
ORDINANCE NO. 2018-19-09

*An Ordinance Amending Chapter 24 Building Code
of the Johnsburg Municipal Code*

AN ORDINANCE PASSED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG

AT A REGULAR MEETING ON SEPTEMBER 4, 2018

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF JOHNSBURG

President

Edwin P. Hettermann

Board of Trustees

Tom Curry
Kyle Frost
Josh Hagen
Mary Lou Hutchinson
Greg Klemstein
Kevin McEvoy

Village Administrator

Claudett E. Peters

ORDINANCE NO. 2018-19-09

**An Ordinance Amending Chapter 24 Building Code
of the Johnsburg Municipal Code**

BE IT ORDAINED by the President and Board of Trustees of the Village of Johnsburg, McHenry County, Illinois, as follows:

SECTION 1: That Chapter 24 Building Code of the Johnsburg Municipal Code is hereby amended to read as follows:

See Attached Exhibit A

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: Trustees Curry, Hagen, McEvoy and Klemstein

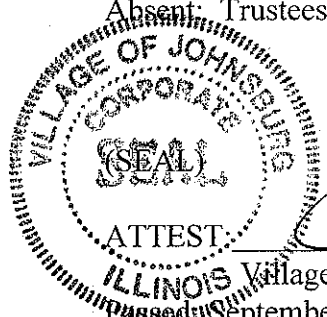
Voting Nay: None

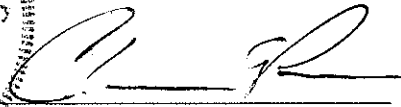
Abstain: None

Absent: Trustees Hutchinson and Frost

APPROVED: 

Village President Edwin P. Hettermann



ATTEST: 
Village Clerk Claudett E. Peters

Passed: September 4, 2018

Approved: September 4, 2018

Published: September 4, 2018

EXHIBIT A

CHAPTER 24 BUILDING CODE

24.01 ADOPTION OF BUILDING CODE.

The following list of codes is hereby adopted effective November 1, 2017 as part of the Building Code of the Village of Johnsburg, McHenry County, Illinois, for the control of buildings and structures as therein provided in each code. Each and all of the regulations, provisions, penalties, conditions and terms contained in each code described below are hereby referred to, adopted and made a part hereof as if fully set forth in this Ordinance:

- A. 2015 International Building Code;
- B. 2015 International Energy Conservation Code;
- C. 2015 International Fuel Gas Code;
- D. 2015 International Mechanical Code;
- E. 2015 International Property Maintenance Code;
- F. 2015 International Residential Code;
- G. 2015 Wildlife-Urban Interface Code;
- H. 2014 National Electric Code;
- I. 2014 State of Illinois Plumbing Code
- J. 2015 International Fire Code
- G. 1997 Illinois Accessibility Code

24.02 EXCEPTIONS.

Each and all of the regulations, provisions, penalties, conditions and terms contained in each code described above are hereby referred to, adopted and made a part hereof as if fully set forth in this Ordinance, except as provided below:

- A. All words contained in the Building Code which refers to the municipality or other word of similar meaning shall mean the Village of Johnsburg.
- B. The words "municipality authority", "government authority", or words of similar meaning shall, for purposes of this Section, mean the Board of Trustees of the Village.
- C. The words "enforcing officer", "hearing officer", "building commissioner", "building inspector", or other words of similar meaning shall refer to the person designated by the Board of Trustees of the Village to act in that capacity.
- D. Exceptions to Codes - The following exceptions shall apply to the codes herein adopted:

2015 International Building Code

Section 310.5.2 Group R-3 Lodging House – Amended As Follows

Owner-occupied *lodging houses* with five or fewer guest rooms shall be permitted to be constructed in accordance with the *International Residential Code*.

Add: Permanent living units may not be allowed in lodging houses unless fire separation, fire detection and alarming, and automatic fire suppression systems are in place in compliance with applicable codes including change of use requirements.

Section 423.4 Storm Shelter for Use Group E – Amended As Follows

In areas where the shelter design wind speed for tornados is 250 MPH in accordance with Figure 604.2(1) of ICC 500, all Group E occupancies with an aggregate occupant load of 50 or more shall have a storm shelter constructed in accordance with ICC 500. The shelter shall be capable of housing the total occupant load of the Group E occupancy.

Exceptions:

- ~~1. Group E day care facilities~~
- ~~2. Group E occupancies accessory to places of religious worship.~~
3. Buildings meeting the requirements for shelter design in ICC 500.

Section 507.1 Basements in Unlimited Area Buildings – Amended As Follows

507.1 General. The area of buildings of the occupancies and configurations specified in Sections 507.1 through 507.12 shall not be limited. Basements not more than one story below grade plane shall be permitted.

Add: The applicant shall furnish documentation (FIRM map) verifying the structure is not in a flood hazard area or the design will meet the requirements of Section 1612 of the Code.”

Section 705.2.3 Exterior Walls – Combustible Projections – Amended As Follows

Combustible Projections. Combustible projections extending to within 5 feet (1524 mm) of the line used to determine the *fire separation distance* shall be of not less than 1-hour *fire-resistance-rated* construction, Type IV construction, *fire-retardant-treated wood* or as required by Section 1406.3.

~~**Exception:** Type VB construction shall be allowed for combustible projections in Group R-3 and U occupancies with fire separation distance greater than or equal to 5 feet (1524 mm).~~

Section [F] 903.3.1.2.2 - Open-ended Corridors – Amended As Follows

Open-ended corridors. Sprinkler protection shall be provided in *open-ended corridors* and associated *exterior stairways* and *ramps* as specified in Section 1027.6, Exception 3.

Add: In R-3 occupancies, the applicant shall have the option of either providing automatic fire sprinkler protection in the open-ended corridors or provide fire-resistance rated construction for the walls, floors, and ceilings of the corridors. The required minimum fire-resistance rating shall be 1-hour for structures up to 4 stories, and 2-hours for structures over 4 stories. The applicant shall provide complete documentation and details for the selected option with the permit application.

Section 910.1 Smoke and Heat Removal – Amended As Follows

[F] 910.1 General. Where required by this code, smoke and heat vents or mechanical smoke removal systems shall conform to the requirements of this section.

Add: Where fire detection, notification, and/or fire suppression systems exist in a structure, they shall be maintained in accordance with the Code. Exception: Where such systems are not required by the Code for the Occupancy/Use Group, it is the Owners option to either maintain the systems in place according to the Code, or remove the system(s) completely.

Section 1004.1.2 Occupant Load Factors – Amended As Follows

**Table 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport Terminal	
Baggage claim	20 gross
Baggage handling	300 Gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.4
Assembly without fixed seats	
Concentrated	7 net
(chairs only – not fixed)	5 net
Standing space	15 net
Unconcentrated (tables and chairs)	
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms-other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross

Kitchens, commercial	200 gross
Library Reading rooms Stack area	50 net 100 gross
Locker rooms	50 gross
Mail buildings- covered and open	See Section 402.8.2
Add: Mercantile	Add: At grade level 60 30 gross Other levels 60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools Rink and pool Decks	50 gross 15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 square foot = 0.0929 m², 1 foot = 304.8 mm.

- a. Floor area in square feet per occupant.

Section 1009.8 (1) – Two-way Communication Systems – Amended As Follows

Exceptions:

1. ~~Two-way communication systems are not required at the landing serving each elevator or bank of elevators when the two-way communication system is provided within areas of refuge in accordance with Section 1009.6.5.~~

Exceptions:

Add:

1. Two-way communication systems are required at the landing serving each elevator or bank of elevators in accordance with Section 1009.6.5 *where the landing is part of the accessible means of egress and qualifies as an area of refuge in accordance with Sections 1009.6 through 1009.6.4.*

Chapter 11 Accessibility

Section 1101.2 – Design. Amended As Follows:

~~Buildings and facilities shall be designed and constructed for accessibility in accordance with the more restrictive requirements of this code, ICC A117.1~~

Add: *Buildings and facilities shall be designed and constructed for accessibility in accordance with the more restrictive requirements of this code, ICC A117.1, the Illinois Accessibility Code, and 28CFR36 (Title III of the Americans with Disabilities Act).*

Chapter 12 Interior Environment – Section 1210 Toilet and Bathroom Requirements – Amended As Follows

~~[P] 1210.1 Required fixtures.~~ The number and type of plumbing fixtures provided in a ny occupaney shall comply with Chapter 29.

Add: Plumbing fixtures shall conform to the requirements of the current Title 77 IL Admin Code Part 890 (Illinois Plumbing Code) as adopted and amended by the State of Illinois.

Chapter 13 Energy Efficiency – Amended As Follows

~~[E] 1301.1.1 Criteria.~~ Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.

Add: [E] 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the International Energy Conservation Code “*as adopted and amended by the State of Illinois.*”

Chapter 15 Roof Assemblies and Rooftop Structures – Amended As Follows

Section 1507.8.5 Material standards. Wood shingles shall be of naturally durable wood and comply with the requirements of Table 1507.8.5.

Add: The use of combustible materials, i.e. wood shingles or shakes for roofing shall require the materials to be fire-retardant treated per Section 1505.6 of this Code. Manufacturer documentation shall be maintained on site for the inspector.”

**TABLE 1507.8.5
WOOD SHINGLES MATERIAL REQUIREMENTS**

MATERIAL	APPLICABLE MINIMUM GRADES	GRADING RULES
Wood shingles of naturally durable wood	1, 2 or 3	CSSB

CSSB = Cedar Shake and Shingle Bureau

Section 1507.9.6 Material standards. Wood shakes shall comply with the requirements of Table 1507.9.6.

Add: The use of combustible materials, i.e. wood shingles or shakes for roofing shall require the materials to be fire-retardant treated per Section 1505.6 of this Code. Manufacturer documentation shall be maintained on site for the inspector.”

**TABLE 1507.9.6
WOOD SHINGLES MATERIAL REQUIREMENTS**

MATERIAL	APPLICABLE MINIMUM GRADES	GRADING RULES
Wood shingles of naturally	1	CSSB

durable wood		
Taper sawn shakes of naturally durable wood	1 or 2	CSSB
Preservative-treated shakes and shingles of naturally durable wood	1	CSSB
Fire-retardant-treated shakes and shingles of naturally durable wood	1	CSSB
Preservative-treated taper sawn shakes of Southern pine treated in accordance with AWP A U1 (Commodity Specification A, Use Category 3B and Section 5.6)	1 or 2	TFS

CSSB = Cedar Shake and Shingle Bureau.

TFS = Forest Products Laboratory of the Texas Forest Services.

Chapter 19 Concrete - Section 1906 Structural Plain Concrete – Amended As Follows

Section 1906.1 Scope. The design and construction of structural plain concrete, both cast-in-place and precast, shall comply with the minimum requirements of ACI 318, as modified in Section 1905.

~~**Exception:** For Group R-3 occupancies and buildings of other occupancies less than two stories above grade plane of light frame construction, the required footing thickness of ACI 318 is permitted to be reduced to 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported wall.~~

Chapter 23 Wood – Amended As Follows

**TABLE 2304.10.1.
FASTENNG SCHEDULE
(Refer to 2015 IBC)**

Table 2304.10 is amended as follows: Box nails shall not be permitted at the following connections:

- 1) Bottom plate to joist, rim joist, band joist or blocking at braced wall.
- 2) Bottom plate to joist, rim joist, band joist or blocking not at braced wall.
- 3) Top plate to stud.
- 4) Stud to bottom plate.
- 5) Double top plates.
- 6) Rim joist, band joist, or blocking to top plate, sill, or other framing below.
- 7) Top plates, laps at corners and intersections.
- 8) Built up header.

- 9) Continuous header to stud.
- 10) Ceiling joists, laps over partitions.
- 11) Rafter or roof truss to top plate.

2015 International Residential Code

Section R202 Definitions – Amended As Follows

ACCESSORY STRUCTURE. ~~A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot.~~

Add: A structure not greater than 168 square feet (279 m²) in floor area, except that garages may have a floor area not to exceed 624 square feet in R-2 zoning District and 864 square feet in R1 and E-1 through E-5 Zoning Districts, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA – Amended As Follows

Add:

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA					
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Wind-borne debris zone ^m	
25psf	115	Design	N/A		A

0SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYME NT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUA L TEMP
Weathering ^a	Frost line depth ^b	Termite ^c					
Severe	55"	Severe	-4°F	YES	FIRM	2000	47.8°F

For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447 m/s

- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of the flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES". Otherwise, the *jurisdiction* shall fill in this part of the table with "NO".
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° F)."
- j. The *jurisdiction* shall fill in this part of the table with the means annual temperature from the National Climatic Data Center table "Air Freezing Index-USA Method (Base 32° F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with "YES". Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

Section R302.2 Townhouses. - Amended As Follows

Townhouses. Common walls separating *townhouses* shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two *townhouses* shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. ~~Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1 hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.~~

2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.

Add:

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.

Section R305 Ceiling Height – Amended As Follows

Section R305.1 Minimum Height. *Habitable space*, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. ~~For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).~~
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.

Add: Exceptions:

1. *For attic spaces with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).*

Section R310.6 Alterations or repairs of existing basements. – Amended As Follows

~~An emergency escape and rescue opening is not required where existing *basements* undergo alterations or repairs.~~

~~**Exception:** New sleeping rooms created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1~~

Add: Emergency escape opening(s) shall be required in existing basements as in new construction where basement alterations create habitable space(s).

Section R313.2 One and two family dwellings automatic fire systems. – Amended As Follows

~~An automatic residential fire sprinkler system shall be installed in one and two family dwellings.~~
Exception: ~~An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

Add: Automatic fire sprinkler systems shall not be required in new construction, detached one and two family dwellings. If the Owner chooses to install an automatic fire sprinkler system, such system shall conform to the requirements of NFPA 13D, 2013 edition.

Section R314 Smoke Alarms - Section 314.6 Power Source. – Amended As Follows

~~Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.~~

~~Exception:~~

- ~~1. Smoke alarm shall be permitted to be battery operated where installed in buildings —without commercial power.~~
- ~~2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be —battery powered.~~

Add: Smoke detectors in 1 and 2 family dwellings and townhomes shall be provided as required under state statute (425 ILCS 60). Where less than 50% of an existing ceiling area is not being disturbed by addition or remodeling, at the discretion of the Building Official, it shall be permitted to maintain battery powered detectors in the undisturbed space(s), provided wireless communication to all units is provided.

Section R315 Carbon Monoxide Alarms. – Amended As Follows

Section R315.1 General. Carbon monoxide alarms shall comply with Section R315.

Add: Carbon Monoxide detectors in 1 and 2 family dwellings and townhomes shall be provided as required under state statute (425 ILCS 35). Where less than 50% of an existing ceiling area is not being disturbed by addition or remodeling, at the discretion of the Building Official, it shall be permitted to maintain battery powered detectors in the undisturbed space(s), provided wireless communication to all units is provided.

Section R905.8.5 – Material standards. - Amended As Follows

Wood shakes shall comply with the requirements of Table R905.8.5.

Add: Shake roof assemblies in 1 and 2 family dwellings and townhomes shall conform to the requirements of UL 790 for a Class B roof.

Chapter 11 Section N11 – Energy Efficiency – Delete In Entirety

Add: Section N11 of the International Residential Code is deleted in its entirety; energy efficiency shall conform to the requirements of the International Energy Code as adopted and amended by the State of Illinois.

Chapters 27, 28, 29, 30, 31, 32, and 33 Plumbing – Delete In Entirety

Add: Section 27, 28, 29 (except P-2904), 30, and 31 of the International Residential Code are deleted in their entirety; plumbing shall conform to the requirements of the current Title 77 IL Admin Code Part 890 (Illinois Plumbing Code) as adopted and amended by the State of Illinois. The fire protection requirements of Section 2904 shall remain in full force and effect except as it may conflict with the requirements of the Illinois Plumbing Code, which requirements shall be superior.

Section P2904.1 General. - Amended As Follows

The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler systems shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.

Add: Automatic fire sprinkler systems shall not be required in new construction, detached one and two family dwellings. If the Owner chooses to install an automatic fire sprinkler system, such system shall conform to the requirements of NFPA 13D, 2013 edition.

2015 International Wildland - Urban Interface Code

Section 101.2 Scope – Amended As Follows

[A] **101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, ~~if such condition, use, or occupancy was legal at the time of the adoption of this code,~~ provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

Section 202 Definitions – Amended As Follows

Add: REPAIR. With the exception of roofing repair, the restoration to good or sound condition of any part of an existing building for the purpose of its maintenance. Roofing repairs shall conform to Section 507 of this code.

2015 International Property Maintenance Code

Section [P]506.3 GREASE INTERCEPTORS. – Amended As Follows

~~Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.~~

Add: [P]506.3 GREASE INTERCEPTORS. Grease interceptors and automatic grease removal devices shall be maintained in accordance with the current adopted edition of the Illinois Plumbing Code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

SECTION 704 FIRE PROTECTION SYSTEMS – Amended As Follows

[F] 704.2.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3.

Add: NFPA 72 11.8.3.5 (7). Specific Location Requirements. *Smoke detectors are to be located not less than 3 feet from the tip of ceiling fan blades.*

If for any reason any one or more sections, sentence, clause or parts of this Code are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions.

F. Section PM 106.4, Violations. Section PM106.4 of the International Property Maintenance Code, is amended to read as follows:

Any offense arising under this Section 24.02-F, for which a specific penalty is not stated may be settled and compromised by the offender by payment to the Village the sum of money stated for a Class A violation in Chapter 1.07-E. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

G. Section R105.2 Work Exempt from Permit. Section R105.2-Building: Items 1, 2, and 5 of the 2000 International Residential Code is hereby repealed.

H. Section 890.420 Pipe Cleanouts. Section 890.420-4 Plumbing Code: A full size cleanout shall be located within 5 feet of the building foundation, outside, in direct line with the building drain and sewer.

24.03 BUILDING PERMIT REQUIRED: No construction, alteration, excavation or demolition shall be allowed unless and until a building permit authorizing such construction, alteration, excavation or demolition is issued by the Building Department. A permit shall not be issued unless the proposed activity is in compliance with the codes and ordinances of the Village and the required fees are paid.

No permit shall be issued to any applicant(s) currently in violation of Village's Building or Zoning Ordinances. The Village shall revoke any building permit issued to an applicant who is found to be in violation of the Village's Building and/or Zoning Code after the permit was issued; and shall deny any further permit of any kind until the violation(s) is corrected to Code or to the satisfaction of the Village's enforcing officer.

24.04 PERFORMING WORK WITHOUT A PERMIT: It shall be unlawful to perform work prior to obtaining the required building permit. Any person, partnership, firm, corporation or business entity having started construction before the Village issues a permit shall incur the following penalties:

A. A fine of \$100 shall be assessed; and

B. The Building Permit fee shall be increased as follows:

1. First Violation - 100% of the cost of the permit fee shall be added to the cost of the permit.
2. Second Violation – 200% of the cost of the permit fee shall be added to the cost of the permit.
3. Third Violation - 300% of the permit fee shall be added to the cost of the permit.
4. Fourth and Subsequent Violations - 500% of the permit fee shall be added to the cost of the permit.

24.05 BUILDING PERMIT APPLICATION.

Applicants must submit a completed Building Permit Application along with applicable construction plans, plat(s) of survey, contractor's license(s) and other information pertaining to the work being performed. Applications will not be accepted unless accompanied by all of the required data and applicable deposit.

Permit applications shall be reviewed and a decision shall be rendered to the applicant in accordance with the following timeline:

- A. New Construction, Additions or Alterations within 14 business days
- B. Decks, Sheds, Swimming Pools and other Miscellaneous Permits within 7 business days
- C. Reroofing, siding, driveway resurfacing within 2 business days.

24.06 FEE

Any person, partnership, firm or corporation, upon filing plans for the issuance of a building permit with the Building Commissioner, shall, by the submission of a signed application, agree to bear the Village's cost of review of the application including, but not limited to, the fees charged by an architect, attorney, engineer or other professional consultant when those fees are incurred by the Building Department regarding the plans submitted to it for review and comment. These costs include but are not limited to plan review, inspection services, flood plain analysis and soil suitability.

The Village shall provide an estimate of the review costs and the applicant shall post a deposit in the amount of the estimated costs. Said costs shall include a 5% administration fee for permit intake, coordination, scheduling, issuance and related support services. In the case of more complex projects, the Building Department may require an escrow deposit equal to 125% of the estimated cost of the review by professional consultants billed on a monthly basis. The Village may request that the escrow be replenished monthly if the estimate of cost and/or scope of work changes.

In addition to all fees related to the application for building permit, the applicant is responsible for all impact fees associated with the issuance of said building permit. For the purchase of calculating impact fees, a bedroom shall be defined as any room that may be utilized for sleeping purposes, including, but not limited to, bedrooms, offices, dens, and libraries.

24.07 FEE SCHEDULE.

- A. General: Payment of the fee for the construction, alteration, removal or demolition and for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law or ordinance for water taps, sewer connections, erection of signs and display structures, marquees or other appurtenant structures, both within and without the jurisdiction of the Building Department.

The total permit fee shall be paid in its entirety in advance of the issuance of the permit. If re-inspection services are required, the re-inspection fee shall be paid at the time of scheduling. In the case of new construction, the re-inspection fee shall be paid prior to the issuance of the Certificate of Occupancy.

- B. Building Permit Fees: The following fee schedule provides an estimated minimum cost. Applicant shall be responsible for all costs related to their application including but not limited to plan review, inspections and administration. Deposits shall be submitted at the

time of application in accordance with the below fee schedule. Payment in full shall be required prior to permit issuance. Deposit amounts anticipate plan review and routine inspections.

1. Single family residential new construction, addition or accessory building: \$0.49 per square foot but not less than \$500.00.
2. Commercial, industrial, storage, business, institutional, public and multi-family dwellings new construction, addition or accessory buildings: \$0.61 per square foot but not less than \$500.00.
3. Alteration, remodeling or use change for all buildings and structures: \$0.33 per square foot but not less than \$350.00. The following additional fees apply when applicable:
 - a. Mechanical: \$0.04 per square foot
 - b. Electrical: \$0.06 per square foot
 - c. Plumbing: \$0.06 per square foot
4. Accessory Buildings and Additions: \$0.33 per square foot but not less than \$350.00. The following additional fees apply when applicable:
 - a. Mechanical: \$0.04 per square foot
 - b. Electrical: \$0.06 per square foot
 - c. Plumbing: \$0.06 per square foot
5. Electrical: \$60.00.
6. Plumbing: \$50.00
7. Heating and air conditioning, new structure or addition: \$50.00.
8. Moving, raising, shoring or underpinning of structure or foundation: \$80.00.
9. Demolition: \$285.00 includes 2 routine inspections.
10. Sign: \$50.00 without electric; \$100 with electric.
11. Fence: \$50.00
12. Re- roof and siding: \$50.00
13. Roof replacement with structural change: \$100
14. Deck: \$150

15. Driveway without structural changes \$50.00; with structural changes; \$100
16. Shed – pre-fab kit less than 168 square feet \$50; up to 400 square feet built on site with or without electrical: \$100
17. Windows without structural change: \$50; with structural change: \$200
18. Swimming pool, hot tub, spa: \$200.00 above ground; \$400.00 in ground.
19. Reinspection or extra inspection if required or requested: \$100.00 each.
20. Mass Grading/Excavating; Estimate will be provided based upon scope of work.
21. Stormwater Review: \$300
22. Renewal or expired permit: \$100.00

24.08 EXPIRATION OF PERMITS

A. Route building permits shall expire if work is not completed within six months after the issuance of the permit. New Residential and Commercial Construction permits shall expire in twelve months. A six-month extension may be granted for all permits issued provided that an updated application is submitted prior to the expiration of the permit.

B. If, after the six-month extension the work for which the building permit was issued has not been completed, the permit holder may submit a request to the Village Administrator to request further extension of said permit. Permits may be extended for no more than an additional ninety (90) days with the permit holder providing evidence that the work was not completed in the prescribed time through no fault of his or her own. If the permit holder cannot show that the delay was through no fault of his or her own, the permit may be extended for no more than thirty (30) additional days. Any construction remaining incomplete at the conclusion of all extensions shall be considered suspended or abandoned and shall require the submittal of a new application and payment of the applicable fees associated with the remaining work.

C. Construction suspended or abandoned for more than 30 days by the permit holder will constitute a violation of the Building Code and each day the work is not commenced shall be considered a separate violation subject to fine.

24.09 OCCUPANCY PERMITS

It shall be required as a condition to the issuance of a Certificate of Use and Occupancy that an unexecuted Certificate of Occupancy be filed with the Assessor of McHenry County and that the owner of such property obtain from the Assessor, in the form prescribed by such official, a receipt showing that the unexecuted Certificate of Use and

Occupancy has been filed and that the property is subject to increased assessment, from the date of issuance of the Certificate on the proportionate basis for the year in which the improvement was completed.

The owner of the property shall file such receipt with the Village Clerk and a certified copy of the Certificate, when issued, shall be filed with the Assessor by the Village Clerk. The Building Inspector may issue a temporary occupancy permit to complete the work required by the permit for up to 6 months on payment of an inspection fee of \$100.00.

24.10 PERMIT APPLICATION APPEALS.

An appeal may be pursued in response to any decision or determination of the Building Commissioner relating to plans, which were submitted for a building permit by any person, firm or corporation aggrieved thereby or by any officer, department, board or commission of the Village of Johnsburg.

The appeal must be filed within fourteen (14) days of the Commissioner's decision by filing a Notice of Appeal in duplicate to the Village Administrator specifying the basis of the appeal. One copy of the appeal shall be forwarded to the President and Board of Trustees of the Village, and one copy to the Building Commissioner. The Building Commissioner shall immediately transmit to the President and Board of Trustees all papers related to the decision in question.

The President and Board of Trustees shall select a reasonable time and place for a hearing on the appeal, shall give due notice thereof to all interested parties, and shall render a written decision on the appeal without unreasonable delay. Any person may appear at the hearing and present testimony in person or by a duly authorized agent or attorney.

24.11 VILLAGE PROPERTY.

- A. No person, company, utility, firm, corporation or other entity shall dig up or disturb any Village property without first securing a permit at least 24 hours in advance of such work from the Building Inspector.
- B. In cases of emergency, where it is necessary to undertake utility repairs requiring the disturbance of Village property, and obtaining a permit as required in Section 24.11-A would not be in the best interest of the residents of the Village because of a loss of necessary utility services to the residents, the utility may undertake immediate repairs and disturb Village property without a permit provided:
 1. The Village Police Department is notified of such emergency; and
 2. A permit for such emergency repairs is applied for and obtained within 24 hours of initiating the emergency work.

- C. The applicant for such a permit shall deposit, with the Village Clerk, a sum determined by the Village to cover the cost of restoring the Village's property. The deposit shall be in cash and held by the Village Clerk until the Village Engineer or Public Works Foreman certifies that the Village's property has been restored to its previous condition.

Entities regularly doing work within the Village may deposit a yearly cash bond, to be held by the Village, for all work anticipated to be performed during a given year. Upon receipt of the application, the Village will determine the amount of the yearly cash bond.

- D. The permittee shall be required to restore Village property within three days after completing the work for which the permit was issued. Any grass that is disturbed shall be replaced with sod; any other disturbed area shall be replaced with grass seed unless directed otherwise by the Superintendent of Public Works. Provisions shall be made to water sod until it is established and grass seed until it has germinated. Upon restoration of the surface to its former condition, the Village Clerk shall return the cash deposit to the permit holder.
- E. During the time the Village's property is disturbed, adequate provisions shall be made to control soil erosion and sedimentation.
- F. Any person, utility, firm or corporation who violates any of the provisions of Section 24.11 shall be fined not less than \$500.00 for each occurrence.

24.12 MUNICIPAL PROPERTY DAMAGE DEPOSITS.

- A. Before commencing any new residential or commercial construction for which a building permit is required, the Building Inspector will review the plans submitted for said permit and require the person obtaining the permit to deposit with the Village a road bond issued by a surety licensed in the State of Illinois in a form approved by the Village which contains a provision for the recovery of attorney's fees in the event that the Village must bring an action to recover on the bond, in favor of the Village in the amount of \$10,000.00. The bond shall provide that the Village may recover against the principal and the surety jointly and severally. The road bond shall be used by the Village to reimburse it for any damage to the Village roads, streets or other public improvements damaged by the applicant, the applicant's contractors, sub-contractors, agents, employees or other parties utilized or retained in connection with the construction process on the relevant lot.
- B. The bond shall be held by the Village Clerk until such time as construction on the relevant lot is completed, inspected and approved by the Village.
- C. In the event the Village property sustains damage, and such damage is not repaired and restored in full to the condition prior to such damage occurring, the Village shall utilize the surety bond to recover any costs related to the repair of said damage and recover its attorneys' fees incurred in connection with such recovery of damages.

- D. If the costs of repairs to the Village property exceeds the amount of the surety bond, such additional costs shall be charged to the owner of the property, and it shall become immediately due and payable upon the owner receiving written notice of the amount of which the cost of repairs exceeds the amount of the surety bond.

24.13 GRADING AND SEEDING DEPOSIT.

- A. Prior to final inspection for a Certificate of Use and Occupancy between November 1st and April 30th, the person obtaining the Certificate of Use and Occupancy shall make a cash deposit with the Village Clerk in a sum of 150% of that determined to be sufficient to cover the cost of said grading and seeding.
- B. The recipient of the Certificate of Use and Occupancy shall have until the following June 1st to complete said grading and seeding.
- C. If the grading and seeding has not been completed within the time period prescribed in Paragraph B above, said deposit shall be used by the Village to complete said work. Thereafter, the Appeals Board shall hold a hearing pursuant to notice to the party whose deposit they hold. If the Appeals Board determines that said party did not have good cause for not completing the grading and seeding within the time period prescribed in Paragraph B above, the balance of the deposit shall be forfeited to the Village. If the work is completed within the time period prescribed in Paragraph B above, the total amount of the deposit shall be returned to the parties making the deposit.

24.14 GRADING AND EXCAVATING REGULATIONS.

- A. Protection of utilities. Public utilities or services shall be protected from damage caused by grading or excavation operations.
- B. Protection of adjacent property. Adjacent properties shall be protected from damage caused by grading operations. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property, without supporting and protecting such property from any damage that might result.
- C. Inspection notice. The code official shall be notified at least 24 hours prior to the start of work.
- D. Temporary Erosion Control. Precautionary measures necessary to protect adjacent watercourses and public or private property from damage by water erosion, flooding or deposition of mud or debris originating from the site shall be put in effect. Precautionary measures shall include provisions of properly designed sediment control facilities so that downstream properties are not affected by upstream erosion.

- E. Traffic control and protection of streets. Flaggers, signs, barricades and other safety devices to ensure adequate safety when working in or near public streets shall be provided.
- F. Tracking of dirt onto public streets. Adequate cleaning of equipment to prevent the tracking of dirt and debris onto public streets shall be provided.
- G. Maintenance of waterway and irrigation canals. Precautionary measures to protect and maintain the flow of waterways and irrigation canals shall be taken.
- H. Revegetation. The loss of trees, ground cover, and topsoil shall be minimized on any grading project. In addition to mechanical methods of erosion control, graded areas shall be protected to the extent practical from damage by erosion by planting grass or ground cover plants and/or trees. Such plantings shall provide for rapid, short term coverage of the slopes as well as long term permanent coverage. A plan by a registered design professional shall be provided where required by the code official.
- I. Design Standards. The grading design standards required herein shall be those found in nationally recognized standards.

24.15 STORMWATER CONTROL

- A. The provisions of Article 7, Stormwater Control, of the Village of Johnsbury Subdivision Ordinance, shall be applicable to all property in the Village, including, but not limited to, new construction, any modification or improvement to land and any change in land use.
- B. Penalty: If any person, firm, entity or corporation violates the provisions, or the terms of any permits issued pursuant to this Section 24.15, the Village may exercise any or all of the remedies and penalties available under law including, but not limited to the following:
 - 1. Imposition of a fine of not less than \$100 or more than \$1,000 for the first offense. For the second and subsequent offenses, the fine shall be not less than \$500 or more than \$1,000. A separate offense shall be deemed committed on each day during or on which such violation occurs or continues.
 - 2. Said violation shall be considered a nuisance, in which case the Village may take summary steps to abate the nuisance and charge the violator with the cost of abating the nuisance. Upon nonpayment, the Village may file a lien against the property.
 - 3. If the violation occurs in connection with the development of property or the building of structures, the Village may revoke all permits and cause the cessation of all construction.
 - 4. The Village may obtain an injunction requiring the abatement of the violation.

5. In addition to the fines herein, the Village shall be entitled to all costs of prosecution, including attorney fees incurred by the Village, and the cost, if any, of abating the violation.

24.16 ARCHITECTURAL REVIEW *(Amended by Ord 98-99-19)*

- A. Purpose: The architectural review process is intended to protect, preserve and enhance the character and architectural heritage and quality of the Village, to protect, preserve and enhance property values and to promote the health, safety and welfare of the Village and its residents. The goals of the architectural review ordinance are as follows.
 1. Special Character: To effect and accomplish the protection, enhancement perpetuation and the use of improvements and areas of special character or of special historical and/or aesthetic interest or value that represent or reflect elements of the Village's cultural, social, economic, political and architectural history.
 2. Local Atmosphere: To maintain the local "small town" atmosphere of various residential and business areas within the Village.
 3. Compatibility: To insure the compatibility of new development, both commercial and residential with the existing characteristics of the area.
 4. Transitional Areas: To protect sensitive areas of transition from one land use to another.
 5. Attractiveness: To protect and enhance the Village's attractiveness to visitors and thereby support and stimulate local business.
 6. Strong Local Economy: To strengthen the economy of the Village.
- B. Applicability: This ordinance shall be applicable to and accompany all applications for the approval of a subdivision or a building permit for the following:
 1. All new commercial structures.
 2. All new commercial subdivisions.
 3. All new residential subdivisions containing more than three (3) units.
 4. The remodeling or restoration of any commercial structure or residential buildings within certain designated "historic districts" of the Village.
- C. Procedure: See Village of Johnsburg development procedure packet.
- D. Standards and Considerations For Architectural Review and Approval: In their consideration of an application for architectural review approval the Village's reviewing agencies shall consider and evaluate the applicants proposed improvements against the following standards and considerations.

E. General Quality of Design and Site Development:

1. Open Spaces. The quality of the open spaces between buildings and in setbacks spaces between streets and the front face of the structure.
2. Materials. The quality of materials and their relationship to those in existing adjacent structures.
3. General Design. The quality of the design in general and its relationship to the overall character of the neighborhood.
4. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian and vehicular access, parking, servicing of the property, impact on traffic patterns and conditions on site and in the vicinity of the site and the utilization of any existing natural amenities on the site.
5. General Standard for Visual Compatibility. All applications for architectural review of any new commercial structure or the renovation, remodeling or restoration of any existing commercial structure shall be accompanied by a written statement from a registered architect that he personally has visited the site of the proposed construction and that said construction is compatible with the surrounding area when viewed from the following perspectives:
 - a. Building height.
 - b. Proportion of front facade to neighboring structures.
 - c. Proportion of openings.
 - d. Rhythm of solids to voids on front facades.
 - e. Rhythm of spacing of buildings to adjacent streets, other buildings and open spaces.
 - f. Relationship of materials and textures with that of adjacent buildings.
 - g. Roof shapes.
 - h. Scale of buildings
 - i. Direction of front elevation
6. General Standard for all Applications for Site Plan Architectural Review. All applications for site plan review and approval for residential or commercial subdivisions shall be accompanied by a copy of Covenants, Conditions and Restrictions documents suitable for subsequent recording with the McHenry County Recorder of Deeds that sets forth the architectural guidelines for that development

F. Specific Areas of Sensitivity. When reviewing any proposed site plan or architectural design the Village's reviewing bodies will do so with a critical eye toward the following areas:

1. The aesthetic effect of the subdivision's street layout when viewed against its topography, natural resources and adjacent property.
2. The development's primary entry, its design and any proposed amenities.
3. Signage as to its location, design, size and color.
4. Berming and landscaping of any publicly or commonly owned property.
5. The design of any commonly or publicly owned structures such as club houses, bridges, gazebos, gate houses, etc.
6. The preservation of natural resources such as streams, ponds, wetlands and trees.
7. The proposed improvement's relationship and compatibility with adjacent land uses and structures.
8. The provisions for buffering between different land uses.
9. The effect of any site lighting on adjoining property.
10. The provisions for screening of loading docks, trash disposal areas, outside storage and parking.
11. Large areas of visually unbroken asphalt or concrete.
12. The proposed color scheme for any commercial structure.
13. Overall landscaping.
14. The design of any storm water retention or detention facility.
15. The resulting streetscape at the structures or developments completion.

24.17 MULTI-UNIT STRUCTURES

A. For the purpose of this section, multi-unit shall be defined as:

1. A building wherein a portion of which is rented by one or more tenants; or
2. Which may consists of two or more individually owned units which share a common structure such as, but not limited to commercial condominium.

- B. The provisions of Chapter 24.17 shall apply to all multi-unit structures in all Business, Commercial, Industrial and Residential zoning districts.
- C. Partitions of masonry construction shall be required throughout all buildings being constructed or remodeled as multi-unit structures in Business, Commercial and Industrial zoning districts.
- D. Partitions of masonry construction or USG H Studs pursuant to Architectural Technical Literature Folder SA-925 for detailed design and installation recommendations shall be required in all Residential zoning districts.
- E. Automatic Sprinkler Systems shall be required in addition to masonry partitions where applicable.
- F. Applicants must provide for said partitions or automatic sprinkler system designed to the minimum standards set forth in the International Residential Code and International Building Code, 2015 Editions.

24.18 MASONRY, CONCRETE OR STEEL CONSTRUCTION REQUIRED IN MULTI-UNIT STRUCTURES

- A. Detached one and two family dwellings and multiple single family dwellings (town houses) are exempt from the provisions of this Chapter 24.18
- B. Any use and/or occupancy classified under Section 308, Institutional Group I and Section 310.1 Residential Group R-4 of the 2015 International Building Code shall conform to Type I or Type II construction regardless of height. Any use and/or occupancy classified under Section 310.1 Residential Group R-1 or R-2 which has more than two stories above grade shall conform to Type I and Type II Construction as defined in the 2015 International Building Code.
- C. Type I and Type II Construction are those types of construction in which the building elements listed in Table 601 of the 2015 International Building Code are of noncombustible materials.

24.19 GARAGES. Every dwelling unit shall be constructed with an attached or detached garage on the building lot upon which it is constructed. Said garage shall have dimensions of at least twelve (12) feet wide and twenty-one (21) feet deep, and shall be connected to the street by a driveway constructed as provided herein.

24.20 DRIVEWAYS

A. Residential and Commercial Driveways

1. Shall be constructed with a CA6, 100% crushed base a minimum of six inches thick (increased to 8 inches for that portion of the driveway within right-of-way or driveway apron), surfaced with a minimum of 2 inches of asphalt (increased to 4 inches for that portion of the driveway within right-of-way or driveway apron) or four inches thick surfaced with 6 inches of concrete.
2. Shall extend from the garage to the street and, at the street, not exceed the height of the road surface.
3. Shall be at least 12 feet in width and, for residential and private driveways, the maximum width shall not exceed 24 feet at the right-of-way.
4. Shall have a culvert installed under the driveway unless deemed unnecessary by the Village Engineer based upon sound engineering practices. The driveway and culvert shall be installed at the owner's expense. If the Village Engineer is requested to determine the necessity of a culvert by the relevant property owner or the Village, the property owner shall reimburse the Village for the fees of the Village Engineer.
5. Those driveways existing as of the effective date of this provision on January 7, 1007, whether on a commercial or residential parcel, are exempt from the requirements of subsection 24.20-A.1-3.
6. With respect to any nonconforming property, the property owner shall construct a driveway in the manner set forth above upon the earlier to occur of: i) alterations or construction to 50 percent or more of the principal dwelling or structure on the property or ii) the resurfacing of 50 percent or more of the surface area of the existing driveway with any material, including, but not limited to, gravel, cinders or crushed limestone.
7. Driveways shall be limited to one per road frontage in Residential and Estate Zoning Districts.

B. Driveway Deposit.

1. Prior to final inspection for Certificate of Use and Occupancy between November 1st and April 30th, persons obtaining the Certificate of Use and Occupancy shall make a cash deposit with the Village Clerk in the sum of 150% of that determined to be sufficient to cover the cost of constructing a driveway.

2. The recipient of the Certificate of Use and Occupancy shall have until the following June 1st to complete said driveway construction.
3. If the construction of the driveway has not been completed within the time prescribed in Paragraph (1), said deposit shall be used by the Village to complete said work. Thereafter, the Appeals Board shall hold a hearing pursuant to notice to the party whose deposit they hold. If the Appeals Board determines that said party did not have good cause for not completing the construction of the driveway within the time prescribed in Paragraph (1), the balance of the deposit shall be forfeited to the Village. If the work is completed within the time prescribed in Paragraph (1), the total amount of the deposit shall be returned to the parties making the deposit.

24.21 CULVERTS

- A. Prior to the installation of a driveway or field access, a permit for a culvert installation on the Village's right of way shall be required and obtained from the Village Building Department. Culvert permits shall expire 60 days after issuance. An inspection fee of \$100.00 shall be collected upon permit application to provide one Village inspection of the placed and back filled culvert. The Village Engineer or Public Works Department shall inspect culvert placement before driveway installation begins.
- B. Existing driveway culverts requiring replacement may be replaced with "in kind" material per Village of Johnsburg's Driveway Culvert Detail. Minimum inner diameter of driveway culverts is 15". However, existing culverts larger than 15" must also be replaced "in kind" size and its diameter must be consistent with neighboring culverts to provide adequate drainage flow.
- C. Roadway culverts requiring replacement may be replaced with "in kind" material. Minimum diameter roadway culvert is 18". However, existing road culverts larger than 18" must be replaced "in kind" size. In a situation where any natural waterway or a constructed channel is to be bridged, adequate concrete headwalls and wing walls shall be required subject to review and approval of Village and Village Engineer.
- D. Roadway culverts installed as part of a new subdivision or any new development are required to be constructed of RCP with PCPFES end sections and grates and per IDOT standards. The size of the roadway culvert will be a minimum of 18" or as required per culvert calculations based on a 20-year storm event provided by a professional engineer or as otherwise directed by the Village Engineer.
- E. New culverts (driveway) constructed within a new estate development shall be reinforced concrete pipe material (RCP) with RCP flared end sections consistent with the minimums indicated above or as modified by the design engineer for the new development.

- F. During installation the culvert shall lie at a minimum grade of 0.50% in the bottom of the ditch. However, the pitch of the ditch shall control the culvert grade as long as it exceeds 0.50% and is 2' or more in depth.
- G. Installed culverts shall be back filled with approved trench backfill and shall be compacted to 95% maximum dry density. Culverts that are damaged during installation shall be replaced at the property owner's expense.
- H. Flared end sections are required for all culvert replacements and slopes adjacent to driveways shall not exceed 4:1. Ditches shall be grass/vegetated. The use of stone or rock in lieu of grass needs to be approved by the Public Works Committee and is discouraged due to maintenance and aesthetics. If is authorized it shall be the responsibility of the property owner to maintain the stone/rock insuring that the area remains free of weeds, leaves and dirt deposits.

24.22 TRENCHES. All trenches across proposed or existing streets and driveways shall:

- A. Be back filled with No. 2 sand to a point of not less than five (5) feet from the outside edge of the proposed or existing pavement.
- B. The sand shall be compacted thoroughly in place by jetting or in a manner and with the use of equipment acceptable to the Village Engineer, Public Works Foreman or the Building Commissioner.
- C. This compacted sand shall be brought to within ten (10) inches of the proposed or existing final grade. At this point, eight (8) inches of State of Illinois specification Grade CA-6 gravel shall be placed to a width of twelve (12) inches greater than the trench.
- D. When the gravel has been completed to the satisfaction of the Village Engineer, Public Works Foreman or Building Commissioner, a two (2) inch bituminous surface (B-5 or Class 1) shall be placed over the entire trench equal in width to the existing or proposed pavement.
- E. All excess materials shall be removed and the right of way shall be restored to its original condition and to the satisfaction of the Village Engineer or Public Foreman or Building Commissioner.

24.23 SWIMMING POOLS.

- A. Definitions. The following definitions shall be applicable to this section:

ASTM ES 13-89: Emergency standard performance specifications for safety covers and labeling requirements for all covers for swimming pools, spas and hot tubs.

Barrier: A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Hot Tub: See definition for swimming pool.

Natural Barrier: A non-seasonal lake, pond or stream greater than 20 feet in width.

Neighboring Residence: A one or two family dwelling or a single family townhouse not more than three stories in height situated on improved property within 500 feet of a residential swimming pool.

Residential: That which is situated on the premises of a detached single or two-family dwelling or a one-family townhouse, not more than three stories in height.

Spa - portable, non portable, hot tub: A non-permanent structure intended for recreational bathing, in which all controls, water heating and water circulating equipment are an integral part of the product.

Swimming Pool: Any structure or device intended for swimming or recreational bathing, including permanent and temporary, that has a sidewall 24" or greater. This includes inground, above ground and on ground pools, hot tubs or spas.

Swimming Pool - indoor: A swimming pool which is totally contained within a structure and surrounded in all four sides by walls of said structure.

Swimming Pool - outdoor: Any swimming pool which is not an indoor pool.

B. Outdoor Swimming Pool Requirements. An outdoor swimming pool, including an inground, aboveground or onground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. Barrier: The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be four inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches. The barrier must be placed parallel to and at a distance not exceeding 15 linear feet from any side of the pool. *(Amended by Ord. 94-95-38)*
2. Natural Barrier: The barrier requirements are waived for the portion of the pool/spa/hot tub facing the natural barrier. On all other sides of the property, the barrier must extend to the legal, where established, or normal water level.

3. Barrier Openings: Openings in the barrier shall not allow passage of a four inch diameter sphere.
4. Solid Barriers: Solid barriers which do not have openings, such as masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
5. Horizontal, Vertical Members: Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall not exceed 1 3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
6. Where the barrier is composed of horizontal and vertical members of 45 inches or more, spacing between vertical members shall not exceed four inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
7. Maximum mesh size for chain link fences shall be 1 1/4 inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1 3/4 inches.
8. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than 1 3/4 inches.
9. Access gates shall comply with the requirements of this subsection and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outwards away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate:
 - a. the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate; and
 - b. the gate and barrier shall have no opening greater than one-half inch within 18 inches of the release mechanism.
10. Aboveground Pool Structure Used as Barrier: Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:
 - a. the ladder or steps shall be capable of being secured, locked or removed to prevent access, or

b. the ladder or steps shall be surrounded by a barrier which meets the requirements of Section 24.23-B-1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow passage of a four inch diameter sphere.

11. Where a moat is used to obtain the 48 inch clearance from ground surface to the top of the pool, it shall also be 48 inches from the outside rim of the moat to the top of the barrier (or rim of the pool).

C. Barrier Locations: Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

D. Exemptions:

1. A spa with a solid lockable safety cover which complies with ASTM ES 13-89 shall be exempt from the provisions of this Ordinance. Swimming pools with safety covers shall not be exempt.

2. Swimming pools/spas/hot tubs located greater than 500 feet from neighboring residence and that have been in existence prior to the effective date of this amendment (January 17, 1995) shall be exempt from all requirements of Section 24.23-B, C.

E. Variances: It is the intent of this Ordinance that all swimming pools, spas and hot tubs have an effective barrier to discourage access of children (less than five years of age). However, it is recognized that unique circumstances may exist that would preclude immediate compliance with all parts of Section 24.23 in existence prior to the effective date of this amendment. Variations from the regulations of this section may be granted in each of the following instances:

1. For the swimming pools/spas, hot tubs built prior to the effective date of this amendment and that requires measurement specifications as set forth in Section 24.26, may be granted a variance provided that the "as built" configuration does not deviate by more than 15 percent of the measurement specifications.

2. A variance may be granted by the Building and Zoning Officer (or) Board of Trustees where evidence is presented and demonstrates:

a. The swimming pool/spa/hot tub has been built prior to the effective date of this amendment.

b. The swimming pool/spa/hot tub is located 200 feet to 500 feet from a neighboring residence or less than 50 feet from a natural barrier.

c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

24.24 PIERS.

- A. Definition: As used herein, the term "pier" shall mean any structure built over water and intended to support persons or objects from sinking and is perpendicular to the property line.
- B. No pier shall be erected, reconstructed, relocated or structurally altered unless a building permit is first applied for and obtained in accordance with the Village Building Code.
- C. Anchoring: All piers must be securely anchored to the shoreline. No pier shall be anchored such that its furthest point in the water is further than twenty (20) feet from the shoreline, unless permitted by the Corp. of Engineers.

24.25 RIGHTS CONTINUED.

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

24.26 UNLAWFUL ACTS

It shall be unlawful for any person, firm or corporation, whether as owner, lessee, sub lessee or occupant, to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any one and two-family dwelling in the jurisdiction or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

It is hereby declared that any violations of the Code constitute a public nuisance, and in addition to any other remedies provided by this Code for its enforcement, the Village may bring civil suit to enjoin the violation of any provisions of this Code.

If for any reason any one or more sections, sentence, clause or parts of this Code are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions.

24.27 SETTLEMENT OF OFFENSES

Any offense arising under Chapter 24, for which a specific penalty is not stated may be settled and compromised by the offender by payment to the Village the sum of money stated for a Class A violation in Chapter 1.07-E. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

CERTIFICATION

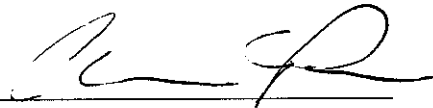
I, CLAUDETT E. PETERS, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Johnsburg, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Johnsburg.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Johnsburg, held on the 4th day of September, 2018 the foregoing Ordinance entitled *An Ordinance Amending Chapter 24 Building Code of the Johnsburg Municipal Code*, was duly passed by the President and Board of Trustees of the Village of Johnsburg.

The pamphlet form of Ordinance No. 2018-19-09 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 4th day of September, 2018, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Johnsburg, this 4th day of September, 2018.



Claudett E. Peters, Village Clerk
Village of Johnsburg,
McHenry County, Illinois

