

HUNTLEY, ILLINOIS
CODE OF ORDINANCES

Building Regulations

Amended September 10, 2015
(O)2015-09.38
Amended August 8, 2013
(O)2013-08.46

CHAPTER 150: BUILDING REGULATIONS

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150.01 ADOPTION OF CODES

(A) The Village hereby adopts:

- The 2012 International Building Code
- The 2012 International Residential Code
- The 2012 Existing Building Code
- The 2012 International Mechanical Code
- The 2012 International Fuel Gas Code
- The 2012 International Energy Conservation Code
- The 2012 International Fire Code
- The 2012 International Property Maintenance Code
- The 2014 State of Illinois Plumbing Code
- The 2011 National Electric Code
- The Illinois Accessibility Code/Latest Edition

150.02 AMENDMENTS TO THE 2012 INTERNATIONAL BUILDING CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Building Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 **SCOPE AND ADMINISTRATION**

SECTION 101 **GENERAL**

Section 101.1 Title. Insert “Village of Huntley”

CHAPTER 9 **FIRE PROTECTION SYSTEMS**

SECTION 903 **AUTOMATIC SPRINKLER SYSTEMS**

Section 903.2.8 Use Group R. Insert “Except Detached Single Family Structures”

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1612
FLOOD LOADS

Section 1612.3 Establishment of Flood Zone. Insert “Village of Huntley”

Section 1612.5 Flood Hazard Documentation. Insert “February 19, 1992”

CHAPTER 18
SOILS AND FOUNDATIONS

SECTION 1805
DAMP-PROOFING AND WATER-PROOFING

Section 1805.2 Damp-proofing. Delete this Section

SECTION 1807
FOUNDATION WALLS, RETAINING WALLS
AND IMBEDDED POSTS AND POLES

Section 1807.1.4 Permanent Wood Foundation Systems. Delete this Section

SECTION 1809
SHALLOW FOUNDATIONS

Section 1809.12 Timber Foundations. Delete this Section

CHAPTER 23
WOOD

SECTION 2304
GENERAL CONSTRUCTION REQUIREMENTS

Section 2304.9.5.2 Fastenings for Wood Foundations. Delete this Section

SECTION 2308
CONVENTIONAL LIGHT FRAME CONSTRUCTION

Section 2308.3.3.1 Anchorage to All Wood Foundation. Delete this Section

CHAPTER 34
EXISTING BUILDINGS AND STRUCTURES

SECTION 3412
COMPLIANCE ALTERNATIVES

Section 3412.2 Applicability. Insert “January 1, 1940”

CHAPTER 35
REFERENCED STANDARDS

AF & PA. Delete reference to Permanent Wood Foundation Design Standards.

APPENDIX A
EMPLOYEE QUALIFICATIONS

SECTION A101
BUILDING OFFICIAL QUALIFICATIONS

Section A101.1 Building Official. Delete this Appendix.

APPENDIX B
BOARD OF APPEALS

SECTION B101
GENERAL

Adopt this Appendix, and in Section B101.2 through B101.2.2 - Delete and replace with the following: “The membership shall consist of the members of the Board of Trustees, with the Village President acting as the Chairperson.”

APPENDIX C
GROUP U – AGRICULTURAL BUILDINGS

SECTION C101
GENERAL

Adopt this Appendix, and in Section C102.1- Add the following: “or that which is permitted by the Huntley Zoning Ordinance, whichever is more stringent.”

APPENDIX D, E, F, G, H, I, J &K

Delete these Appendices.

150.03 AMENDMENTS TO THE 2012 INTERNATIONAL RESIDENTIAL CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Residential Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION R101 GENERAL

Section R101.1 Title. Insert “Village of Huntley”

SECTION R115 CONSTRUCTION SITE REQUIREMENTS

Add a new Section R115 which will read as follows:

“R115 General. All construction sites shall have the following required facilities and amenities:

R115.1 Lot/Address Identification. All Construction sites and lots shall be identified with the correct approved address as assigned on a sign of adequate size and stability (not to exceed 25 square feet in area), located at the entry point of the specific site or lot. The numerical address and any other identifying language shall be legibly applied to the front of the structure facing the public R.O.W. once a front wall has been erected.

Note: If the correct address is not in place, scheduled inspections will not be performed and re-inspection fees will be imposed.

R115.2 Parking. All developers / contractors / service providers / shall restrict the parking of vehicles to the non-hydrant side of the right of way or roadway.

R115.3 Right of Way Clean. All developers / contractors / service providers / permit holder or property owner conducting work within the community shall keep all roadways and pedestrian sidewalks or bike paths free from debris, dirt or mud from their projects at all times. Provisions shall be made to abate the problem immediately, not at the end of the shift, day or week.

Developers utilizing the services of any utility installer shall accept the responsibility of and provide for any cleanup. When, in the opinion of the Building Official and / or the Public Works Director the abatement of such conditions are not conducted in an expeditious manner, stop work orders will be issued and / or cleanup will be conducted by Public Works at the rate of \$300.00 per hour or any increment thereof, per man and / or equipment utilized. In addition, citations may be issued for each and every day of violation.

R115.4 Driveways. On all new construction sites, designated areas for driveways shall at a minimum, be graveled from the back of curb or end of the paved right of way surface, to the garage entry or edge of a building when the garage is not attached. Prior to occupancy, driveway surfaces shall be constructed in accordance with Village requirements.

R115.5 Sanitary Facilities. Portable toilet facilities will be provided at all construction sites within one hundred (100) feet of the building being constructed. Portable toilet will not be located on a lot after a Certificate of Occupancy has been issued.”

CHAPTER 3 **BUILDING PLANNING**

TABLE R301.2(1) **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Insert the following information:

Ground Snow Load: 30 psf

Wind Speed: 90 mph

Topographic Effects: N/A

Seismic Design Category: 17/B

Weathering: Severe

Frost Line Depth: 42” below finished grade

Termite: Moderate to Heavy

Winter Design Temperature: -4 F

Ice Barrier Underlayment Required: Yes

Flood Hazards: See *Footnote A

Air Freezing Index: 1745 (*Footnote B)

Mean Annual Temperature: 47.8

Radon Protection: Passive system required

Footnote A – Determination of hazard will be determined by local FIRM map.

Footnote B – Climatic data derived from the National Climatic Data Center at:

www.ncdc.noaa.gov/psf.html

SECTION R303 **LIGHT, VENTILATION AND HEATING**

Section R303.9 Required Heating. Delete the word “habitable”

SECTION R305 **CEILING HEIGHT**

Section R305.1.1 Ceiling Height. Delete the current text and replace it with “Unfinished basements shall have a minimum of 7’-6” clear height from the finished floor to the underside of the floor framing above. Beams, ducts and other projections may extend to within 7’-0” of the finished floor.”

SECTION R308 GLAZING

Section R308.4.3.2 Glazing in Windows. Change 18” to 24”.

SECTION R309 GARAGES AND CARPORTS

Section R309.1 Floor Surface. Delete the first sentence and replace it with “Garage floor surfaces shall be made of concrete, a minimum of 4” in thickness, with either fiber or welded wire mesh reinforcement.”

Also,

Add a new subsection “R309.1.1 Opening Protection. All doors between the attached garage and the dwelling unit shall have a self-closing device, adjusted to fully close the door without assistance. Any exterior service door from the garage shall have a minimum width of 3’-0.”

Also,

Add a new subsection “R309.1.2 Separation Required: A minimum of 1 layer of ½” drywall shall be installed on all walls and ceilings of an attached garage.”

SECTION R310 EMERGENCY AND ESCAPE OPENINGS

Section R310 Emergency Escape and Rescue Opening. Add the following to the end of the current text “When a basement exceeds 1000 s.f. of gross floor area, an additional emergency egress opening shall be provided for each additional 1000 s.f. or part thereof.”

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

Section R313.2 Automatic Fire Sprinkler Systems. Delete the paragraph and replace it with the following: “Two-Family Attached Dwellings. All two family attached dwellings shall be equipped with a residential fire sprinkler system.”

SECTION R314 SMOKE ALARMS

Section R314.3 Location. Add the following: “4. Where walls enclose a room within a basement, an additional smoke detector shall be installed within the room.”

CHAPTER 4
FOUNDATIONS

SECTION R401
GENERAL

Table R401.4.1 Presumptive Load Bearing Values. Amend this table by inserting “3,000 p.s.f.” in the last two material classes.

SECTION R402
MATERIALS

Section R402.1 – R402.1.2 Wood Foundations. Delete these sections in their entirety.

SECTION R403
FOOTINGS

Section R403.1 Footings. Delete the existing text and replace it with the following: “All exterior walls shall be supported on continuous concrete footings, or other approved structural systems of sufficient structural design to accommodate all loads in accordance with R301, and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed soil, or engineered fill.”

Figures R403.1(2) & R403.1(3). Permanent Wood Foundations – Delete these figures in their entirety.

SECTION R404
FOUNDATION AND RETAINING WALLS

Section R404.1.2 Concrete Foundation Walls. Add the following to the beginning of this section: “All concrete foundation walls, including trench foundation walls, shall have a minimum of 2 continuous #4 re-bars, placed within 1 foot of the top of the wall. Splices shall not occur within 18 inches of any corner, and shall have a minimum of 2- #5 re-bars installed over the tops of all openings in the foundation wall. These re-bars shall extend 3 feet beyond the finished opening in each direction.”

Section R404.2 – R404.2.6 Wood Foundation Walls. Delete these sections in their entirety.

Section R404.3 Wood Sill Plates. Add the following to the end of the current paragraph: “All plates shall be sealed to the foundation with an approved sill sealer and interior caulk at the floor lines.”

SECTION R405
FOUNDATION DRAINAGE

Section R405.1 Foundation Drainage. Replace the existing text with the following: “Drains shall be provided around the entire perimeter of all concrete and masonry foundations that retain earth and enclose habitable spaces located below grade. Drainage tiles, perforated pipe or other approved systems or materials shall be a minimum of 4” in diameter, installed at or below the

area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. The tops of any open joints in drain tiles shall be protected in strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2" of washed gravel or crushed stone that is at least 1 sieve size larger than the tile joint opening or perforation, and covered with at least 6" of the same material. All connections or intersections of pipe shall be made with manufactured fittings. All upright window well drain pipes shall be rigid. All drain tile systems shall enter the sump pit(s) from two separate directions and remain continuous."

Section R405.1, Exception. Delete the exception.

Section R405.1.2 Dedicated Circuit For Sumps and Ejectors. Add this sub-section: "A separate dedicated circuit shall be provided for each sump or ejector pump. A single outlet shall be provided for each pump. Exception: Where two pumps are installed adjacent to one another, one duplex receptacle may serve both pumps."

Section R405.1.3 Approved Method of Drainage. Add this sub-section: "Sump pump drainage shall be directed to an approved drainage swale or easement. Absolutely no sump drainage shall discharge into a sanitary or onto a public right of way of any type. Storm sumps shall not discharge directly into a storm sewer without the written consent of the Director of Public Works."

Section R405.2 – R405.2.3 Wood Foundations. Delete these sections in their entirety.

Section R406.1 – R406.3.4 Wood Foundations. Delete these sections in their entirety.

SECTION 407 COLUMNS

Section R407.3 Columns. Add the following to the end of the current text: "All steel columns shall be mechanically fastened to the concrete footing and to the beam it supports. The use of adjustable columns is strictly prohibited."

SECTION R408 UNDER-FLOOR SPACE

Section R408.4 Access to Underfloor Space. Delete the current text and replace it with the following: "Access shall be provided to all under floor spaces. Access openings through the floor shall be a minimum of 30"x22". Openings through a perimeter wall shall be a minimum of 30"x22". When a portion of the through wall access is below grade, an areaway of not less than 30"x22" is required."

Add a new subsection "R408.8 Underfloor Finished Surface. All crawlspaces shall have a minimum of a 2" thick, concrete finished floor (slush coat) with an approved 6 mil. vapor barrier below the slab. This floor surface shall be floated in a workman-like manner."

**SECTION R502
FLOORS**

Section R502.2 Design and Construction. Add the following to the end of the current text: “Exterior decks and porches shall not be roofed over, built upon or enclosed by solid walls without written approval of the Building Official. Approval of such structures will be considered only when the plans are signed and sealed by an Illinois licensed Architect or Structural Engineer.”

Section R504 Pressure Preservative Treated Wood Floors on Grade – Delete this section in its entirety.

**CHAPTER 7
WALL COVERINGS**

**TABLE R703.4
ATTACHMENTS**

Staples shall not be used to fasten Exterior Coverings siding products.

**CHAPTER 8
ROOF/CEILING CONSTRUCTION**

**SECTION R803
ROOF SHEATHING**

Section R803.2.2 Allowable Spans. Add to the end of the paragraph: “All roof sheathing shall be a minimum of 5/8” thick. Anything less than 5/8” is prohibited.”

**CHAPTER 9
ROOF ASSEMBLIES**

**SECTION R903
WEATHER PROTECTION**

Section R903.2 Flashing. Add at the end of the paragraph: “Metal drip edge flashing shall be applied to all areas of a roof (eaves and gable ends) where there are no gutters or other form of approved flashing. Where gutters are installed, an approved gutter flashing shall be installed per the manufacturer’s installation instructions. Gutters are required on all new roof installations, and the downspouts shall not discharge onto a driveway, sidewalk or other walking surface, nor shall they discharge within 5 feet of any neighboring lot line.”

**SECTION R905
REQUIREMENTS FOR ROOF COVERINGS**

Section R905.2.5 Fasteners. Add to the end of this paragraph: “Staples are strictly prohibited as fasteners on all roof systems.”

CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS

SECTION M1306
CLEARANCE FROM COMBUSTIBLE CONSTRUCTION

Add new Subsection “M1306.1.1 Fire Protection. An approved domestic sprinkler head shall be strategically placed above the burner side of the furnace and hot water tank in residential structures.”

CHAPTER 14
HEATING AND COOLING EQUIPMENT AND APPLIANCES

SECTION 1401
GENERAL

Section M1401.4 Exterior Installations. Add to the end of the paragraph: “All exterior installations shall be supported by galvanized (or otherwise protected) metal brackets, mechanically fastened to the foundation, that is capable of carrying the load of the unit(s) or with a concrete slab on grade with a proper sub base, that is doweled into the foundation wall. Add a new Subsection “M1401.6 Protection of Equipment. All mechanical appliances or their components shall be raised a minimum of 1 ½ inches above any floor surface.”

CHAPTER 15
EXHAUST SYSTEMS

SECTION 1502
CLOTHES DRYER EXHAUST

Section M1502.2 Independent Clothes Dryer Exhaust. Delete the exception.

Section M1502.4.2 Duct Installations. Delete the second paragraph, and replace it with the following “All ducts used to exhaust a clothes dryer shall be sealed with an approved tape that will not deteriorate due to heat.”

Section M1502.4.3 Transition Duct. Add to the end of the paragraph: “Plastic and vinyl flexible duct are not permitted in a clothes dryer installation.”

CHAPTER 16
DUCT SYSTEMS

SECTION 1601
DUCT CONSTRUCTION

Section M1601.1.1 Above Ground Duct Systems. Delete # 5 and #7, including 7.1 through 7.5.

**SECTION 1602
RETURN AIR**

Add a new Subsection “Section M1602.1.1 Return Air Duct Material. All plenums and return air ducts shall be constructed of metal and all joints shall be sealed with an approved tape or mastic product that does not deteriorate from heat.”

**CHAPTER 26
GENERAL PLUMBING REQUIREMENTS**

**SECTION 26
GENERAL**

Section P2601.1 Scope. Add to the end of the paragraph, Delete the final sentence and replace with: “The current edition of the Illinois State Plumbing Code shall apply.”

**CHAPTER 38
WIRING METHODS**

**SECTION E3802
ABOVE GROUND INSTALLATION REQUIREMENTS**

Section E3802.3.2 Protection From Physical Damage. Add to the end of the paragraph: “Wiring within all residential dwelling units shall be within EMT conduit only. Flexible cables or conduits are only allowed by written permission from the Building Official.”

APPENDICES

All appendices are adopted as written, except for the following:

Appendices E, J and L are deleted in their entirety.

Modify Appendix F. Radon Control Systems, Section AF103.6 Passive Sub-Slab Depressurization Systems, by adding the following to the end of the paragraph: “All new residential construction shall have a Passive Sub-Slab Depressurization System.”

Modify Appendix I Private Sewerage Disposal. Section AI101.1 General, by replacing the existing text with the following: “Private sewer disposal systems shall conform to the Illinois State Plumbing Code (current edition), and shall be approved by the Director of Public Works.”

150.04 AMENDMENTS TO THE 2012 EXISTING BUILDING CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Existing Building Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as

adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 Title. Insert “Village of Huntley”

CHAPTER 14
PERFORMANCE COMPLIANCE METHODS

SECTION 1401
GENERAL

Section 1401.2 Applicability. Insert “January 1, 1940.”

APPENDICES AND RESOURCES

Appendices A, B and C are adopted in their entirety.

Resource A is adopted in its entirety.

150.05 AMENDMENTS TO THE 2012 INTERNATIONAL MECHANICAL CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Mechanical Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION M101
GENERAL

Section M101.1 General. Insert “Village of Huntley”

SECTION M105
APPROVAL

Section M105.3 Required Testing. Add the following to the end of the paragraph: “Test and balance reports will be required for all commercial structures prior to the issuance of a Certificate of Occupancy.”

SECTION M108
VIOLATIONS

Section M108.4 Violation Penalties. Insert the following: {Offense} Misdemeanor {Fine} \$5,000.00, {days} 90.

Section M108.5 Stop Work Order. Insert the following: {minimum} \$50.00, {maximum} \$5,000.00.

CHAPTER 4
VENTILATION

SECTION M403
MECHANICAL VENTILATION

Section M403.3 Outdoor Airflow Rate. Any reference to toilet rooms or bathrooms in Table M403.3 shall be superseded by the following: “All toilet rooms and bathrooms shall provide mechanical exhaust of 50 cfm or 1.10 cfm per 1 square foot of floor space, whichever is greater. This shall be the minimum requirement for intermittent exhaust, and shall be in addition to any continuous exhaust incorporated into the design. Headers or other obstructions at ceiling level shall constitute individual rooms, and separate fans shall be required for each area.”

CHAPTER 6
DUCT SYSTEMS

SECTION M602
PLENUMS

Section M602.3 Stud Cavity and Joist Space Plenums. Delete this section in its entirety, and replace it with the following: “No Stud or joist cavity shall be used as a plenum. All supply and return plenums shall be metal of a proper gauge, sealed at all joints in an approved manner, and shall not be installed outside of the building envelope.”

SECTION M603
DUCT CONSTRUCTION AND INSTALLATION

Section M603.6.1.1 Duct Length. Delete the existing text and replace it with the following: “All flexible ducts shall be limited to 10 feet in length and only allowed when both ends are accessible.”

Section M603.6.2.1 Connector Length. Delete the existing text and replace it with the following: “Flexible connectors shall be limited to 10 feet in length and only permitted when both ends are accessible. Flexible ductwork shall not be permitted in concealed spaces.”

150.06 AMENDMENTS TO THE 2012 INTERNATIONAL FUEL GAS CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Fuel Gas Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 General. Insert “Village of Huntley.”

**SECTION 106
PERMITS**

Section 106.6.2 Fee Schedule. Insert “Refer to the Village of Huntley Fee Schedule, Ordinance # (O) 2005-10.83.”

Section 106.6.3 Fee Refunds. Delete this section in its entirety.

**SECTION 108
VIOLATIONS**

Section 108.4 Violation Penalties. Insert “{Offense} Misdemeanor, {Maximum Fine} \$5,000.00 and {Days} 90.”

Section 108.5 Stop Work Order. Insert “{Minimum Amount} \$50.00 and {Maximum Amount} \$5,000.00.”

**CHAPTER 6
SPECIFIC APPLIANCES**

**SECTION 614
CLOTHES DRYER EXHAUST**

Section 614.1 through 614.8 Clothes Dryer Exhaust. Delete this Section in its entirety, and replace with the following: “Refer to the 2012 International Mechanical Code.”

APPENDICES

Appendices A through D are adopted without any changes.

150.07 AMENDMENTS TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Energy Conservation Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations, provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION C101
SCOPE AND GENERAL REQUIREMENTS

Section C101.1 General. Insert “Village of Huntley”

SECTION C108
STOP WORK ORDER

Section C108.4 Stop Work Order. Insert “{minimum fine} \$50.00 and {maximum fine} \$5,000.00”

SECTION R101
SCOPE AND GENERAL REQUIREMENTS

Section R101.1 General. Insert “Village of Huntley”

SECTION R108
STOP WORK ORDER

Section R108.4 Stop Work Order. Insert “{minimum fine} \$50.00 and {maximum fine} \$5,000.00”

150.08 AMENDMENTS TO THE 2012 INTERNATIONAL FIRE CODE

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as the Huntley Fire Protection District Fire Prevention Code, which is an amended version of the 2012 edition of the International Fire Code, as published by the International Code Council is hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the Village of Huntley with such amendments as are hereafter set forth.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Chapter 1, Section 101.1 Title. Add the following: “In all matters pertaining to jurisdictional overlap, the Intergovernmental Agreement (IGA) shall dictate whether the Village of Huntley or the Huntley Fire Protection District take precedent. In cases where the IGA is silent, the Village of Huntley’s rules or requirements shall apply.”

SECTION 104
GENERAL AUTHORITY AND RESPONSIBILITIES

Chapter 1, Section 104.8 Modifications. Add the following to the end of the section: “Exception – Intergovernmental agreement with Municipal Jurisdiction.”

SECTION 108
BOARD OF APPEALS

Chapter 1, Section 108.1 Board of Appeals Established. Add the following to the end of the section: “Exception – Intergovernmental agreement with Municipal Jurisdiction.”

CHAPTER 9
FIRE PROTECTION SYSTEMS

SECTION 903
AUTOMATIC FIRE SPRINKLERS

Chapter 9, Section 903.2 Where Required. Add the following to the end of the first paragraph: “Detached Single Family Residences are specifically exempt from the sprinkler requirements listed herein.”

SECTION 905
STANDPIPE SYSTEMS

Chapter 9, Section 905.3.1 Height. Delete this amendment.

**150.09 AMENDMENTS TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE**

(A) That certain documents, three copies of which are on file in the office of the Village Clerk, being marked and designated as The International Property Maintenance Code/2012 published by the International Code Council be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted and made a part hereof as if fully set out in this article, and each and all regulations,

provisions, penalties, conditions and terms of such code are hereby referred to, adopted and made part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this section.

(B) The following words, provisions, and paragraphs shall be added to the following designated sections of the code adopted in Section 150.01. These provisions supersede the requirements of the indicated provisions of such code.

CHAPTER 1 **ADMINISTRATION**

SECTION 101 **GENERAL**

Section 101.1 Title. Insert “Village of Huntley”

SECTION 103 **DEPARTMENT OF BUILDING SAFETY**

Section 103.5. Insert “Refer to the Fee Schedule for the Village of Huntley”

SECTION 106 **VIOLATIONS**

Add a new Subsection: “Section 106.2.1 Notice of Violations for Section 302.4 Weeds. Whenever the Code Official determines that there is a violation of Section 302.4, a notice of said violation shall be given to the owner, occupant or person responsible, as provided for in Section 107. Future notices of this same violation need not be given again to the same individual or entity so long as the property remains under the same ownership.”

Section 106.4 Penalties. Delete the existing text and replace it with: “Penalties. Any person, firm or corporation who violates any provision of this code, shall, upon conviction, be subject to a fine of not less than \$50.00, nor more than \$500.00, or imprisonment for a term not to exceed 90 days, or both, at the discretion of the court. Each day that the violation continues after due notice has been served, in accordance with the provisions of Section 107, shall be deemed a separate offense.”

SECTION 110 **DEMOLITION REQUIREMENTS**

Add a new Subsection: “Section 110.1.1 Demolition Requirements. All building demolitions shall include the following requirements: A. All foundations shall be completely removed and disposed of. B. All debris shall be hauled off to an approved location for disposal. C. All utility services shall be properly disconnected at their source of supply. D. All wells and septic fields shall be properly capped or disposed of in a manner approved by the County Health Department having jurisdiction. A Certificate of Compliance shall be delivered to the Director of Public Works within 10 days of such action.”

**SECTION 111
BOARD OF APPEALS**

Delete all of Section 111.2 (including 111.2.1 through 111.2.5) and replace it with the following: “Board of Appeals Membership. The Village Board or their designee shall serve as the Board of Appeals on matters pertaining to property maintenance determinations or actions taken by the Authority Having Jurisdiction.”

**SECTION 112
PENALTIES**

Section 112.4 Penalty Fees. Insert “{Minimum Fee} \$50.00 and {Maximum Fee} \$5,000.00”

**CHAPTER 2
DEFINITIONS**

**SECTION 202
GENERAL DEFINITIONS**

Add the following definition: “Noxious Weed – A plant that is considered harmful to animals or the environment. Including Common Ragweed, Giant Ragweed, Marijuana, Musk Thistle, Canada Thistle, Kudzu, Perennial Sow Thistle, Columbus Grass and Johnson Grass.”

**CHAPTER 3
GENERAL REQUIREMENTS**

**SECTION 302
EXTERIOR PROPERTY AREAS**

Section 302.4 Weeds. Delete the first paragraph and replace it with the following: “All premises and exterior of property shall be maintained free from grass, weeds or plant growth in excess of 8” in height. Noxious weeds, (as defined in Section 202) of any height are prohibited. Cultivated flowers and gardens are exempt from this section. Agricultural land shall also be exempt as long as the land is zoned Farm or Agricultural, and is actually farmed, cultivated and in crop production. Undeveloped, non-residentially zoned property shall be maintained as follows: Within forty feet of the road right of way and within forty feet of all occupied adjoining properties, all weeds and plant growth shall be maintained at a height not to exceed 8 inches. All weeds or plant growth more than forty feet from road right of ways or occupied adjoining property may be maintained at a height not to exceed 18 inches. Note: State or Federally protected and identified floodways are exempt from this Section.”

**SECTION 304
EXTERIOR STRUCTURE**

Section 304.14 Insect Screens. Insert the following dates: {Start} April 1 and {End} November 31.

CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 602
HEATING FACILITIES

Section 602.3 Heat Supply. Insert the following dates: {Start} September 1 and {End} May 31.

Section 602.4 Occupiable Work Space. Insert the following dates: {Start} September 1 and {End} May 31.

150.10 ADOPTION OF THE 2014 ILLINOIS PLUMBING CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference as criteria for the required permits and for the installation, alteration, construction, addition to or depletion from, reconstruction, repair or modification to any plumbing, sewer or combination thereof, systems or components within the jurisdictional boundaries of the Village of Huntley, State of Illinois, Department of Public Health regulations known commonly as the 2014 edition of the State Plumbing Code as published.

150.11 ADOPTION OF THE 2011 NATIONAL ELECTRIC CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference as criteria for the required permits and for the installation, alteration, construction, addition to or depletion from, reconstruction, repair or modification to any electrical system, component, device or combination thereof, within the jurisdictional boundaries of the Village, the 2011 version of the National Electrical Code as published and amended herewith:

ARTICLE 110
REQUIREMENTS FOR ELECTRICAL INSTALLATIONS

110-8 Wiring Methods. Add the following to the existing text:

- (1) All branch circuit conductors shall be spliced in such a manner as to provide a single conductor for the connection to any electrical device screw terminal. In a typical wiring installation where the branch circuit conductors are cut at the junction box, the conductors shall be spliced in such a manner as to provide a jumper wire to properly attach to the device.
- (2) The continuity of any branch circuit conductor including any identified grounded neutral conductor shall not depend upon device connections such as lamp holders, receptacles, etc., where the removal of such devices would interrupt continuity.
- (3) No more than 1 conductor shall be connected to a single screw terminal on any electrical device unless the device is specifically designed and approved for such use.

- (4) The use of aluminum wiring is strictly prohibited.
- (5) Flexible conduits are not allowed without written approval of the electrical inspector. E.M.T. conduit will be used, at a minimum, in all instances.

110-9 Interrupting Rating. Add the following text:

In all non-residential structures, all panel boards and circuit breakers shall be of the bolt on type.

ARTICLE 210 **BRANCH CIRCUITS**

210-52 (E) Outdoor Outlets. Add the following text:

- (1) A minimum of 1 switched exterior weatherproofed GFCI duplex receptacle shall be installed at the front of any dwelling unit.
- (2) A minimum of 1 exterior weatherproof GFCI duplex receptacle shall be installed on the exterior of any directly connected deck, porch, patio, balcony, sunroom, screened in porch or similar structure.

210-52 (F) Laundry Areas. Add the following text:

- (1) A minimum of 1 additional convenience receptacle will be added to all laundry rooms in addition to the required laundry receptacle. This additional receptacle will be G.F.C.I. protected if it is within 6 feet of the sink or hose connection for the laundry.

210-52 (G) Basements and Garages. Add the following text:

- (1) A minimum of 1 GFCI protected duplex receptacle shall be installed on each inside wall of any garage. A minimum of one G.F.C.I. protected receptacle will be required in all unfinished basements in addition to the receptacle required by Section 210-52 (I).
- (2) A minimum of 1 duplex receptacle shall be installed in each ceiling bay area of the attached garage for existing or future door openers.

210-52 (I) Other Locations. Add the following text:

- (1) A GFCI protected receptacle shall be installed within three feet (3') of the main panelboard on a separate circuit. This receptacle will be in addition to the one (1) receptacle required by Section 210-52 (G).
- (2) A receptacle shall be located in each attic space near the required access point to the attic. (See 210-70 (A) (3)).

210-70 Lighting Outlets Required.

(A) Dwelling Units: Add the following text:

- (3) Storage or Equipment Spaces: The attic light fixture or required attic receptacle will be fed by a conduit that is connected directly to the panelboard and this home run will contain only the circuit for the attic. The rafter or truss adjacent to the attic light fixture and receptacle will be permanently marked with the words "Home Run to Panel".

(4) Closets: At least one wall switch controlled lighting outlet shall be installed in every closet, storage area, utility room and laundry room of 6 square feet or larger.

(5) Garages: All attached garages and detached garages with electrical power shall have a minimum of 1 ceiling lighting fixture installed per bay (i.e., in a three car garage, three fixtures will be required). A wall switch shall control all ceiling mounted lighting fixtures, independent from any receptacle used for garage door opener. Where more than 1 entrance is provided, all ceiling lighting fixtures shall be switched at all entrances to the garage.

(6) Basements:

(a) When panelboards are installed in basement areas there shall be a minimum of (one) 1 lighting fixture installed in the vicinity of the panelboard cover and shall not be placed upon another lighting circuit within the basement.

(b) A minimum of 1 lighting fixture shall be installed over any laundry tub or laundry equipment located in any basement area.

(7) Other Areas:

(a) An additional switched exterior lighting fixture shall be installed in the immediate vicinity of the entrance to decks, patios, balconies, sunrooms and screened porches for the purpose of providing illumination to these areas.

Switching devices for these exterior lighting fixtures shall be located in a readily accessible location, within the building adjacent to the entrance to said areas.

(b) Fixtures over Sinks: A wall switched lighting fixture is required over any and all sinks. G.F.C.I. protection shall be required for all fixtures installed over sinks.

ARTICLE 230 **SERVICES**

II. Overhead Service Drop Conductors. Delete the complete text of Section II and replace with the following text:

Overhead electrical services are prohibited within the Village of Huntley. Unless extreme hardship can be shown, and only with written permission from the Building Official allowing the use of an overhead drop, all new electrical services and service upgrades must be installed underground.

230-50 Protection from physical damage. Add the following text:

All installations of conductors from point of utility supply (Source) shall be installed along lot lines and within easements and will exit the established easements at 90 degree angles to the service connection on the structure.

230-79 Rating of Service Disconnecting Means. Add the following text:

(C) For all detached single-family dwellings, the service disconnecting means shall have a rating of not less than two hundred (200) amperes.

(D) Change 60 Amperes to 100 Amperes.

ARTICLE 310
CONDUCTORS FOR GENERAL WIRING

310.1 Scope. Replace the existing text with:

Conductors in this article shall be exclusively of copper.

Exception: Public utility companies may utilize aluminum, copper clad aluminum or copper.

150.12 ADOPTION OF THE ILLINOIS ACCESSIBILITY CODE

(A) Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of Huntley hereby adopts by reference the Illinois Accessibility Code/Latest Edition as published by the State of Illinois, be and are hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms of said codes, are hereby referred to as adopted made a part hereof as if fully set forth in this article.