district.
- (56) Delete section 904.14 and replace with the following:

904.14 Domestic cooking facilities. Cooktops and ranges installed in the following occupancies shall be protected in accordance with Section 904.14.1: Any and all domestic cooking systems, when activated shall transmit a fire alarm to the local fire district and activate audible and visual alarms throughout the facility.

1. In Group I-1 occupancies where domestic cooking facilities are installed in accordance with Section 420.9 of the International Building Code.
2. In Group I-2 occupancies where domestic cooking facilities are installed in accordance with Section 407.2.7 of the International Building Code.
3. In Group R-2 college dormitories where domestic cooking facilities are installed in accordance with Section 420.11 of the International Building Code.

- (57) Delete section 905.3 and replace with the following
- 905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8. Standpipe systems are allowed to be combined with automatic sprinkler systems. All required standpipe systems shall be supplied by a separate riser. The supply riser shall be hydraulically designed to supply two and half inch (2½") hose drops. The riser system shall be equipped with a separate control valve and flow switch. The standpipe shall be a two and half inch (2½") gated connection with a one and half inch (1½") reducer, and all locations shall be approved by the Fire Prevention Bureau. All standpipe and sprinkler risers shall have separate control valves and flow switches per floor

Exception: Standpipe systems are not required in Group R-3 occupancies.

- (58) Amend section 905.3.1 with the following language. Exceptions remain unchanged.
- Section 905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:
1. Thirty feet (30') (9144 mm) above the lowest level of the fire department vehicle access.
  2. Thirty feet (30') (9144 mm) below the highest level of fire department vehicle access.

- (59) Add new section 905.3.1.2
- Sec. 905.3.1.2 Fire hose valves – Warehouse and/or storage fire areas. In all warehouse storage areas exceeding fifty thousand (50,000) square feet, and where storage exceeds twelve feet (12') high, provide inside two and half inch (2½") fire hose valves with one and half inch (1½") reducer to a one and half inch (1½") connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional two and half inch (2½") fire hose valves so that no portion of the warehouse and/or storage area is more than one hundred and twenty feet (120') maximum travel distance to a fire hose valve. Show the location of all obstructions and/or racks on the drawings.
- Fire hose valves system piping shall be:
1. A separate riser piping system
  2. The two and half inch (2½") valves shall be supplied by a minimum of four (4") with two and half inch (2½") drops to each valve.
  3. Where system pressures exceed one hundred (100) psi, provide Potter reduced pressure field adjustable type valves.

- (60) Amend section 906.3 and replace with the following language.
- Section 906.3 Size and distribution. The size and distribution of portable fire extinguishers shall be in accordance with Sections 906.3.1 through 906.3.4. The minimum size ABC dry chemical fire extinguisher permitted shall be ten (10) pounds (4A:40B:C) unless approved otherwise by

the Code Official. Fire extinguishers shall have three (3) dimensional signs mounted above them approximately eighty inches (80") A.F.F. All new and existing extinguishers shall also have current service tags.

- (61) Delete section 907.1.3 and replace with the following:  
907.1.3 Equipment. Systems and components shall be listed and approved for the purpose for which they are installed. All fire alarm control panels shall be addressable and shall be capable of having the audio signal silenced without resetting the fire alarm control panel. All fire alarm control panels shall have an approved method of placing the system in a trouble mode at the location of the alarm panel. All FACPs shall be capable of transmitting point ID.
- (62) Revise the first paragraph of section 907.2  
907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. All buildings that are equipped with a required alarm system shall be provided with a manual fire alarm system, including pull stations, and A.D.A. compliant audio-visual devices. These devices shall be installed per N.F.P.A. 72, and the State of Illinois Accessibility Code.
- (63) Amend section 907.2.1 through 907.2.10 as follows:  
Sec. 907.2.1 through 907.2.10 Delete the exceptions for Groups A, B, E, F, I, I-1 I-2, M, R-1, R-2.
- (64) Amend section 907.2.11 and replace with the following:  
907.2.11 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72 and per the current State of Illinois Smoke Detector Act.
- (65) 907.3.1 shall be amended as follows:  
907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2. All duct smoke detectors shall transmit a full fire alarm upon activation." If agreed upon by the owner or rep and meets the current code requirements, the duct detectors can be activated as a local alarm only. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. In facilities that are required to be monitored by a supervising station, duct smoke detectors shall report only as a supervisory signal and not as a fire alarm. They shall not be used as a substitute for required open area detection.
- (66) Sec. 907.6.3 Initiating Device Identification Delete the exceptions.
- (67) Amend section 907.6.5 to read as follows:  
907.6.5 Access. Access shall be provided to each fire alarm device and notification appliance for periodic inspection, maintenance and testing. All fire alarm control panels shall have their keys placed inside the buildings Knox Box. At no time, shall the general public have access to silence or reset an activated alarm. Panels shall remain locked at all times. This shall apply to all

existing and new fire alarm panels.

- (68) Amend section 907.6.6 to read as follows  
Sec. 907.6.6 Monitoring. Where required, all fire alarms shall transmit to the local fire district and all signals shall be transmitted via the local fire district wireless radio system.
- (69) Add new section 907.8.5  
Sec. 907.8.5 False Alarms. No person shall deliberately or maliciously turn in an alarm of fire when in fact that person knows that no fire exists. No person shall activate any installed fire warning system or any fixed fire extinguishing system for purposes other than emergency, maintenance, drills, or prescribed testing.
- (70) Section 912.1 is amended and shall read as follows:  
912.1 Installation. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. All Fire Department Connections shall be a five-inch (5”) storz connection with a thirty-degree (30°) bend.
- (71) New Section 912.2.3  
Sec. 912.2.3 Newly Constructed Buildings. FDC signs may also be required on newly constructed buildings as required by the code official. The signs shall read “FDC” and have letters that are at least six inches (6”) high and words with letters at least two inches (2”) high or an arrow to indicate the location. Signs shall be subject to approve of the code official.
- (72) Amend section 913.4 Valve Supervision.  
Section 913.4 Delete methods 1 through 4, and replace with the following,  
Valve supervision shall transmit a supervisory alarm to the Local fire district by an electronic tamper switch.
- (73) Amend section 914.7.1 to read as follows:  
914.7.1 Automatic sprinkler system. Buildings containing special amusement areas shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Where the special amusement area is temporary, the sprinkler water supply shall be of an approved temporary means. Temporary is defined as one hundred and eighty (180) days or less.
- (74) Add new section 916.9  
Section 916.9 Signage Signs shall be provided adjacent to gas detection system alarm signaling devices that advise occupants of the nature of the signals and actions to take in response to the signal. Upon direction of the Fire Code Official, an approved NFPA 704 placard shall be placed on the building. The placard shall identify all hazards associated with the gas(es) within the building. The placard shall be placed in a location approved by the Fire Code Official.
- (75) Amend section 1008.3.3 to read as follows:  
Section 1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:
1. Electrical equipment rooms.
  2. Fire command centers.
  3. Fire pump rooms.
  4. Generator rooms.
  5. Public restrooms with an area greater than three hundred (300) square feet (27.87 m2).

- 6. All conference rooms.
  - 7. Spaces used for public gatherings/meetings.
- (76) Section 1103.7.1 Group E. Delete the exceptions.
  - (77) Section 1103.7.2 Group I-1. Delete the exceptions
  - (78) Section 1103.7.5.1 Group R-1 hotel and motel manual fire alarm system. Delete all of the exceptions in their entirety.
  - (79) Section 1103.7.5.2 Group R-1 boarding and rooming houses manual fire alarm system. Delete the exception in its entirety.
  - (80) Section 1103.7.6 Group R-2 Delete exception 3
  - (81) Amend section 1205.4 with the following language:  
Section 1205.4 Buildings with rapid shutdown. Buildings with rapid shutdown solar photovoltaic systems shall have permanent labels in accordance with Sections 1205.4.1 through 1205.4.3. The rapid shutdown switch shall be approved by the Electrical Inspector and or the Fire Code Official. The switch shall either be a shunt trip style type switch or other approved type.
  - (82) Section 1207.2.1 Fire Extinguishing Systems. Delete the exception
  - (83) Section 2108.2 Automatic Sprinkler Systems. Delete the exceptions in their entirety.
  - (84) Section 2804.2.1 Manual Fire Alarms. Delete the exception
  - (85) Amend section 3103.2 with the following language:  
Section 3103.2 Approval required. Tents and membrane structures having an area in excess of four hundred (400) square feet (37 m2) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official. Approval must be obtained from the fire code official a minimum of five (5) working days prior to the event.
  - (86) Amend Section 3103.5 with the following language:  
Section 3103.5 Use period. Temporary tents, air-supported, air-inflated or tensioned membrane structures shall not be erected for a period of more than one hundred and eighty (180) days within a Twelve (12) month period (Calendar Year) on a single premises.
  - (87) Amend section 3103.8.2  
Section 3103.8.2 Location exception 2 has been revised as follows:  
2. Membrane structures or tents (when not used for cooking) need not be separated from buildings, where all of the following conditions are met:  
2.1. The aggregate floor area of the membrane structure or tent shall not exceed ten thousand (10,000) square feet (929 m2).  
2.2. The aggregate floor area of the building and membrane structure or tent shall not exceed the allowable floor area including increases as indicated in the International Building Code.  
2.3. Required means of egress are provided for both the building and the membrane structure or tent including travel distances.

2.4. Fire apparatus access roads are provided in accordance with Section 503.

- (88) 5601.1.1 Scope shall be amended as follows (all exceptions shall remain as stated):  
5601.1 Scope. The provisions of this chapter shall govern the possession, manufacture, storage, handling, sale and use of explosives, explosive materials, fireworks and small arms ammunition. All fireworks show(s) and or similar events shall follow state laws (425ILCS35) (225ILCS22).
- (89) 5601.1.3 Fireworks shall be deleted and replaced with the following:  
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.

The retail sale of approved consumer novelties shall be permitted, but only to persons eighteen (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 twenty feet (20”) 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.

- (90) Add new section 5601.9  
Sec. 5601.9 Establishment of Limits of Districts in Which Storage of Explosives and Blasting Agents is to be Prohibited. The limits referred to in this section of the International Fire Code 2021 edition in which storage of explosive materials is prohibited are hereby established as follows:

All commercial zones, business zones, and residential zoned property in the Village of Deer Park and the local fire district.

- (91) Amend 5602.1 Definitions as stated below:  
Sec. 5602.1 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, goy guns and other devices in which paper or plastic caps containing zero-point-twenty-five (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 zero-point-twenty-five (0.25) grains of explosive mixture.

- (92) Delete the definition of “Fireworks, 1.4G” and replace with the following:

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 for the in CPSC 16 CFR: parts 1500 and 1507 are not explosive materials for the purpose of this code.

- (93) Amend section 5608.1 to read as follows:

Section 5608.1 General. Outdoor fireworks display, use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with Sections 5608.2 through 5608.10 and NFPA 1123 or NFPA 1126.

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.

- (94) Delete section 5608.2.1 and replace paragraph with the following:  
Section 5608.2.1 Outdoor 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 display shall be electronically fired from an approved electronic firing unit.
- (95) Add new section 5608.8.1  
Section 5608.8.1 Display and Sale Forbidden. Add to end of paragraph. It shall be unlawful to display, sell, store or advertise for sale any division 1.4G or 1.3G fireworks within the village.
- (96) 5307.3.3 is added with the following language:  
Section 5307.3.3 Compressed Gases Not Otherwise Regulated. 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 thirty (30) cubic feet (0.855 cubic meters) or less and are removed off-site for refill.
- (97) 5307.3.4 Pressure relief devices.is hereby added with the following language:  
Section 5307.3.4 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.
- (98) 5307.3.5 Leak detection is hereby added with the following language:  
Section 5307.3.5 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.
- (99) 5307.3.6 is hereby added with the following language:  
Section 5307.6 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.
- (100) 5307.3.7 is hereby added with the following language:  
Section 5307.3.7 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.



- (101) 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 eighteen (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 twenty feet (20’) 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.

- (102) Section 5602, “Definitions,” is hereby amended as follows: 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 zero-point-twenty-five (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 zero-point-twenty-five (0.25) grains of explosive mixture.

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.

- (103) Section 5608, “Fireworks Display,” is hereby amended as follows:  
Section 5608.1, “General,” is hereby amended by the addition of the following new subsection which shall read as follows:

- (104) 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.

- (105) 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 display shall be electronically fired from an approved electronic firing unit.

- (106) 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.
- (107) 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.
- (108) Chapter 80, "Referenced Standards," is hereby amended by the deletion of all references to the International Plumbing Code
- (109) The following appendices are hereby adopted: B, C, D, E, F, G, and H. All other appendices are not adopted.

(H) Energy Conservation Code:

The Illinois State Energy Conservation Code also known as the International Code Council International Energy Conservation Code, as it may be amended from time to time, 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.

(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:

In the event, the State of Illinois adopts a new code listed below, that code update and its edition are considered the current code.

- (1) Safety Code for Elevators and Escalators (ASME A17.1-2019/CSA B44-07) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2019/CSA B44.7-07);
- (2) Guide for inspection of Elevators, Escalators, and Moving Walks (ASME A17.2-2017);
- (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 A18.1-2017);
- (5) Standard for the qualification of Elevator Inspectors (ASME QEI-1-2018);
- (6) Automated People Mover Standards (ANSI/ASCE/T&DI 21-13), 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
- (7) 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.
- (8) 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, as applicable. A residential private home does not require a conveyance state tag number, but they must still follow the codes in items a and or d above depending on the equipment installed.
- (9) 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.
- (10) 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.
- (11) 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.

- (12) 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, 2021 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 104.1 of the Deer Park Property Maintenance Code is hereby deleted in its entirety and in lieu thereof, the following new Section 104.1 is hereby inserted, which new Section shall read

as follows:

104.1 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 109.3 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 109.3. 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 109.4 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 109.4 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 107, “Means of Appeal,” is hereby deleted, and in lieu thereof, the following is hereby inserted:

107, 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.

- (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, lambs quarter, 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 sixteen (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 sixty-eight degrees (68°) Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on a winter outdoor design temperature of negative four degrees (-4°) Fahrenheit. 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<sup>th</sup> to May 15<sup>th</sup> to maintain a temperature of not less than sixty-eight degrees (68°) Fahrenheit in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below negative four degrees (-4°) Fahrenheit, 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 15<sup>th</sup> to May 15<sup>th</sup> to maintain a temperature of not less than sixty-eight degrees (68°) Fahrenheit. during the period the spaces are occupied.

Exceptions:

- (a) Processing, storage and operation areas that require cooling or special temperature conditions.
  - (b) 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 IBC-21 International Building Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Building Code.
- (17) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IFC-21 International Fire Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Fire Code.
- (18) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled 70-20 National Electrical Code, under the heading “NFPA” set forth on page eight dash two (8-2) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Electrical Code.



- (19) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IRC-21 International Residential Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Residential Code.
  - (20) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IMC-21 International Mechanical Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Mechanical Code.
  - (21) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IFGC-21 International Fuel Gas Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Fuel Gas Code.
  - (22) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IECC-21 International Energy Conservation Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Energy Code.
  - (23) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IPC-21 International Plumbing Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Plumbing Code.
  - (24) The referenced standard in Chapter 8 of the Deer Park Property Maintenance Code, titled IZC-21 International Zoning Code, under the heading “ICC” set forth on page eight dash one (8-1) of the ICC International Property Maintenance Code 2021 is hereby deleted and the following referenced standard is inserted in lieu thereof: Village of Deer Park Zoning Code.
- (K) Village of Deer Park Sewage Regulations  
 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. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

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

- (A) For all new construction, the building permit fee is twelve dollars (\$12.00) per each one thousand dollars (\$1,000.00) of scaled construction cost. The applicant shall indicate on all building permit applications the cost of construction. In no case shall that value be less than the scaled cost of construction as in (B) below. The cost of construction shall be used to determine each building permit fee. Values used to determine cost of construction shall be calculated by using the ICC Building Valuation Data Table only. For alterations reduce the cost per square foot by thirty-five percent (35%) to account for no foundation work. Areas not covered by the ICC table are indicated below.

(B) The scaled cost of construction per square feet shall be determined as follows:

(1)	Residential Living Area	ICC
(2)	Basement	\$25.00
(3)	Garage	ICC
(4)	Business/Mercantile/Industrial	ICC
(5)	Warehouse	ICC
(6)	Swimming Pools	\$80.00
(7)	Basement Finished	\$35.00

(C) Additions and Alterations: Where the cost of construction is known, the fee shall be twelve dollars (\$12.00) per one thousand dollars (\$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:

**ADDITIONAL RESIDENTIAL AND COMMERCIAL FEES**

**RESIDENTIAL FEES:**

(1)	<b>Air Conditioning</b>	
(1a)	New, Additional, Alteration or Replacement Per Unit (includes up to one inspection)	\$115.00
(2)	Antenna/Tower/ Dish (includes up to one inspection)	\$125.00*
(3)	<b>Basement</b>	
(3a)	Basement Finish or Remodel Building (includes up to three inspections)	\$115.00
(3b)	Basement Finish or Remodel Electric (includes up to two inspections)	\$115.00
(3c)	Basement Finish or Remodel HVAC (includes up to two inspections)	\$115.00
(3d)	Basement Finish or Remodel Plumbing (includes up to two inspections)	\$115.00
(4)	<b>Certificate of Occupancy; Residential</b>	
(4a)	New Residence	\$125.00
(4b)	Miscellaneous Residence (e.g., an addition)	\$75.00
(4c)	TCO (Temporary Certificate of Occupancy)	\$100.00 or 5% of the permit fee whichever is greater

(5)	Deck (includes up to three inspections)	\$12.00 per \$1,000.00 of scaled construction cost, or a minimum fee of \$175.00
(6)	Demolition (includes up to two inspections)	\$200.00
(7)	Drainage/Drain Tile (includes up to two inspections)	\$130.00*
(8)	Driveway (includes up to two inspections)	\$115.00
(9)	Driveway with Culvert (includes up to three inspections)	\$155.00
<b>(10)</b>	<b>Electrical</b>	
(10a)	New, Additional, Alteration or Replacement Per Unit (includes up to three inspections)	\$155.00
<b>(11)</b>	<b>Elevator, Escalator, or Other Similar Conveyance</b>	
(11a)	Inspection for New Construction, Modernization, and/or Modification	\$200.00 per unit
(11b)	Review of Architectural Plans or Final Shop Drawings for New Construction, Modernizations, and/or Modifications	\$200.00 per unit
(11c)	Safety Code Inspection	\$85.00 per unit
(11d)	Certificate of Compliance	\$15.00 per unit
(12)	Fence (includes up to two inspections)	\$30.00 per 100 lineal feet, with a minimum fee of \$125.00
(13)	Fire Alarm – Residential	\$80.00 plus LZFD fees
(14)	Fire Sprinkler – Residential	\$80.00 plus LZFD fees
(15)	Fire Pit (includes up to two inspections)	\$115.00
(16)	Fireplace Inside or Outside (includes up to three inspections)	\$155.00*
(17)	Foundation Permit (includes up to three inspections)	\$155.00
(18)	Furnace (includes up to two inspections)	\$130.00
(19)	Gazebo (includes up to three inspections)	\$175.00

(20)	Generator (includes up to three inspections)	\$170.00
<b>(21)</b>	<b>Heating</b>	
(21a)	New, Additional, Alteration or Replacement Per Unit (includes up to two inspections)	\$150.00
<b>(22)</b>	<b>Inspections</b>	
(22a)	Site Inspection	\$80.00
(22b)	Re-inspection	\$80.00
(22c)	Extra, Non-Scheduled Inspection	\$80.00
(22d)	Miscellaneous Other	\$80.00
(23)	Patio (includes up to two inspections)	\$125.00
(24)	Pergola (includes up to two inspections)	\$175.00*
(25)	Permit Extension Fee	\$250.00
<b>(26)</b>	<b>Plumbing</b>	
(26a)	New, Additional, Alteration or Replacement Per Unit (includes up to three inspections)	\$150.00
(27)	Porch (includes up to three inspections)	\$12.00 per \$1,000.00 of scaled construction cost, or a minimum fee of \$175.00
<b>(28)</b>	<b>Roofing</b>	
(28a)	Re-Roofing – Add a layer (includes up to one inspection)	\$95.00*
(28b)	Re-Roofing – Tear off (includes up to two inspections)	\$130.00*
(29)	Retaining Wall (includes up to two inspections)	\$130.00*
(30)	Septic Fees per Village Code (Applicable fees as required by Lake County)	See Chapter 51
(31)	Service Walks/Sidewalk/Stoop (includes up to two inspections)	\$130.00*
(32)	Shed (includes up to two inspections)	\$165.00*

(33)	Siding (includes up to two inspections)	\$130.00*
(34)	Sign Fees per Village Code	See Chapter 157.20
(35)	Solar System – Residential (includes up to two inspections)	\$390.00*
(36)	Sprinkler, Lawn (includes up to two inspections)	\$115.00
(37)	Swimming Pool (includes up to seven inspections)	\$12.00 per \$1,000.00 of scaled construction cost or a minimum fee of \$820.00
(38)	Swim Spa Building Structure/Electric (includes up to five inspections)	\$12.00 per \$1,000.00 of scaled construction cost or a minimum fee of \$400.00
(39)	Hot Tub Building Structure/Electric (includes up to four inspections)	\$12.00 per \$1,000.00 of scaled construction cost or a minimum fee of \$350.00
(40)	Tennis Courts (includes up to four inspections)	\$330.00*
(41)	Water Heater (Gas, Electric, Tank less) (includes up to two inspections)	\$115.00*
(42)	Well (includes up to one inspection)	\$85.00*
(43)	Window/Door replacement no open change (includes up to one inspection)	\$85.00*
(44)	Window/Door replacement change opening size (includes up to two inspections)	\$120.00*
(45)	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

**COMMERCIAL FEES:**

<b>(46)</b>	<b>Air Conditioning</b>	
(46a)	Commercial, Business, and Industrial, replacement Per 3,000 square feet (includes up to two inspections)	\$175.00
(47)	Antenna/Tower/ Dish (includes up to two inspections)	\$165.00

(48)	Awning/Canopy – Commercial (includes up to three inspections)	\$215.00
(49)	Business Registration Annual Inspection	\$80.00
(50)	Cell Tower (includes up to four inspections)	\$550.00
<b>(51)</b>	<b>Certificate of Occupancy; Commercial</b>	
(51a)	Certificate of Occupancy	\$.10/sq. ft.
(51b)	TCO (Temporary Certificate of Occupancy)	\$100.00 or 5% of the permit fee whichever is greater
<b>(52)</b>	<b>Electrical</b>	
(52a)	Commercial, Business, Industrial, Alterations Per 3,000 square feet (includes up to three inspections)	\$200.00
(52b)	Minor Electrical Work (includes up to two inspections)	\$175.00
<b>(53)</b>	<b>Elevator, Escalator, or Other Similar Conveyance</b>	
(53a)	Inspection for New Construction, Modernization, and/or Modification	\$200.00 per unit
(53b)	Review of Architectural Plans or Final Shop Drawings for New Construction, Modernizations, and/or Modifications	\$200.00 per unit
(53c)	Safety Code Inspection	\$85.00 per unit
(53d)	Certificate of Compliance	\$15.00 per unit
(54)	Fence (includes up to two inspections)	\$30.00 per 100 lineal feet, with a minimum fee of \$150.00
(55)	Fire Alarm – Commercial	\$145.00 plus LZFD fees
(56)	Fire Sprinkler – Commercial	\$145.00 plus LZFD fees
(57)	Foundation Permit (includes up to two inspections)	\$165.00
(58)	Furnace (includes up to two inspections)	\$165.00
(59)	Gazebo (includes up to three inspections)	\$220.00
(60)	Generator (includes up to four inspections)	\$250.00
<b>(61)</b>	<b>Heating</b>	
(61a)	Commercial, Business, Industrial, Alterations (RTU) Per 3,000 square feet (includes up to two inspections)	\$200.00

(61b)	Minor Heating Work (includes up to two inspections)	\$175.00
(61c)	Hood & Duct (includes up to three inspections)	\$500.00
<b>(62)</b>	<b>Inspections</b>	
(62a)	Site Inspection	\$100.00
(62b)	Re-inspection	\$100.00
(62c)	Extra, Non-Scheduled Inspection	\$100.00
(62d)	Other	\$100.00
(63)	Parking Lot Revision or Replacement (includes up to two inspections)	\$165.00
(64)	Patio (includes up to two inspections)	\$175.00
(65)	Pergola (includes up to three inspections)	\$215.00
(66)	Permit Extension Fee	\$250.00
<b>(67)</b>	<b>Plumbing</b>	
(67a)	Commercial, Business, Industrial, Alterations Per 3,000 square feet (includes up to three inspections)	\$200.00
(67b)	Minor Plumbing Work (includes up to two inspections)	\$175.00
<b>(68)</b>	<b>Roofing</b>	
(68a)	New Roof – Commercial (includes up to three inspections)	\$220.00
(68b)	Re-roofing – Commercial (includes up to two inspections)	\$170.00
(69)	Retaining Wall – Commercial (includes up to two inspections)	\$165
(70)	Septic Fees per Village Code (Applicable fees as required by Lake County)	See Chapter 51
(71)	Service Walks/Sidewalk/Stoop (includes up to two inspections)	\$165.00
(72)	Shed (includes up to three inspections)	\$215.00
(73)	Siding (includes up to four inspections)	\$250.00
(74)	Signs/Blade Signs (includes up to two inspections)	See Chapter 157.20

(75)	Solar System – Commercial (includes up to four inspections)	\$840.00
(76)	Sprinkler, Lawn (includes up to two inspections)	\$150.00
(77)	Swimming Pool (includes up to nine inspections)	\$12.00 per \$1,000.00 of scaled construction cost or a minimum fee of \$1,020.00
(78)	Temporary Structure for Special Event (see Chapter 97.04(L) (includes up to one inspection)	\$100.00*
(79)	Tennis Courts (includes up to four inspections)	\$380.00
(80)	Water Heater (includes up to one inspection)	\$160.00
(81)	Well (includes up to one inspection)	\$110.00
(82)	Window/Door replacement no open change (includes up to two inspections)	\$175.00
(83)	Window/Door replacement change opening size (includes up to three inspections)	\$225.00
(84)	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

*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 two hundred dollars (\$200.00), 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 five thousand dollars (\$5,000.00). The administrative fee shall be calculated by multiplying the scaled cost of construction or construction project value multiplied by zero-point-zero-zero-one (0.001), but such administrative fee shall not in any event be less than thirty dollars (\$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.

### **§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 and 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.