

CHAPTER 24
BUILDING CODE

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24.01 ADOPTION OF BUILDING CODES

The following code publications are hereby adopted by reference and made part of this Chapter, the Village Building Code, subject to modifications set forth herein, or otherwise prescribed by this Chapter or the Municipal Code, and shall be applicable to the Village:

1. International Residential Code, 2021 edition, including Appendices AA, AB, AC, AF, AG, AH, AJ, AK, and AW, published by the International Code Council, Inc.
2. International Building Code, 2021 edition, including Appendices G, H, J, and K, published by the International Code Council, Inc.

3. International Fire Code, 2021 edition, including Appendices B, C, D, E, F, G, H, I, and J published by the International Code Council, Inc.
4. National Electrical Code, 2020 edition, published by the National Fire Protection Association, Inc.
5. International Mechanical Code, 2021 edition, published by the International Code Council, Inc.
6. International Fuel Gas Code, 2021 edition, published by the International Code Council, Inc.
7. International Property Maintenance Code, 2021 edition, published by the International Code Council, Inc.
8. International Swimming Pool and Spa Code, 2021 edition, published by the International Code Council, Inc.
9. Illinois Plumbing Code, 2014 edition, published by the Illinois Department of Public Health.
10. International Energy Conservation Code, 2018 edition, as amended by the State, and published by the Illinois Environmental Protection Agency.
11. Illinois Accessibility Code, 2018 edition, published by the Illinois Capitol Development Board.

24.02 BUILDING CODES- GENERAL PROVISIONS

Each code adopted in this Chapter is subject to the following provisions:

1. When any code or section of code conflicts with any other code or code section, the most stringent code or code section shall prevail.
2. 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.
3. The words "municipal authority" or "government authority" or words of similar meaning shall, for

purposes of this Chapter, mean the Board of Trustees.

4. 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 or Village Administrator to act in that capacity.

24.03 BUILDING PERMITS- GENERAL PROVISIONS

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

B. The Community Development Department reserves the right to require an Illinois licensed design professional's signature and seal on permit submissions.

C. 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.

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

1. New single and multi-family dwellings: 365 days.
2. New commercial/industrial buildings: 365 days.
3. Remodeling, additions, commercial build-outs, detached garages, and all others: 180 days.

E. After a building permit has expired and if the work is incomplete, no work may be undertaken unless the permit has been extended. Permit extensions shall require the payment of an extension fee as set forth in the Comprehensive Fine and Fees Schedule of the Municipal Code.

F. Residential Disclosure Statements, shall be required per the provisions of Chapter 19 of the Municipal Code.

24.04 PERMIT FEES

A. Permit fees shall be calculated per the requirements of the Comprehensive Fine and Fees Schedule of the Municipal Code.

B. Within 30 days after the issuance of a permit and before any inspections have been done, if the permit holder cancels the work for which the permit has been issued, a refund of permit fees, as determined by the Community Development Director, may be administered.

24.05 CONSULTANT FEES

The Village reserves the right to determine if document review and inspection assistance is necessary from outside agencies and consultants based on the scope of the permit. If required, permit applicants shall file with the Village the Reimbursement of Fees Agreement with monetary deposit per the requirements of Chapter 44 of the Municipal Code. Permit applicants shall bear the cost of any fees charged by consultants plus Village administrative fees.

24.06 PROJECT SURETY

Before the issuance of a building permit for any construction involving the erection of a new commercial principle structure, major commercial renovation, parking lot construction, and the like, a surety instrument shall be submitted for approval by the Village, per the requirements of the Sub-Division Control Ordinance of the Village.

24.07 PERMIT CONSTRUCTION- GENERAL PROVISIONS

A. No excavation or ground stripping will be allowed prior to issuance of a building permit without the express written permission of the Community Development Department.

B. The lot address shall be posted prior to any work at the site for which a building permit has been issued.

C. Site access shall have a minimum of a 4-inch thick stabilized gravel surface from street access to the approved designated construction parking area and work zone, prior to any site excavation.

D. Upon completion of the building foundation, a spot survey shall be submitted to the Community Development Department

for review and approval. The survey must be signed and sealed by a State of Illinois licensed design professional and be prepared 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. Any additional fees applicable to any reviews needed due to revising the grading plan, or modifying the foundation, shall be paid by the permit holder.

E. If construction activity poses any health and safety risks to the general public, the site hazards must be abated to the satisfaction of the Community Development Department in the time period prescribed.

F. A final inspection by the Community Development Department will be required for each permit issued.

G. The Village reserves the right to require future special inspections should conditions warrant.

H. Construction not completed by the permit holder within the prescribed time of the permit, or approved permit extension, will constitute a violation of the Building Code and is subject to penalty.

I. For right-of-way permit requirements, see Chapter 6 of the Municipal Code.

24.08 DRIVEWAYS, PARKING LOTS, AND PRIVATE STREETS

A. Permits from the Community Development Department are required for the installation, alteration, repair, or replacement of any driveway, parking lot, or private street with any of the following conditions:

1. Any pavement reconstruction or resurfacing over 100 square feet.
2. Any restriping of existing parking spaces.
3. Any hard surface repairs or construction which abuts a public improvement, except for patches less than four square feet in area.

4. Any work which changes the capacity, access, or drainage of a public improvement.

B. Driveways shall be constructed pursuant to the provisions of the Zoning Ordinance, and shall be of dust free, hard surface materials extending from street access to the designated parking area or structure.

C. A corrugated metal culvert shall be installed under the driveway, at the owner's expense, where curb, gutter or storm sewers are not provided. The diameter and length of the culvert shall be approved by the Department of Public Works. A culvert shall extend a minimum of two feet on each side of the driveway.

24.09 STORM DRAINAGE PIPING

A. Drainage piping may be connected directly to a storm sewer where deemed necessary by the Director of Public Works. Prior to any work on such a connection, a permit application submittal shall be made to the Public Works Department for review approval and permit issuance prior to the execution of the work.

B. Storm water discharged from downspouts and sump pumps shall not be diverted onto adjacent property, or cause a run-off issue for adjacent property, rights-of-way, or common areas.

C. Any storm water drainage piping on private property shall terminate a minimum distance of six feet within the property lines of the lot.

24.10 BOAT, FISHING, AND SWIMMING PIERS AND DOCKS

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 Code, Stormwater Ordinance, and any applicable requirements of the Army Corps of Engineers.

B. Only one pier or dock structure shall be permitted per zoning lot.

C. All piers and docks 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.

D. No pier or dock shall project more than 20 feet into the waterway and be no greater than 10 feet in width. For portions of piers and docks parallel to the shoreline, no portion shall be greater than 20 feet long, or more than 10 feet in width.

24.11 CERTIFICATE OF OCCUPANCY

A. No building or structure for which a building permit has been issued for new construction of a principle structure, tenant space build-out, major alteration, or renovation shall be occupied until a Certificate of Occupancy has been issued by the Community Development Department. The Certificate of Occupancy shall be issued only after the Director of Community Development or designee determines that the building or structure has been erected or altered in conformance with the provisions of this Chapter, and other agency regulations as applicable to the project. The project shall comply with the permit requirements as set forth for the project.

B. Prior to the issuance of a Certificate of Occupancy the following conditions must be met as applicable to the project:

1. The permit holder shall submit a final grading survey to the Community Development Department for review and approval. The survey must be signed and sealed by a State of Illinois licensed design professional and be prepared to the current Illinois Minimum Standards for a Boundary Survey.
2. The water meter for the building shall be inspected and approved by the Village Public Works Department.
3. The name and contact information for the property owner shall be submitted to the Village Finance Department.
4. A maintenance bond, meeting the requirements of the Subdivision Control Ordinance as applicable to the project, shall be placed on file with the Village for a two-year period.
5. Permit inspection approvals shall be complete as applicable to the project.

C. A temporary certificate of occupancy may only be issued for a specific time period to allow completion of permit work which has been delayed by weather, unforeseen events, or to allow for stocking and training of staff to occur at a business prior to full completion of the work. The Director of Community Development or designee shall render a decision based on life-safety and provisions of this Chapter and Code, if a temporary occupancy certificate may be issued. Temporary occupancy certificates shall be issued in the following manner:

1. Conditions to reach full completion of the project prior to expiration of the permits, shall be listed on the temporary occupancy certificate.
2. The property owner shall sign the certificate in acknowledgement of the listed conditions requiring completion, and shall obtain a final certificate of occupancy prior to expiration of permits.
3. A surety deposit shall be filed with the Village for incomplete grading, landscaping, or pavement work equal to 150 percent of the cost of the remaining work. Cost estimates to determine surety amounts are subject to the review and approval of the Village.
4. If the conditions of the temporary occupancy certificate are not met as set forth, the property owner shall be subject to penalty for incomplete work in violation of this Code.

24.12 APPEALS

A. An appeal may be taken from any denial by the Director of Community Development or designee of a permit application or condition by any person, firm or corporation aggrieved thereby. The appeal must be filed within 14 days after the Director of Community Development or designee's decision by filing a Notice of Appeal with the Village. The appeal must be based on a claim that the true intent of this code, or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed.

B. 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 through an authorized agent.

24.13 CONTINUATION OF RIGHTS

Periodic modification of this Chapter, or in the Building Codes hereby adopted, shall not be construed to affect any suit or proceeding pending in any court, or any cause of action acquired or existing, under any act or ordinance, nor shall any legal right or remedy be lost, impaired, or affected.

24.14 PENALTIES

A. Any person who violates any provision of this Chapter or the Building Codes, or fails to comply with any of the requirements thereof, or excavates, erects, constructs, alters, repairs, or remodels a building or structure in violation of permit requirements, shall be subject to penalty as set forth in the Comprehensive Fine and Fee Schedule of the Municipal Code, plus the Village's cost of prosecution. Each day that a violation continues may be deemed a separate offense.

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

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 may result in a double permit fee as determined by the Director or Community Development or designee.

E. 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 plus the Village's costs of prosecution. Each day that a violation continues may be deemed a separate offense.

24.15 MODIFICATIONS TO THE RESIDENTIAL CODE

A. *Section R101.1* is amended to read as follows: These provisions shall be known as the Residential Code for One- and Two-Family Dwellings in the Village of Lake in the Hills, and shall be cited as such and will be referred to herein as "this code".

B. *Section R102.2 Exception* first sentence is amended to read as follows: The following shall be permitted to be constructed in accordance with this code.

C. *Section R105.2* is deleted.

D. *Section R105.2.2.1* is added to read as follows: Replacement or repair of two or more fence panels and/or three or more fence posts shall require a permit.

E. *Section R105.2.2.2* is added to read as follows: The repair or replacement of an aggregate total area of 200 square feet of more of either siding finish material or roofing finish material, per structure on a zoning lot, for a single event, shall require a permit.

F. *Section R107.1* first sentence is amended to read as follows: The building official is authorized to issue a permit for temporary structures.

G. *Section R108.2* is amended by adding: The fees are established by the Village in the Comprehensive Fine and Fee Schedule of the Municipal Code.

H. *Section R110.2* is amended to read as follows: Changes in the character or use of an existing structure shall not be made except as specified in Appendix AJ.

I. *Section R112.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

J. *Section R112.3* is deleted.

K. *Section R301.1.4* is deleted.

L. Table R301.2 is completed to read as follows:

ground snow load	25 lbs./ s.f.
wind speed- 3 sec. gust	115 mph
topographic effects	No
special wind region	No
windborne debris Zone	No
seismic design category	A
weathering	Severe
frost line depth	42 inches below grade
termite	Moderate
ice barrier underlayment required	Yes
Flood hazards	Reference web site- msc.fema.gov
Air freezing index	2,000
Mean annual temperature	47.8 degrees Fahrenheit
Elevation	745
Altitude correlation factor	0.0
Coincident wet bulb	74 degrees Fahrenheit
Indoor winter design dry-bulb temperature	72 degrees Fahrenheit
Outdoor winter design dry-bulb temperature	-4 degrees Fahrenheit
Heating temperature difference	76 degrees Fahrenheit
Latitude	42.186729
Daily range	M
Indoor summer design relative humidity	50%
Indoor summer design dry-bulb temperature	75 degrees Fahrenheit
Outdoor summer design dry-bulb temperature	89 degrees Fahrenheit
Cooling temperature difference	14 degrees Fahrenheit

M. Section R309.6 is added to read as follows: Every dwelling unit shall have an attached or detached garage on the zoning 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 the Village ordinances. A garage shall have a minimum 8 feet wide by 7 feet high access door.

N. *Section R310.7* shall be amended to read as follows: New sleeping rooms and habitable rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1 or the exception to this section.

O. *Section R311.2* first sentence is amended to read as follows: Not less than two egress doors shall be provided at the ground floor, for each dwelling unit.

P. *Section 312.3* is added to read as follows: Guardrails for decks, balconies, or raised terraces shall not be constructed as privacy panels screening. Fencing shall not be used in place of guardrails constructed per the requirements of this code.

Q. *Section R313.1* shall be amended to read as follows: An automatic sprinkler system shall be an optional installed system in townhouses.

R. *Section R313.2* shall be amended to read as follows: An automatic sprinkler system shall be an optional installed system in one- and two- family dwellings.

S. *Section R314.2* shall be amended to read as follows: Smoke/carbon monoxide combination detector units shall be provided in accordance with this section.

T. *Section R314.5* shall be amended to read as follows: Combination smoke and carbon monoxide alarms shall be required.

U. *Section R314.7.4* Shall be amended to read as follows: Combination smoke and carbon monoxide detectors shall be required to be installed in fire alarm systems. They shall be listed in accordance with UL 268 and UL 2075.

V. *Section R315.4* shall be amended to read as follows: Combination smoke and carbon monoxide alarms shall be required to be used.

W. *Section R322.1.7* last sentence shall be amended to read as follows: New and replacement sanitary sewage systems shall be designed to eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of the State of Illinois Plumbing Code and the requirements of the Lake in the Hills Sanitary District.

X. *Section R322.1.9* is deleted.

Y. *Section R401.1* last sentence to the first paragraph is amended to read as follows: Wood foundations below grade shall be prohibited and the exceptions listed below shall not apply.

Z. *Section R402.1* is deleted.

AA. *Section R403.3* is deleted.

BB. *Section R404.1.8* shall be amended to read as follows: Rubble stone masonry foundations shall not be permitted for new construction.

CC. *Section R504* is deleted.

DD. *Section R506.2.2* is amended by adding the following at the end of the first paragraph: A minimum of a 4-inch compacted CA-6 gravel base or equivalent shall be placed under all exterior slabs. All slabs shall be reinforced with fiber-mesh, welded-wire fabric, or an equivalent.

EE. *Section R506.2.2* the exception is deleted.

FF. *Section R506.2.3* exception no. 1 and no. 2 are deleted.

GG. *Section R507.3* all exceptions are deleted.

HH. *Section R507.3.2* is amended to read as follows: Deck footings shall extend to a minimum depth of 42 inches below grade.

II. *Section R1004.6* shall be added to read as follows: Factory-built fireplace chases shall be insulated to the equivalent standards of adjacent habitable room walls and shall be fully lined with 5/8-inch thickness type 'X' gypsum board placed over the insulation, taped and sealed.

JJ. *Chapter 11* is deleted

KK. *Section M1603* is added to read as follows: There shall be a return air vent in every habitable room.

LL. *Chapter 25, 26, and 27* are deleted.

MM. *Section P2901.1* shall be amended to read as follows: Potable water shall be supplied to plumbing fixtures and plumbing appliances.

NN. *Section P2903.1* shall be amended to read as follows: The water service and water distribution system shall be designed per Chapter 45 of the Village of Lake in the Hills Municipal Code and the State of Illinois Plumbing Code as amended in the Building Code. Sub-sections P2903.2 through P2903.11 are deleted.

OO. *Section P2909 through P2913* are deleted.

PP. *Chapter 30, 31 and 32* are deleted.

QQ. *Section E3401* shall be amended to read as follows after the last sentence: See the National Electrical Code as adopted and amended.

RR. *AJ104.1* the exception is deleted.

SS. *Section AJ07.2* is amended to read as follows: Where any water closet is replaced, the replacement shall comply with the State of Illinois Plumbing Code.

TT. *Section AJ107.3* is amended to read as follows: Repair or replacement of existing electrical wiring and equipment shall comply with the National Electrical Code as adopted and amended.

24.16 MODIFICATIONS TO THE COMMERCIAL BUILDING CODE

A. *Section 101.1* is amended to read as follows: These regulations shall be known as the Building Code of the Village of Lake in the Hills, hereinafter referred to as "this code."

B. *Section 101.4.3* is amended to read as follows: The provisions of the State of Illinois Plumbing Code shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the Lake in the Hills Sanitary District standards shall apply to sewage disposal systems.

C. *Section 101.4.6* is amended to read as follows: The provisions of the International Energy Conservation Code as amended by the State of Illinois, shall apply to all matters governing the design and construction of buildings for energy efficiency.

D. *Section 101.4.7* is deleted.

E. *Section 102.6* is amended to read as follows: The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Fire Code, the International Property Maintenance Code, or any provision of the Municipal Code.

F. *Section 103.1* is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the "building official".

G. *Section 105.2* is deleted.

H. *Section 109.2* is amended by adding: The fees are established by the Village in the Comprehensive Fine and Fee Schedule of the Municipal Code.

I. *Section 113.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

J. *Section 113.3* is deleted.

K. *Section 1612.3* second sentence is amended to read as follows: The flood hazard map shall include areas of special flood hazard as identified by the Federal Emergency Management Agency (FEMA), for the Village of Lake in the Hills, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

L. *Section 1807.1.3* is deleted.

M. *Section 1807.1.4* is deleted.

N. *Section 1809* is deleted.

O. *Section 1809.12* is deleted.

P. *Section 2101.4* is added to read as follows: Masonry aesthetics. In the B-1, B-2, or B-3 Business District, every new building constructed, or existing building rebuilt with work including the reconstruction of exterior elevations, and the valuation of the reconstruction is more than 50 percent of the total building value prior to reconstruction, shall construct decorative exterior elevations consisting of a minimum of 75

percent brick, stone, or other masonry material. Percentage of elevation finishes are calculated per elevation. The percentage is determined by the total square footage measured from the grade to the eave line, or top of parapet, not including areas of windows, doors, and mechanical equipment.

In the B-4 Business, M-1 and M-2 Manufacturing, or AD-2 Airport Districts, the minimum percentage of decorative masonry shall be 33 percent per elevation.

In reviewing any waiver of these requirements, the Board of Trustees may consider the extent of work to be performed, and/or architectural context of the building's location.

Q. *Section H101.2* is deleted.

R. *Section H108* is deleted.

S. *Section H109* is amended by inserting as the first sentence: See the Zoning Ordinance Sign Section for the permitted heights of signs.

T. *Section H109.2* is deleted.

U. *Section H109.3* is deleted.

V. *Section H110* is deleted.

W. *Section H113* is deleted.

X. *Section J103.1* is amended by deleting the last sentence of the first paragraph.

Y. *Section J103.2* is deleted.

24.17 MODIFICATIONS TO THE FIRE CODE

A. *Section 101.1* is amended to read as follows: These regulations shall be known as the Fire Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section 103.1* is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the "fire code official" as defined in this Code.

C. *Section 111.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

D. *Section 111.3* is deleted.

E. *Section 112.4* is amended to read as follows: Persons who violate a provision of this code may be subject to penalty per the provisions of the Municipal Code.

F. *Section 5704.2.9.6.1* is amended to read as follows: Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in all R-residential zoning districts.

G. *Section 5706.2.4.4* is amended to read as follows: Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in all R-residential zoning districts.

H. *Section 5806.2* is amended to read as follows: Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in all R-residential zoning districts.

I. *Section 903.2.8* is amended to read as follows: An automatic sprinkler system installed in accordance with Section 903.8 shall be provided throughout all buildings with a Group R fire area that fall under the scope of the Commercial International Building Code with the exception of attached townhouse units as defined in the code.

J. *Section 5601.1.3* exceptions are deleted.

24.18 MODIFICATIONS TO THE ELECTRICAL CODE

A. *Section 90.4.1* shall be added to read as follows: Section 24.02 through 24.14 of the Municipal Code and Appendix K of the Building Code shall apply to the administration of the Electrical Code.

B. *Section 230.70.1* shall be added to read as follows: A minimum of a 200-ampere electrical service shall be required for all replacement services in commercial tenant spaces, installations in all new commercial buildings, and new and replacement services in one- and two- family dwellings subject to space limitations and code required clearances.

C. *Section 250.104(D)(1)(a)* shall be added to read as follows: A building's electrical service shall be bonded, and grounded to the street side of the water meter.

D. *Section 300.1(A)(1)* shall be added to read as follows: Electric Metallic Tubing (EMT) metallic conduit shall be used for raceway material in all new buildings. Metal-clad cable whips shall be limited to retrofits and alterations where space or structural limitations, or disturbance of finished surfaces does not allow for the installation of EMT metallic conduit. Flexible mineral-sheathed cable shall not be used for new installations or alterations.

24.19 MODIFICATIONS TO THE MECHANICAL CODE

A. *Section 101.1* is amended to read as follows: These regulations shall be known as the Mechanical Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section 103.1* first sentence is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the code official.

C. *Section 106.2* is amended by deleting no. 4.

D. *Section 114.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

E. *Section 115.4* is amended to read as follows: Persons who violate a provision of this code may be subject to penalty per the provisions of the Municipal Code.

F. *Section 1002.1* is amended by changing references from the International Plumbing Code to the State of Illinois plumbing Code.

G. *Section 1201.1* is amended by changing reference from the International Plumbing Code to the State of Illinois Plumbing Code.

H. *Section 1201.1* is amended by changing reference from the International Plumbing Code to the State of Illinois Plumbing Code.

I. *Section 1401.2* is amended by changing references from the International Plumbing Code to the State of Illinois Plumbing Code.

24.20 MODIFICATIONS TO THE FUEL GAS CODE

A. *Section 101.1* is amended to read as follows:
These regulations shall be known as the Fuel Gas Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section 103.1* first sentence is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the code official.

C. *Section 113.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

D. *Section 113.3* is deleted.

E. *Section 115.4* is amended to read as follows: Persons who violate a provision of this code may be subject to penalty per the provisions of the Municipal Code.

F. *Section 618.7* is added to read as follows: There shall be a return air vent in every habitable room or habitable space as defined by the code.

24.21 MODIFICATIONS TO THE PROPERTY MAINTENANCE CODE

A. *Section 101.1* is amended to read as follows: These regulations shall be known as the Property Maintenance Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section 103.1* is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the code official.

C. *Section 107.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

D. *Section 108.1* is deleted.

E. *Section 302.4* is amended to read as follows: Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches in height. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, dandelions, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers, garden plants, and/or wildflower gardens.

F. *Section 304.14* first sentence is amended to insert the date range of April 1st to November 31st.

G. *Section 502.5* is amended to read as follows: Toilet facilities shall be maintained in a safe, sanitary, and working condition in accordance with the State of Illinois Plumbing Code.

H. *Section 602.2* is amended by changing reference from the International Plumbing Code to the State of Illinois Plumbing Code.

I. *Section 602.3* is amended to insert the date range of January 1st to December 31st and changing reference from the International Plumbing Code to the State of Illinois Plumbing Code.

J. *Section 602.4* is amended to insert the date range of January 1st to December 31st.

K. *Section 704.6* is amended to read as follows: Single and multiple-station smoke and carbon monoxide alarms shall be installed in existing R occupancies in accordance with Sections 704.6.1.1 through Section 704.6.1.4.

24.22 MODIFICATIONS TO THE SWIMMING POOL AND SPA CODE

A. *Section 101.1* is amended to read as follows: These regulations shall be known as the Swimming Pool and Spa Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section 103.1* first sentence is amended to read as follows: The Community Development Department is hereby created and the appointed official shall be known as the code official.

C. *Section 111.1* is amended by deleting "The board of appeals shall be appointed by the governing body and shall hold office at its pleasure," and inserting "the Village Board shall be the Board of Appeals."

D. *Section 111.3* is deleted.

E. *Section 112* is deleted.

F. *Section 113.4* is amended to read as follows: Persons who violate a provision of this code may be subject to penalty per the provisions of the Municipal Code.

G. *Section 301.2* shall be added to read as follows: Public swimming pools, public spas, and aquatic recreational facilities shall comply with the codes contained herein, and the applicable regulations of McHenry County, and the State of Illinois.

H. *Section 302.2* shall be amended to read as follows: Piping and fittings for water service, makeup, and drainage piping for pools and spas, shall comply with the State of Illinois Plumbing Code. Fittings shall be approved for installation with the piping installed.

I. *Section 305.5 No.1* shall be amended by adding after the last sentence as follows: Sections of pool walls that extend a minimum distance of 48 inches above finished grade, and that portion of the pool wall serves as the minimum barrier height to the water, shall maintain a 30-inch minimum width clear path at the same elevation as the base of the pool wall.

24.23 MODIFICATIONS TO THE PLUMBING CODE

A. *Section 890.1150. (a). (3)* shall be amended to read as follows: The minimum depth of any water service shall be 5 feet below grade.

B. *Section 890. 1190(b)* shall be amended to read as follows: The installation and location of the water meter shall be in accordance with Chapter 45 of the Lake in the Hills Municipal Code.

C. *Section 890.1200(a)* shall be amended to read as follows: The water service pipe from the street main (including the tap) to the water distribution system for the building shall be sized in accordance with Appendix A, Tables M, N, O, P, and Q. Water service pipe and fittings for new installations, upgrades, and replacements shall be a minimum of a 1- inch size.

D. *Section 890 Appendix A Table A* shall be amended to read as follows: Approved materials for water service pipe are limited to brass pipe, cast iron (ductile iron) water pipe, copper/copper alloy pipe.

24.24 MODIFICATIONS TO THE ENERGY CONSERVATION CODE

A. *Section C101.1* is amended to read as follows: These regulations contain herein as amended by the State of Illinois, shall be known as the Commercial Energy Conservation Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

B. *Section R101.1* is amended to read as follows: These regulations contain herein as amended by the State of Illinois, shall be known as the Residential Energy Conservation Code of the Village of Lake in the Hills, hereinafter referred to as "this code".

24.25 MODIFICATIONS TO THE ACCESSIBILITY CODE

There are no amendments to the State of Illinois Accessibility Code.

Recodified March 24, 2022, Effective May 1, 2022