

**CHAPTER 24**  
**BUILDING CODE**

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**24.01        ADOPTION OF BUILDING CODE**

The following list of codes are hereby adopted and amended as part of the Village Building Code ("Building Code or Building Codes") 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 chapter:

1.    2006 International Building Code ("IBC") including Appendices
2.    2006 International Property Maintenance Code ("IPMC");
3.    2006 International Mechanical Code ("IMC");
4.    2006 International Fire Code ("IFC");
5.    2006 International Residential Code ("IRC") including Appendices A, B, C, G, K and L;
6.    National Electric Code, 2008 edition ("NEC");

7. State of Illinois Plumbing Code, 2004 edition.
8. International Energy Conservation Code, 2006 edition.

#### 24.02 **AMENDMENTS**

When any code or section of code conflicts with any other code or code section, the more stringent code or code section shall prevail.

Each code adopted in Section 24.01 herein is subject to the following amendments:

1. All words contained in the codes which refer to the municipality or other words of similar meaning shall mean the Village of Lake in the Hills.
2. The words "municipal authority" or "government authority" or words of similar meaning shall, for purposes of this subsection, mean the Board of Trustees.
3. The words "enforcing officer," "hearing officer," "building inspector," "building official" or other words of similar meaning shall refer to the person or entity designated by the Board of Trustees to act in that capacity.
4. Property identification shall be posted on each lot prior to excavation and shall remain through final inspection. Materials used for said identification shall not fade and shall permit the attachment of inspection reports.
5. Driveways shall be graveled from the street curb or edge of street pavement to the garage when the foundation is backfilled. Prior to occupancy, driveways shall be constructed in accordance with Section 24.09 of this Code.
6. FIRE RESISTANCE: The structural elements, including walls, floors, roof and tenant separation or party walls, shall be constructed, at a minimum, with 2-hour non-combustible masonry wall assembly and 2-hour non-combustible floors for all multi-family structures

containing three or more living units or one or more living units in a structure containing any other type of use such as business or industrial. Exterior and load bearing wall construction shall be of masonry. All floors shall be of the precast concrete type, or poured concrete type having at least a 2-hour fire resistance rating. The subsection shall not apply to buildings in subdivisions platted prior to July 13, 1995.

7. Every building constructed, reconstructed, or altered after July 1, 1999, for any use other than an exclusively residential use on any property classified by the Zoning Code in any Business District, Manufacturing District or AD-2 Airport District 2 shall have an exterior finish constructed of brick, stone, or other masonry material as defined in the IBC unless waived by the Board of Trustees; provided, however that if the dollar value of the reconstruction or alteration of a building is 50 percent or less than the value of the building prior to reconstruction or alteration then the exterior finish of that building may be constructed of the same materials as the original building.

The Board of Trustees may grant an exception to this requirement, however in the B-1, B-2 or B-3 Business Districts no less than 75% of the building's net elevation surface area may be brick, stone or other masonry material as defined in the IBC. In the B-4 Business District, Manufacturing Districts and the AD-2 Airport District 2 no less than 33% of the building's net elevation surface area facing a public street may be brick, stone or other masonry material, as defined in the IBC.

In calculating the net elevation surface area, the following formula is used. The net elevation surface area is the square footage of each face of the building measured from the grade to the eave line minus any windows, doors or mechanical equipment.

In reviewing any waiver, the Board of Trustees shall give consideration to the following:

The architectural value and significance of the structure or its size.

The relationship of the exterior architectural features of the proposed structure to the existing structures in the surrounding area.

The compatibility of the exterior design, arrangement, texture and material to be used with that used in the surrounding area.

8. The following sections shall be deleted from the 2006 IRC in their entirety:

Section 105.2 "Work exempt from permit"  
Section 105.5 "Expiration"  
Section 110.3 "Certificate issued"  
Section 111.1 "Connection of service utilities"  
Section 111.2 "Temporary connection"  
Section 112 "Board of appeals"  
Chapter 11  
Chapter 25 through 42  
Appendices D through F  
Appendices H through J

9. The following section shall be deleted from the 2008 NEC in its entirety:

Section 210.12

10. The following sections shall be deleted from the 2006 International Fire Code ("IFC") in its entirety:

Section 3304.1 "Explosive materials storage and handling"  
Section 3308.2 "Permit application"  
Section 3308.11 "Fireworks/Retail display and Sale"

11. The following chapter shall be deleted from the 2006 International Energy Conservation Code:

Chapter 4

12. The Building Codes shall be further amended as follows (the text in the "Code Requirement" column replaces the applicable text in the "Code(s) Section/Table" column:

<b>Code Requirement</b>	<b>Code(s) Section/Table</b>
Basement foundation walls shall be a minimum height of 7'10" measured from the top of the footing.	IRC R305
Soil bearing capacity for foundation footings shall have a minimum of 3,000 pounds per square foot test capacity.	IRC R401.4
A minimum 8" x 16" spread footing for all new residential construction. (10" x 20" with brick finish)	IRC R404
A Minimum of 8" concrete walls for all new residential construction. (10" with brick finish)	IRC R404
8" trench walls are allowed for new residential single story additions.	IRC R404
Any 3-season room, patio cover, or attached roof to an existing house requires a foundation with a frost depth minimum of 42 inches per Chapter 24.02.10.	IRC R404
A 3' by 3' (minimum) solid landing shall be installed on the outside of every door on all residential buildings.	IRC R311
There shall be two rows of #4 rebar at top and bottom of foundation walls (basement walls only). Rebar splices shall not be placed within 18" of corners.	IRC R404
All structural steel shall be primed. Steel columns shall be concrete filled. Adjustable columns, wood foundation walls and wood columns are prohibited.	IRC R407
Every basement shall have at least one emergency escape and rescue opening.  Any basement 2000 sq. ft. or more in gross area requires an additional emergency escape and rescue opening for every 1000 sq. ft. of area or any increment there of. Such openings shall be remote from one another.	IRC R310.1

<b>Code Requirement</b>	<b>Code(s) Section/Table</b>
All framing shall be 16" on center. Standard grade 2 x 4 studs minimum.	IRC Table R602.3(5)
Wind bracing shall be 1" by 4" let-in in each corner, or one-half inch plywood as per IRC.	IRC R602.10
All exterior walls shall have a minimum of 15 pound felt or other approved sheathing paper.	IRC R703.2
All garage walls and ceiling require 5/8 inch gypsum board.	IRC 309.2
All doors between a garage and the house shall be self-closing	IRC R309.1
All garage floors and patios shall be reinforced with #10 6" by 6" wire mesh.	IRC R506
Garage shall be backfilled with granular fill, i.e., pea gravel or approved stone.	IRC R506.2.1
All ceilings, framed or trussed, shall have stiff back 8' on center, maximum.	IRC R802.8
Roof sheathing shall be fir plywood or oriented strand board, minimum ½" in thickness for 16" on center.	IRC Table 503.2.1.1(1)
The maximum size for a roof repair shall be two square.	IRC R905
Exterior wall sheathing shall be a minimum of ½" in thickness.	IRC Table R602.3(4)
Prefab fireplace chases shall have a minimum of 5/8" drywall on all walls common to the main building.	IRC R1004
All furnaces shall be blocked up off the basement floor a minimum of 1".	IRC M1301.1.1
There shall be a return air vent in every habitable room except bathrooms and kitchens.	IRC M1602
Gas valves for fireplaces shall be located within 3' of the fireplace opening.	IRC G2420
Ceilings shall have a minimum of 3½" batt insulation plus a balance to equal R-30. Batt insulation shall extend to the outer edge of the	IRC N1101

<b>Code Requirement</b>	<b>Code(s) Section/Table</b>
outside wall. Walls shall be R-13. Floors shall be a minimum of R-19.	
Combination smoke and carbon monoxide detectors shall be installed in locations where smoke alarms are required.	IRC R313
Vent terminals 3" in diameter or less shall be increased one pipe diameter.	Section 890.1440-A of the Illinois Plumbing Code
Approved materials for water distribution pipe are limited to brass pipe, copper/copper alloy pipe, copper/copper alloy tubing, galvanized steel pipe, welded copper water tube and solder.	Section 890 Appendix A of the 77 Illinois Plumbing Code
Approved materials for water service pipe are limited to brass pipe, cast iron (ductile iron) water pipe, copper/copper alloy pipe, copper/copper alloy tubing, galvanized steel pipe, Welded copper water tube and solder.	Section 890 Appendix A of the 77 Illinois Plumbing Code
Water supplies shall not be placed on any outside wall.	Section 890.1150-A.4 of the Illinois Plumbing Code
All underground drainage piping shall be a minimum of 4" diameter.	Section 890.1320 of the 77 Illinois Plumbing Code
Service location: all location of service entrance equipment shall be at the closest entry point of the principal structure to the electrical utility source. The most direct route along the property lines or within the prescribed easements shall be utilized for the installation of the service lateral. Diagonal installation across the lot is strictly prohibited.	NEC 230.70(A)(1)
The use of aluminum or copper clad aluminum material for general wiring or service entrance conductors is prohibited.	NEC Article 310-2 table 310-16
A minimum of 200 ampere electrical	NEC Article 230-42

<b>Code Requirement</b>	<b>Code(s) Section/Table</b>
service shall be required for all new single family detached dwelling units.	
EMT conduit shall be used in all buildings. Whips, when necessary, shall not exceed 6' in length.	NEC Article 300 and 348
All power circuits shall be #12 copper wire. Dedicated lighting circuits may be #14 copper wire. Back-stabbing shall not be permitted.	NEC Article 220
Electrical service shall be bonded and grounded directly to the street side of the water service, each with its own approved clamp. (where water meters are accessible)	NEC Article 250
A jumper ground wire shall be installed across the water meter.	NEC Article 250
Guards for decks, balconies or raised floor surfaces shall be no greater than 42" high and a minimum of 2" spacing between boards. Fencing shall not be used as guards.	IRC R312
Open-Flame Cooking Devices: Charcoal burners and other open-flame cooking devices shall not be operated near or adjacent to combustible construction.	IFC 308.3.1
Liquefied-Petroleum-Gas-Fueled Cooking Devices: LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be operated near or adjacent to combustible construction.	IFC 308.3.1.1
The storage of explosive materials is prohibited unless otherwise approved by the applicable Fire Protection District.	IFC 3304.1
Prior to issuing permits for fireworks displays, plans for the display, inspections of the display site, and demonstrations of the display operations shall be submitted to the applicable Fire Protection	IFC 3308.2

<b>Code Requirement</b>	<b>Code(s) Section/Table</b>
District per their requirements.	
A person shall not possess, manufacture, store, offer or expose for sale, sell at retail or discharge any fireworks within the Village of Lake in the Hills with the exception of approved supervised display of fireworks in accordance with Section 3308 of this code.	IFC 3308.11

**24.03 BUILDING PERMIT APPLICATION**

A. No building or structure shall hereafter be erected or altered until a building permit authorizing such erection or alteration is issued by the Community Development Department. A permit shall not be issued unless the proposed construction and use of the land comply with the ordinances of the Village.

B. When a building permit application is submitted to the Community Development Department, the Director of Community Development or designee should deny the application or issue a permit within 30 days after a permit application is received, if practical, for a single or multiple-family dwelling and within 60 days after a permit application is received for a commercial or industrial building. In the event a permit application is denied, the reasons shall be put in writing. Failure to follow the time periods set forth herein shall not be construed or implied to allow the issuance of any permit except only in accordance with this Code.

C. Building permit applications shall not be considered until all required documentation has been filed with the Community Development Department. The Community Development Department shall have available to the public, in written form, what documentation shall accompany a building permit application.

D. As a condition of issuance of a building permit, the applicant shall provide the Village with plans certified to be in compliance with the IFC.

E. As a condition of issuance of a building permit, there shall be an approved subsurface in place on any street providing access to the lot.

F. In addition to the information referenced in Section 24.03C, an Illinois licensed architect's stamp shall be required for all new construction plans of 1,000 square feet or larger for single family and all multi-family and commercial buildings. The Community Development Department reserves the right to require an Illinois Licensed Architect's stamp on all new construction drawings for additions or structural remodeling.

G. New construction built on existing foundations or second story additions constructed above an existing building will require a structural engineer's report indicating all alterations to the existing foundation, basement steel, etc. This report must certify that the existing or altered foundation is capable of supporting the new construction.

H. Before a building permit is issued a signed Residential Disclosure Statement, in accordance with Chapter 19 of this Code, shall be submitted to the Village as a condition of the issuance of such permit.

I. As a condition of issuance of a building permit the applicant shall provide Record Drawings as required in Section 4 of the Subdivision Control Ordinance.

#### 24.04 **PERMIT APPLICATION APPEALS**

An appeal may be taken from any denial by the Director of Community Development or designee of a permit application by any person, firm or corporation aggrieved thereby or by any officer, department, board or commission of the Village. The appeal must be filed within 14 days after the Director of Community Development or designee's decision by filing a Notice of Appeal in duplicate, specifying the grounds. One copy of the appeal shall be forwarded to the Board of Trustees and one copy to the Community Development Department. The Director of Community Development or designee shall immediately transmit to the Board of Trustees all papers related to the decision in question.

The 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.

24.05           **PROFESSIONAL FEES**

Any person, firm, or corporation, upon filing plans for a permit with the Community Development Department shall bear the cost, including but not limited to the fees charged by an architect, attorney, engineer, or other professional assistance when those fees are incurred by the Community Development Department regarding any plan submitted to it for review and comment. When the Community Development Department deems it necessary to seek outside agencies to review plans, or make inspections, the cost of such review or inspection shall be paid in advance by the person, firm, or corporation seeking the permit.

24.06           **PERMIT SCHEDULE/CONSTRUCTION SCHEDULE**

A.    BEGINNING CONSTRUCTION: Any person or entity issued a building permit shall commence construction within 90 days after issuance of the building permit.

B.    PRELIMINARY EXCAVATION: No excavation or ground stripping will be allowed without the express written permission of the Community Development Department prior to issuance of a building permit unless the provisions of Section 27.04 of this Code are met.

C.    SPOT SURVEY: Upon completion of the building foundation, a spot survey shall be submitted to the Community Development Department. The survey shall be certified by a licensed professional land surveyor to the current Illinois Minimum Standards for a Boundary Survey and reflect the actual location and elevation of the structure. Completion of the structure shall continue only after the survey has been approved by the Community Development Department. If the foundation is found to be in violation of the approved grading plan, the builder/owner shall submit a revised grading plan acceptable to the Village or remove the foundation. All fees and charges applicable to any proposal for a revised grading plan shall be paid by the builder/owner.

D.    EXPIRATION OF PERMIT: Building permits shall expire if an approved final inspection is not completed within the following designated periods after a building permit is issued:

1.    Single and multiple family dwelling: 365 days
2.    Commercial/industrial building: 365 days

3. Garage: 180 days
4. Remodeling and additions; commercial build-outs:  
180 days
5. All others: 60 days
6. Municipal, government, institutional: 365 days

E. EXTENSION OF PERMIT: After a building permit has expired, no work may be undertaken unless the permit has been extended or a new permit has been issued. A permit holder may request an extension of a permit from the Community Development Department. A permit may be extended up to 90 days upon a showing by the permit holder that the permitted work was not completed 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 will be extended for no more than 30 days. However, notwithstanding this Section 24.06, the Village is not required to extend any permit.

F. LAPSE IN CONSTRUCTION: If construction activity is dormant for six weeks at any time during the permit period, the site must be graded and the foundation decked and protected, to the satisfaction of the Community Development Department to eliminate any health and safety risks.

G. FINAL INSPECTION: A final inspection by the Community Development Department will be required for each permit issued.

H. COMPLETION: Construction not completed by the permit holder within the prescribed time will constitute a violation of the Building Code and each day the work is not completed, shall be considered a separate violation subject to fine. Said fine shall not be less than \$100.00 and not exceed \$500.00.

I. PERMIT FEE REFUND: If, after the purchase of a permit and before any inspections have been done, the permit holder requests a refund of permit fees, \$50.00 shall be retained for administrative and plan review services. When the permit fee is less than \$50.00, or the request is received more than 30 days from the permit issue date, or inspections or other services have been rendered, no refund will be given.

Before commencing any residential or commercial construction involving the erection of a new principle structure for which a building permit is required and which is not in an approved project covered by an acceptable Letter of Credit or performance bond for which a building permit is required, the Community Development Department will require the person obtaining the permit to make a cash deposit of \$2,500 with the Village to cover the cost of repairing any damage which may be done to Village property.

#### 24.08        **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 be at least 12' wide and 20' deep, and shall be connected to the street by a driveway constructed pursuant to village ordinances. Said garage shall have a minimum 8' wide by 7' high access door to the garage.

#### 24.09        **DRIVEWAYS**

A.    Driveways shall be constructed pursuant to the Zoning Code of dust free, hard surface materials and shall extend from the garage to the street and shall be at least 12' in width.

B.    A corrugated metal culvert shall be installed under the driveway at the owner's expense, where curb, gutter and storm sewers are not provided for the tract. The diameter and length of the culvert shall be approved by the Director of Public Works. However, a culvert shall extend not less than six feet on each side of the driveway.

C.    The Director of Public Works may, at his/her discretion, grant exceptions or modifications to this Section 24.09 if good engineering principles are followed to protect the integrity of the right-of-way and does not change or restrict the normal flow of storm water.

#### 24.10        **GRADING, SEEDING, AND DRIVEWAY DEPOSIT**

A.    Prior to final inspection for a Certificate of Use and Occupancy between November 1 and May 15, a cash deposit equal to 150 percent of the cost of said grading, seeding and driveway completion shall be filed with the village. The cost for the grading and seeding shall be determined by a professional land-

scaper and the cost for the driveway shall be determined by a driveway contractor; these costs shall be reduced to writing and submitted to the Community Development Department. In the event the combined sums of the improvements exceed \$10,000.00, an irrevocable Letter of Credit may be submitted, in lieu of a cash deposit, as approved by the Village Administrator.

B. Grading, seeding, and driveway work, guaranteed by a cash deposit or Letter of Credit, shall be completed by the following June 30.

C. In the event the required grading, seeding, and driveway are not completed by the following June 30 the Village shall use the cash deposit or proceeds from the Letter of Credit to have the work completed. If the work is completed within the required time period the total amount of the cash deposit shall be returned to the party making the cash deposit or the Letter of Credit released.

D. If conditions preclude grading and seeding between May 16 and October 31 and an occupancy is required in that period, a cash deposit may be made with the Village for up to 45 days if approved by the Director of Community Development or designee.

#### **24.11 RIGHTS CONTINUED**

Nothing in this Chapter 24 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 24; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Chapter 24.

#### **24.12 CERTIFICATE OF USE AND OCCUPANCY**

A. No building or structure hereafter erected or altered shall be occupied or used in any way, until a Certificate of Use and Occupancy has been issued by the Community Development Department. The Certificate of Use and Occupancy shall be issued only after the Director of Community Development or designee makes a finding that the building or structure has been erected or structurally altered in conformance with the provisions of this Chapter 24 and other health and building laws and in accordance with the building permit and is 100% complete.

B. Prior to the issuance of a Certificate of Use and Occupancy the following conditions must be met:

1. The builder/owner shall certify, by means of a Professional Engineer's or land surveyor's statement, that the elevations of the completed project are in accordance with the grading plan approved by the Village. The Village Engineer shall review the final as-built survey, which must be prepared by a licensed professional land surveyor to the current Illinois Minimum Standards for a Boundary Survey, to ensure conformance with the approved grading plan.
2. A cash deposit or Letter of Credit, if applicable pursuant to Sections 24.07 and 24.10 herein, has been deposited with the village.
3. The water meter installation has been approved by the Water Division.
4. The name of the property owner has been submitted to the Community Development Department.
5. The structure has been completed pursuant to Section 24.12 herein.

Temporary use and occupancy permits shall only be issued for a specific time to allow completion of work halted by weather related conditions.

The issuance of a Certificate of Use and Occupancy shall be subject to Section 6.17 and Section 44.03 of this Code.

#### 24.13 **PIERS**

A. No pier shall be erected, reconstructed, relocated, or structurally altered unless a building permit is first applied for and issued in accordance with the Village building codes.

B. ANCHORING: All piers must be securely anchored to the shoreline. No pier shall be anchored such that its furthestmost point in the water is further than 20 feet from the shoreline.

C. SIZE: No pier shall project more than 20 feet into the

waterway and be no greater than 10 feet in width. The length of that portion of the pier parallel to the shoreline must not be greater than 20 feet long and not greater than 10 feet in width.

D. NUMBER: Only one pier shall be permitted per dwelling unit.

#### 24.14 **FEE SCHEDULE**

The total permit fee shall be payable in full in advance of the issuance of the permit or service to be performed. Permit fees shall be as found in Exhibit A of this Chapter 24.

The 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 the 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 connections, sewer connections, erection of signs and display structures, and marquees or other appurtenant structures, both within and without the jurisdiction of the Community Development Department.

#### 24.15 **DRAINAGE PIPING**

A. Storm water discharged from down spouts or sump pumps shall not be diverted onto adjacent property.

B. Any storm water drainage shall discharge no closer than six feet to any property line.

C. Sump pumps may be connected directly to the storm sewer where deemed necessary by the Director of Community Development or designee and Village Engineer. Prior to any work on such a connection, a drawing shall be submitted to the Community Development Department and reviewed and approved by the Village Engineer.

D. Underdrains may be installed in rear yard areas where water does not drain naturally to the storm sewer. Where an underdrain is deemed necessary by the Village Engineer, the installation shall be in accordance with Exhibit B of this Chapter 24.

#### 24.16 **DEMOLITION PERMITS**

Demolition of any structure or part thereof that exceeds 200

square feet shall require a demolition permit issued by the Community Development Department.

**24.17 UNLAWFUL ISSUANCE OF A BUILDING PERMIT**

No building permits shall be issued to a person who:

1. Has an outstanding expired building permit where the permitted work is incomplete; or
2. Has an outstanding property maintenance or building code violation.

**24.18 UNLAWFUL CONTINUANCE OF BUILDING ACTIVITY**

Any person who shall continue any work in or about the structure after having been served with a stop order, except such work as he or she is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$150.00 nor more than \$500.00, plus the Village's costs of prosecution. Each day that a violation continues shall be deemed a separate offense.

**24.19 PENALTIES**

A. Any person who violates any provision of this Chapter 24 or the Building Code or shall fail to comply with any of the requirements thereof or who shall excavate for, erect, construct, alter, repair or remodel a building or structure in violation of an approved plan or directive of the Director of Community Development or designee, or of a permit or certificate issued under the provisions of the Building Code, shall be guilty of a misdemeanor, punishable by a fine of not less than \$150.00 nor more than \$500.00, plus the Village's cost of prosecution. Each day that a violation continues shall be deemed a separate offense.

B. It is hereby declared that any violations of this Chapter 24 constitutes 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.

C. If for any reason 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.

D. Any construction that is started prior to the issuance of a building permit shall result in a double permit fee.

**EXHIBIT A**

<b>RESIDENTIAL (including multiple family)</b>		
Basic Permit Fee (new buildings, additions)		\$ 37.00
	Plan review and inspection fees, all areas per square foot plus mechanical fees	\$ .26
<b>Alterations and/or remodeling:</b>		
	per \$1,000 estimated value of project or	\$ 8.00
	Minimum permit fee and mechanical fees	\$ 50.00
<b>Plumbing</b>		
	Minimum Fee	\$ 32.00
	All areas, per square foot (habitable)	\$ .17
<b>HVAC</b>		
	Minimum Fee	\$ 32.00
	All areas, per square foot (habitable)	\$ .17
<b>Electrical</b>		
	Minimum Fee	\$ 32.00
	All areas, per square foot (habitable)	\$ .17

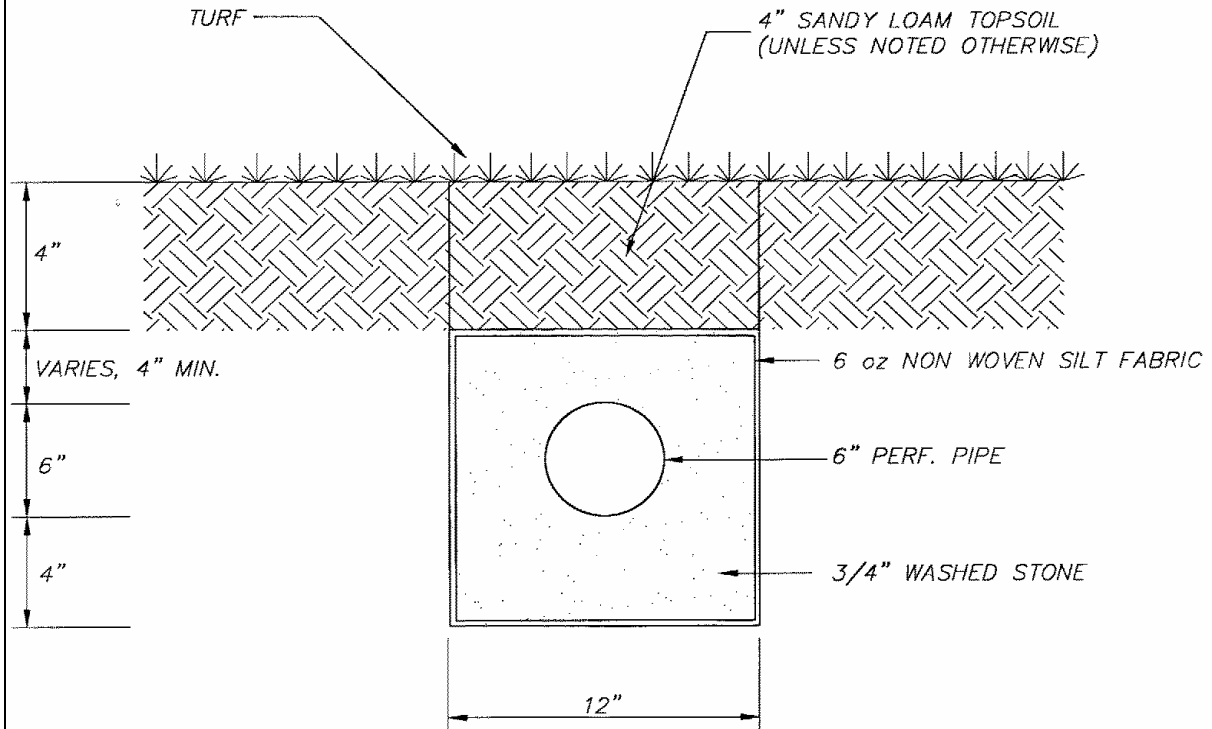
<b>Accessory Buildings (sheds, garages, etc.):</b>		
	up to 120 square feet	\$ 30.00
	120 to 624 square feet	\$ 45.00
Construction Water See Chapter 45		
Temporary Occupancy		\$ 50.00
Occupancy Permit		\$ 75.00
<b>COMMERCIAL, INDUSTRIAL</b>		
New buildings and additions:		
	Basic permit fee plus mechanical fees	\$ 53.00
	Plan review and inspection fees, all areas per square foot	\$ .29
Partial or additional plan review and inspection fees to be determined by the Community Development Department.		
Alterations and/or remodeling:		
	per \$1,000 estimated value of project	\$ 8.00
	Minimum permit fee plus mechanical fees	\$100.00
Construction water See Chapter 45		
Change of use		\$ 40.00
<b>Mechanical:</b>		
Minimum Fee		\$ 50.00
Electric, per square foot		\$ .12
Plumbing, per square foot		\$ .12
HVAC, per square foot		\$ .12
Temporary occupancy permit		\$ 150.00
Occupancy permit		\$ 100.00
<b>AGRICULTURAL BUILDINGS (unheated)</b>		
New buildings and additions:		

	Basic permit fee	\$ 37.00
	Plan review fee, all areas per square foot	\$ .03
	Inspection fee, all areas per square foot	\$ .05
Alteration and/or remodeling		
	per \$1,000 estimated value or project	\$ 7.00
	Minimum permit fee	\$ 50.00
	Final inspection or occupancy permit fee	\$ 25.00
<b>MISCELLANEOUS</b>		
	Extension permit - 60 days	\$30.00
	Extension permit - 180 days	\$50.00
	Re-inspections or special inspections, per hour or portion thereof	\$ 40.00
	Second re-inspection for identical item/items	\$100.00
	Third re-inspection for identical item/items	\$200.00
Footing and/or foundation permit only:		
	Residential	\$ 35.00
	Commercial/industrial	\$ 60.00
Billboards, building signs, marquees, etc.:		
	Basic permit, per sign	\$ 50.00
	Minimum fee plus per square foot of display area	\$ .50
	Temporary sign, per sign,	\$ 30.00
	Fences: plan review and inspection fee	\$ 35.00 + \$ .07 per lineal foot
Decks, docks, piers and gazebos:		
	up to 120 square foot, basic fee	\$ 30.00
	120 to 600 square feet, basic fee	\$ 40.00

	plus plan review and inspection fee, up to 600 square feet	\$ .05
	plus plan review and inspection fee, over 600 square foot	\$ .07
Driveway		\$ 32.00
Swimming pool (above ground)		\$ 75.00
Swimming Pool (in-ground)		\$150.00
Grading plan review for residential lot with no previous approved grading plan(Fee charged each time plan reviewed)		\$200.00
Grading plan review for residential lot prior to final certificate of occupancy (Fee charged each time plan reviewed)		\$175.00
Minimum miscellaneous construction fee		\$ 30.00
Penalty for any work without a permit		Double Required Fee(s)
Demolition (any building or structure), per square foot		\$ .06 + \$25.00

## EXHIBIT B

TYPICAL TRENCH SECTION FOR  
UNDERDRAIN SYSTEM  
TYPE "B"



Recodified May 10, 2001  
Amended December 12, 2002

*Amended June 12, 2003*  
*Recodified September 25, 2003*  
*Amended June 24, 2004*  
*Amended October 28, 2004*  
*Amended January 13, 2005*  
*Amended April 28, 2005*  
*Amended June 23, 2005*  
*Amended January 12, 2006*  
*Amended August 24, 2006*  
*Amended May 24, 2007*  
*Amended December 13, 2007*  
*Amended January 22, 2008*  
*Amended April 24, 2008*