

# ORDINANCE NO. **2595**

**AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT  
CODE OF ORDINANCES - TITLE XV, CHAPTER 150  
BUILDING REGULATIONS  
(SECTIONS 150.20, 150.21, 150.22, 150.23, 150.24,  
150.25, 150.26, 150.27, 150.28, 150.29, 150.40)**

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WHEREAS, pursuant to Section 1-3-2 of the Municipal Code (65 ILCS 5/1-3-2) at least thirty (30) days prior to the adoption of this Ordinance, not less than one (1) copy of each of the Codes, Standards and Ordinances referenced in and adopted by this Ordinance were filed and available through the office of the Clerk of the Village of Frankfort, Will and Cook Counties, Illinois; and

WHEREAS, pursuant to Section 1-2-3.1 of the Municipal Code, at least thirty (30) days prior to the adoption of this Ordinance, the Village notified the Illinois Building Commission in writing of the identification of each Code, by title and edition proposed to be adopted by this Ordinance, as well as provided the Commission a copy of the proposed ordinance as constituted on the date of such notification.

**NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:**

**SECTION 1. ADOPTION OF BUILDING CODE - ONE & TWO FAMILY DWELLINGS**

That Title XV, Chapter 150, Section 150.20, entitled ADOPTION OF BUILDING CODE - ONE & TWO FAMILY DWELLINGS of the Village of Frankfort Code of Ordinances is hereby amended to read as follows:

150.20 ADOPTION OF THE 2006 INTERNATIONAL RESIDENTIAL CODE - ONE AND TWO FAMILY DWELLINGS.

The 2006 Edition of the International Residential Code for One and Two-Family Dwellings first edition, published by the International Code Council, Inc. be and is hereby adopted as a Residential Building Code of the Village of Frankfort for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Residential Code, for One and Two-Family Dwellings are hereby referred to adopted by reference and made part hereof as if fully set out in this Ordinance, except with the additions, insertions, deletions and changes, to such Code which are as follows:

A) *Section R101.1, Title.* These provisions shall be known as the Residential Codes for One and Two-Family Dwellings of the Village of Frankfort and shall be cited as such and will be referred to herein as “this code.”

B) *Section R102.5, Appendices.* Hereby adopted.

*Appendix A - SIZING AND CAPACITIES OF GAS PIPING*

*Appendix B - SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE AND TYPE B VENTS.*

*Appendix C - EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT VENT VENTING SYSTEMS*

*Appendix F - RADON CONTROL METHODS*

*Appendix G - SWIMMING POOLS, SPAS AND HOT TUBS.* Delete the following sections under Section AG105 Barrier Requirements:

*Section 9-1.* Delete this provision in its entirety.

*Section 10.1.* Delete this provision in its entirety.

*Appendix H - PATIO COVERS.*

*Appendix J - EXISTING BUILDINGS AND STRUCTURES*

C) *Section R105.2 Work Exempt from Permit.* Delete this section in its entirety: Building, Electrical, Gas and Mechanical

D) *Section R105.3 Application for Permit.* Add the following to the list of application requirements:

8. Three sets of all drawings for a project shall be prepared, signed and sealed by an architect licensed in the State of Illinois and submitted to the Village for review with application.

9. Include window and sliding glass door energy conservation information, R and U Values.



10. Include HVAC heating and cooling load calculations.

E) *Section R105.5 Expiration. Hereby amended to read as follows: Delete one hundred eighty (180) days in this Section and replace it with ninety (90) days.*

F) *Section 108.2 Schedule of Permit Fees. Hereby amended to read as follows:*  
Fee Schedule. A fee for each plan examination, building permit and inspections shall be paid in accordance with the schedule as set forth in applicable Village Ordinances including Ord. Nos. 1347 and 1449 entitled, "An Ordinance Amending Building Permit Fees and Inspection Charges for the Village of Frankfort, Will County, Illinois" as it now exists or from time to time is amended.

G) *Section R109.1 Types of Inspections. Hereby amended to read as follows:*

1. INITIAL ON SITE SEDIMENT CONTROL INSPECTION

A. Sediment and Erosion Control measures must be installed and maintained during the duration of the entire project in accordance with the applicable Village Ordinances including Village of Frankfort Design Standards "Ordinance 2487" as from time to time amended.

2. FOOTING INSPECTIONS

1. Inspections required prior to placement of concrete.
2. If poor soil conditions exist, Illinois State Licensed Professional Engineer will be required to provide a signed and sealed written determination, and inspection prior to placement of concrete.
3. Installation of stone drive.

3. FOUNDATION INSPECTION

1. Inspection of concrete forms in-place prior to any concrete being poured.
2. Reinforcing steel in-place
3. Forms centered on footing
4. Installation of stone drive.

4. FOUNDATION BACKFILL INSPECTION

- a. Dampproofing in-place
- b. Drain tile in-place
- c. Anchor bolt installation and location
- d. Upon approval of the drain tile inspection, the foundation can be backfilled. The Building Department will permit construction of the deck over the basement or crawlspace areas only, prior to or after backfilling. This will help provide

- extra safety at the job site and structural integrity to the foundation.
  - e. Submit spot survey (top of foundation elevation and all setback dimensions).
  - f. Sediment Control Inspection
- 5. UNDERGROUND PLUMBING INSPECTION
  - A. Basement Floor - inspection necessary prior to placement of concrete.
- 6. SANITARY SEWER & WATER INSPECTION
- 7. ROUGH ELECTRIC INSPECTION
- 8. ROUGH PLUMBING INSPECTION
- 9. ROUGH MECHANICAL INSPECTION
- 10. ROUGH BUILDING INSPECTION
  - A. No insulation may be installed until the rough inspections have been approved.
- 11. INSULATION INSPECTION
  - A. No wall/ceiling coverings may be applied until an insulation inspection has been performed and approved by the Village.
- 12. MASONRY THRU-WALL "SILL" FLASHING AND WINDOW FLASHING INSPECTION
  - A. Prior to the installation of brick veneer, or stone.
- 13. CONCRETE FLAT WORK INSPECTION
  - A. Basement floors
  - B. Garage floors
  - C. Patios and stoops
  - D. Driveways
  - E. Sidewalks and service walks
- 14. EXTERIOR INSULATION FINISH SYSTEM INSPECTION

The following inspections shall be required for all E.I.F.S. installation:

  - A. Sub-strate/flashing inspections
  - B. E.P.S. board inspection
  - C. Base coat application inspection
  - D. Final inspection
  - E. The installer must adhere to all manufacturers' requirements for installation and include a drainage system or equivalent.

15. FINAL PLUMBING INSPECTION
16. FINAL ELECTRIC INSPECTION
17. FINAL MECHANICAL INSPECTION
18. FINAL BUILDING INSPECTION
19. FINAL GRADE INSPECTION  
A. Erosion Control methods installed.
20. ASPHALT INSPECTION (Minimum Standards)  
A. Residential Driveway Apron (Public R.O.W.)  
4" Compacted asphalt  
8" Compacted Crushed stone CA-6, Grade 8  
B. Residential Driveway  
2-1/2" Asphalt  
8" Compacted Crushed stone CA-6, Grade 8
21. LANDSCAPE PERMIT INSPECTION (PER APPLICABLE VILLAGE ORDINANCES INCLUDING ORDINANCE NO. 2341 AS FROM TIME TO TIME AMENDED):  
A. Provide complete landscaping plans.  
B. Indicate foundation and all top of grade elevations  
C. Provide drawing showing the location of all lawn sprinkler heads on final plat of survey.

H) *Section R109.1-1, Requests for Inspections*, is added as follows:

- A. **CONCRETE INSPECTIONS.** The owner or contractor shall call a request for an inspection into the Building Department at least 24 hours prior to the requested inspection. All forms and/or concrete will be inspected prior to the placement.
- B. **BUILDING INSPECTIONS.** The owner or contractor shall call a request for an inspection into the Building Department at least 48 hours prior to the requested inspection. For rough inspections, no insulation can be installed, or any type of covering placed over the area remodeled or constructed.
- C. **FINAL INSPECTIONS.** The owner or contractor shall call a request for an inspection into the Building Department at least 48 hours prior to the requested inspection. A building shall not be used or occupied whole or in part until a Certificate of Occupancy has been issued by the building official. Before final occupancy certificate is issued, all outstanding re-inspection and other Village fees and costs must be paid and a \$10,000 bond must be posted



in a form acceptable to the Village, to secure, in part that the construction and improvements comply with all applicable Village Building Codes for that property.

D. **ON SITE IMPROVEMENT INSPECTIONS.** The Director of Building and Zoning, or approved agent of the Village of Frankfort, shall authorize the inspection of all on-site improvements for commercial, industrial and residential construction projects. On-site improvements include, but are not limited to, curb, gutters, grading, drainage, paving, and driveways. The cost of all inspections and reports required under this provision shall be paid by developer/contractor. (Ord. 1557, passed 3-4-96)

I) *Section R113.4 Violation Penalties.* Hereby amended to read as follows:  
 Any person who violates any provisions of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, or the requirements of this Code shall be subject to the following penalties as prescribed by law:

1. Civil Remedies. The Village can enforce this code as provided by law including seeking injunctive relief for any violations.
2. Ordinance Violations. In addition but not in lieu of any other penalties, any person violating this code is subject to a fine of not less than \$250.00 or more than \$750.00 per day for each day any violation exists with each calendar day an offense exists constituting a separate offense.

J) *Section R114.2 Unlawful Continuance.* Hereby amended to read as follows:  
 Any person who shall continue any work in or about the structure after having been served with a stop order, except such work as that person is directed to perform to remove a violation or unsafe conditions shall be penalized as provided by this chapter.

K) *Table R301.2(1) Climatic and Geographic Design Criteria.* Hereby amended to read as follows:

Roof Snow Load 34 lbs.	Wind Speed 90 miles per hour	SEISMIC DESIGN CATEGORY B	SUBJECT TO DAMAGE FROM				Winter Design Temp 0 degrees Fahrenheit	Flood Hazards Per Ordinance
			Weathering Severe	Frost line depth 42 inches	Termite Moderate to Heavy	Decay Slight to Moderate		

L) Section R311 Means of Egress. Add the following:

Section R311.4.3 Landing at Doors. Temporary exterior landing/stairs are permitted for a period not to exceed six months from date of installation.

M) Section R313.2 Location. Hereby amended to add the following:

4. Carbon Monoxide Detectors. All residential buildings constructed after the effective date of this section shall be equipped with carbon monoxide detectors. This provision shall also apply to existing residential buildings which are equipped with new oil and gas combustion furnaces and boilers.

a) Power Source. Required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

b) Location. Carbon monoxide detectors shall be installed in the immediate vicinity where the fossil fuel burning appliance, boiler or furnace is located. Carbon monoxide detectors must also be installed within fifteen (15) feet of all sleeping rooms.

c) Compliance. All approved carbon monoxide detectors herein required shall comply with all federal, state and local standards for such devices. Carbon monoxide detectors shall bear the label of a nationally recognized standards testing laboratory, which indicates that each such detector that has been tested and listed as a single carbon monoxide detector.

d) FOSSIL FUEL. Includes coal, natural gas, kerosene oil, propane and wood.

N) Section R317.1 Two-Family Dwelling Separation. Hereby amended to read as follows; Groups R-1, R-2, R-3, R-4 containing two or more dwelling units shall be separated by tenant separation or party walls with a fire resistance rating of a minimum two (2) hours and shall be constructed of non-combustible masonry/concrete materials. Any dwelling units located above another dwelling unit shall be separated by a floor system with a fire resistance rating of a minimum of two (2) hours and shall be constructed of pre-cast concrete or poured in place concrete. EXCEPTIONS of R317.1 are hereby deleted.

O) Section R317.2 Townhomes. Hereby amended by deleting the EXCEPTION PROVISION.



P) *Section R402.1 Wood Foundations.* Hereby amended to read as follows:

THE FOLLOWING SECTIONS WILL BE DELETED IN THEIR ENTIRETY:

3. *Section R403.1 General*
4. *Figure R403.1(2) & Figure R403.1(3)*
5. *Section R403.2 Footing for Wood Foundations*
6. *Section R404.2 Wood Foundation Walls*
7. *Section R404.2.1 Identification*
8. *Section R404.2.2 Stud Size*
9. *Section R404.2.3 Height of Backfill*
10. *Table R404.2.3*
11. *Table R404.2.4 Backfilling*
12. *Section R404.2.5 Drainage and Dampproofing*
13. *Section R404.2.6 Fastening*
14. *Section R405.2 Wood Foundations*
15. *Section R406.3 Dampproofing for Wood Foundations*
16. *Section R406.3.1 Panel Joint Sealed*
17. *Section R406.3.2 Below Grade Moisture Barrier*
18. *Section R406.3.3 Porous Fill*
19. *Section R406.3.4 Backfill*

Q) *Section R403.1 Footings.* The following is added as the end of Section R403.1:

All open and screened porches that are roofed require a minimum 8" wide trench footing foundation that extends at least 42" below finished grade.

Trench footings are not permitted for brick veneer, solid masonry and 1-1/2 story or greater wall construction.

R) *Section R703.7.5 Flashing.* The following shall be added at the end of Section R703.7.5:

"Foundation/Sill Flashing the minimum shelf angle, coping, base flashing, lintel and window sill flashing shall be:

Minimum flashing shall be rubberized asphalt flashing: Manufacturers standard composite flashing product consisting of a pliable and highly adhesive rubberized-asphalt compound bonded to a high density, cross-laminated polyethylene film to produce an overall thickness of 0.040 inch (1.0 mm) or a rubberized flashing material of similar thickness. Six mil (6 mil) polyethylene is not acceptable."

S) *Section R703.8 Flashing.* The following shall be added at the end of Item 1:



“Exterior Window and Door Flashing shall be:

Minimum flashing shall be a multilayer composite employing polyethylene and fiberglass with an integral adhesive strip that produces a perm rating of less than .30 perms and complying with ASTM E331. Infiltration barrier joint tape is not acceptable.”

Window and door flashing must be installed in accordance with the American Architectural Manufacturers Association (AAMA) guidelines.

## **SECTION 2. ADOPTION OF BUILDING CODE - ALL OTHER**

That Title XV, Chapter 150, Section 150.21, entitled ADOPTION OF THE 2000 INTERNATIONAL BUILDING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

### 150.21 ADOPTION OF THE 2006 INTERNATIONAL BUILDING CODE

The 2006 International Building Code, first edition, published by the International Code Council, Inc. be and is hereby adopted as a Building Code of the Village for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Building Code, are hereby referred to adopted and made a part hereof as if full set out in this Ordinance, except with the Additions, insertions, deletions and changes to such Code which are as follows:

- A) *Section 101.1 Title.* Hereby amended to read as follows:  
Title: These regulations shall be known as the Building Code of the Village of Frankfort hereinafter sometimes referred to as “this code”.
- B) *Section 101.2.1 Appendices.* Hereby adopted:  
Appendix A EMPLOYEE QUALIFICATIONS  
Appendix B BOARD OF APPEALS  
Appendix C GROUP U – AGRICULTURAL BUILDINGS  
Appendix I PATIO COVERS
- C) *Section 101.4.1 Electrical.* Hereby amended by referencing and adopting the 2005 National Electric Code.
- D) *Section 101.4.4 Plumbing.* Hereby amended by referencing and adopting the 2004 Illinois State Plumbing Code.
- E) *Section 105.2 Work Exempt from Permit.* Hereby amended by deleting this section in its entirety: Building, Electrical, Mechanical and Plumbing.

F) *Section 105.5 Expiration.* Hereby amended to:  
Delete one hundred eighty (180) days in this Section and replace it with ninety (90) days.

G) *Section 108.2 Schedule of Permit Fees.* Hereby amended to read as follows:

Fee Schedule: A fee for each plan examination, building permit and inspections shall be paid in accordance with the schedule as set forth in applicable Village Ordinances including Ord. Nos. 1347 and 1449 entitled, "An Ordinance Amending Building Permit Fees and Inspection Charges for the Village of Frankfort, Will County, Illinois" as it now exists or from time to time is amended.

H) *Section 109.3 Required Inspection.* Hereby amended to read as follows:

1. INITIAL ON SITE SEDIMENT CONTROL INSPECTION

A. Sediment and Erosion Control measures must be installed and maintained during the duration of the entire project in accordance with the applicable Village Ordinances including Village of Frankfort Design Standards Ordinance No. 2487 or most recent edition.

2. FOOTING INSPECTIONS

A. Inspections required prior to placement of concrete.  
B. If poor soil conditions exist, Illinois State Licensed Soil Engineer will be required to provide a signed and sealed soil determination, and inspection prior to placement of concrete.  
C. Installation of stone drive.

3. FOUNDATION INSPECTION

A. Inspection of concrete forms in-place prior to any concrete being poured.  
B. Reinforcing steel in-place  
C. Forms centered on footing.  
D. Installation of stone drive.

4. FOUNDATION BACKFILL INSPECTION

A. Dampproofing in-place.  
B. Drain tile in-place.  
C. Anchor bolt installation and location.  
D. Upon approval of the drain tile inspection, the foundation can be backfilled. The Building Department will permit construction of the deck over the basement or crawlspace areas only, prior to or after backfilling. This will help provide extra safety at the job site and structural integrity to the foundation.



- E. Submit spot survey (top of foundation elevation and all setback dimensions).
  - F. Sediment Control Inspection.
5. UNDERGROUND PLUMBING INSPECTION
    - A. Basement Floor - inspection necessary prior to placement of concrete.
  6. SANITARY SEWER & WATER INSPECTION
  7. ROUGH ELECTRIC INSPECTION
  8. ROUGH PLUMBING INSPECTION
  9. ROUGH MECHANICAL INSPECTION
  10. ROUGH BUILDING INSPECTION
    - A. No insulation may be installed until the rough inspections have been approved.
  11. INSULATION INSPECTION:
    - A. No wall/ceiling coverings may be applied until an insulation inspection has been performed and approved by the Village.
  12. MASONRY THRU-WALL "SILL" FLASHING INSPECTION
    - A. Prior to the installation of brick veneer, or stone.
  13. CONCRETE FLAT WORK INSPECTION
    - A. Basement floors.
    - B. Garage floors/interior concrete.
    - C. Driveways/parking areas.
    - D. Sidewalks and service walks.
    - E. Patios.
  14. EXTERIOR INSULATION FINISH SYSTEM INSPECTION:  
 The following inspections shall be required for all E.I.F.S. installation:
    - A. Sub-strate/flashing inspections.
    - B. E.P.S. board inspection.
    - C. Base coat application inspection.
    - D. Final inspection.
    - E. The installer must adhere to all manufacturers' requirements for installation and include a drainage system or equivalent.
  15. FINAL PLUMBING INSPECTION

- 16. FINAL ELECTRIC INSPECTION
- 17. FINAL MECHANICAL INSPECTION
- 18. FINAL BUILDING INSPECTION
- 19. FINAL GRADE INSPECTION
- 20. ASPHALT/PARKING AREA INSPECTION
- 21. LANDSCAPE PERMIT INSPECTION (PER APPLICABLE VILLAGE ORDINANCES INCLUDING ORDINANCE NO. 2341 AS FROM TIME TO TIME AMENDED):
  - A. Provide complete landscaping plans.
  - B. Indicate foundation and all top of grade elevations.
  - C. Provide drawing showing the location of all lawn sprinkler heads on final plat of survey.

*D) Section 109.3-1 Requests for Inspection is added as follows:*

- A. CONCRETE INSPECTIONS. The owner or contractor shall call a request for an inspection into the Building Department at least 24 hours prior to the inspection. All forms and/or concrete will be inspected prior to the placement.
- B. BUILDING INSPECTIONS. The owner or contractor shall call a request for an inspection into the Building Department at least 48 hours prior to the inspection. For rough inspections, no insulation can be installed, or any type of covering placed over the area remodeled or constructed.
- C. FINAL INSPECTIONS. The owner or contractor shall call a request for an inspection into the Building Department at least 48 hours prior to inspection. A building shall not be used or occupied whole or in part until a Certificate of Occupancy has been issued by the building official.

For purposes of this section, the terms “used or occupied” shall be deemed to include but are not limited to the following:

- 1. The temporary or permanent storage of furniture, equipment, and/or personal or household effects within the building or structure.
- 2. Use of the building or structure for the purposes of interviewing, training and instructing individuals, or other similar activities.
- D. ON-SITE IMPROVEMENT INSPECTIONS. The Director of Building and



Zoning, or approved agent of the Village of Frankfort, shall authorize the inspection of all on-site improvements for commercial, industrial and residential construction projects. On-site improvements include, but are not limited to, curb, gutters, grading, drainage, paving, and driveways. The cost of all inspections and reports required under these provisions shall be paid by developer/contractor. (Ord. 1557, passed 3-4-96)

J) *Section 113.4 Violation Penalties* is hereby amended to read as follows: Any person who violates any provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or the requirements of this Code shall be subject to the following penalties as prescribed by law.

1. **Civil Remedies.** The Village can enforce this code as provided by law, including seeking injunctive relief for any violations.
2. **Ordinance Violations.** In addition but not in lieu of any other penalties, any person violating this code is subject to a fine of not less than \$250.00 or more than \$750.00 per day for each day any violation exists with each calendar day a violation exists constituting a separate offense.

K) *Section 114.3 Unlawful Continuance.* Hereby amended by adding the following language:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be penalized as provided by this chapter and be liable for a fine of not less than \$250.00 nor more than \$750.00 per day for each day a violation exists.

L) Section 310 Residential Group R. Add the following:

*Section 310.3 Required Dwelling Unit and Guest Room Separation.* Hereby amended by adding the following language:

Groups R-1, R-2, R-3, R-4 containing two or more dwelling units shall be separated by tenant separation or party walls with a fire resistance rating of a minimum of two (2) hours and shall be constructed of a non-combustible masonry/concrete materials. Any dwelling units located above another dwelling unit shall be separated by a floor system with a fire resistance rating of a minimum of two (2) hours and shall be constructed of pre-cast concrete or poured in place concrete.

M) *Section 705.3 Materials.* Delete the following:

Exception: Construction of Type V construction.

N) *Section 708.4 Continuity.* Hereby amended by adding the following language:

“The minimum tenant separation shall be two (2) hours separation from floor to ceiling or roof deck above.”

O) *Section 907.2 Where Required.* Hereby amended by adding the following language:

1) An automatic fire detection system shall be installed and maintained in accordance with the provisions of this code and the NFPA72 in all buildings of groups A-B-E-F-H-I-M-R-S-U.

2) Carbon Monoxide Detectors. All commercial and industrial buildings constructed after the effective date of this section shall be equipped with carbon monoxide detectors. This provision shall also apply to existing commercial and industrial buildings which are equipped with new or replacement oil and gas combustion furnaces and boilers.

a) Power Source. Required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

b) Location. Carbon monoxide detectors shall be installed in the immediate vicinity where the fossil fuel burning appliance, boiler or furnace is located.

c) Compliance. All approved carbon monoxide detectors herein required shall comply with all federal, state, and local standards for such devices. Carbon monoxide detectors shall bear the label of a nationally recognized standards testing laboratory, which indicates that each such detector has been tested and listed as a single carbon monoxide detector.

FOSSIL FUEL. Includes coal, natural gas, kerosene oil, propane and wood

P) *Section 1405.3 Flashing:* The following shall be added at the end of Section 1405.3:

“The minimum shelf angle, coping, base flashing, lintel and window sill flashing shall be:

Rubberized Asphalt Flashing: Manufacturers standard composite flashing product consisting of a pliable and highly adhesive rubberized-asphalt



compound bonded to a high density, cross-laminated polyethylene film to produce an overall thickness of 0.040 inch (1.0 mm) or a rubberized flashing material of similar thickness. 6 mil polyethylene is not acceptable.”

“Minimum flashing around exterior window and door openings shall be a multi-layer composite employing polyethylene and fiberglass with an integral adhesive strip that produces a perm rating of less than .30 perms and complying with ASTM E331. Infiltration barrier joint tape is not acceptable.”

- Q) *Chapter 29 Plumbing Systems.* Hereby amended by deleting this chapter in its entirety and referring to, adopting and incorporating the 2004 Illinois State Plumbing Code as provided under this Ordinance.
- R) *Section 3107 Signs.* Hereby amended by referring to, adopting and incorporating the Village of Frankfort Code of Ordinances, Chapter 151.
- S) *Section 3410.2 Applicability.* Hereby amended to read as follows:

Structures existing prior to the date of adoption in the Village of Frankfort, December 3, 2001.

(Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02; Am Ord. 2417, passed 9-17-07)

### **SECTION 3. ADOPTION OF PLUMBING CODE**

That Title XV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2004 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

#### 150.22 ADOPTION OF THE 2004 ILLINOIS STATE PLUMBING CODE

The Illinois State Plumbing Code, 2004 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:

- A) *Delete #11 in Table A, Section 890 Appendix A.* Delete the following: Polyvinyl Chloride (PVC) pipe.
- B) *Delete #4 in Table A, Section 890 Appendix A.* Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.

- C) *Delete #2 in Table A, Section 890 Appendix A.* Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/tubing.
- D) *Delete #2 in "Agency Notes."* Delete the following: Type M copper tubing, DWC copper tubing and galvanized steel pipe are approved for above ground uses only.
- E) *Delete in its entirety, Section 890.1500* Installation of wet venting.
- F) *Amend Section 890.1340* by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."

(Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02; Am. Ord. 2128, passed 11-15-04)

#### **SECTION 4. ADOPTION OF INTERNATIONAL MECHANICAL CODE**

That Title XV, Chapter 150, Section 150.23, entitled ADOPTION OF THE 2000 INTERNATIONAL MECHANICAL CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

##### 150.23 ADOPTION OF THE 2006 INTERNATIONAL MECHANICAL CODE

The 2006 International Mechanical Code, Inc, first edition, published by the International Code Council, Inc., be and is hereby adopted as a Building Code of the Village for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions and terms of the 2006 International Mechanical Code are hereby referred to adopted and made part hereof as if fully set out in this Ordinance, except with additions, insertions, deletions and changes to such Code which are as follows:

- A) *Section 101.1 Title.* Hereby amended to read as follows:  
Title: These regulations shall be known as the International Mechanical Code of the Village of Frankfort, hereinafter referred to as "this code."
- B) *Section 106.5.2 Fee Schedule.* Hereby amended to read as follows:  
  
Fee Schedule. A fee for each plan examination, building permit and inspections shall be paid in accordance with the schedule as set forth in applicable Village Ordinances including Ord. Nos. 1347 and 1449 entitled, "An Ordinance Amending Building Permit Fees and Inspection Charges for the Village of Frankfort, Will County, Illinois" as it now exists or from time to time is amended.
- C) *Section 106.5.3 Fee Refund.* Paragraphs 2 and 3 of this section are hereby amended to read as follows:



1. Fifty percent (50%) of the permit fee paid if a refund is requested by the applicant within thirty (30) days from the date of the issuance of the permit and no work has been done under the permit issued in accordance with this code.
2. Fifty percent (50%) of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or cancelled by the applicant within thirty (30) days from the date of plan submittal and the Village or its consultant has not initiated any review of the plan and the Village consultant has refunded to the Village the fifty (50%) percent of the paid plan review fee.

D) *Section 108.4 Violation Penalties.* Hereby amended to read as follows:

Any person who violates any provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, or the requirements of this Code shall be subject to the following penalties as prescribed by law.

1. **Civil Remedies.** The Village can enforce this code as provided by law including seeking injunctive relief for any violations.
2. **Ordinance Violations.** In addition but not in lieu of any other viable penalties, any person violating this code is subject to a fine of not less than \$250.00 and not more than \$750.00 per day for each day any violation exists, with east calendar day a violation exists constituting a separate offense.

E) *Section 108.5 Stop Work Orders.* Hereby amended to read as follows:

No person shall continue any work in or about the building, structure or improvements after having been served with a stop work order, except such work as that person is directed to perform to remove a violation of unsafe conditions.  
(Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02)

## **SECTION 5. MODEL ENERGY CODE**

That Title XV, Chapter 150, Section 150.24, entitled ADOPTION OF THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

150.24 ADOPTION OF THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE

The 2006 International Energy Conservation Code, first edition, published by the International Code Council, Inc., be and is hereby adopted as a Building Code of the Village for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Energy Conservation Code are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, except with additions, insertions, deletions and changes to such Code which are as follows:

- A) *Section 101.1 Title.* Hereby amended to read as follows:

Title: These regulations shall be known as the 2006 International Energy Conservation Code of the Village of Frankfort, hereinafter referred to as “this code.”

**SECTION 6. ADOPTION OF FIRE PREVENTION CODE**

That Title XV, Chapter 150, Section 150.25, entitled ADOPTION OF THE 2000 INTERNATIONAL FIRE CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

150.25 ADOPTION OF THE 2006 INTERNATIONAL FIRE CODE

The 2006 International Fire Code, first edition, published by the International Code Council, Inc., be and is hereby adopted as a Fire Code of the Village of Frankfort, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, from conditions hazardous to life or property in the occupancy of buildings and premises in the Village of Frankfort; providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Fire Code are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, except with additions, insertions, deletions and changes to such Code as follows:

- A) *Section 101.1 Title.* Hereby amended to read as follows:

Title: These regulations shall be known as the Fire Code of the Village of Frankfort, hereinafter referred to as “this code.”

- B) *Section 101.2.1 Appendices.* Hereby adopted:

Appendix A BOARD OF APPEALS  
Appendix B FIRE - FLOW REQUIREMENTS FOR BUILDINGS  
Appendix C FIRE HYDRANT LOCATIONS AND DISTRIBUTION  
Appendix E HAZARDOUS CATEGORIES  
Appendix F HAZARDOUS RANKING



C) *Section 109.3 Violations/Penalties.* Hereby amended to read as follows:

Any person who violates any provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the following penalties as prescribed by law.

1. **Civil Remedies.** The Village can enforce this code as provided by law, including seeking injunctive relief for any violations.
2. **Ordinance Violations.** In addition but not in lieu of any other viable penalties, any person violating this code is subject to a fine of not less than \$250.00 or more than \$750.00 per day for each day any violation exists with each day a violation existing constituting a separate offense.

D) *Section 3404.2.9.5.2 Separation between adjacent stable or unstable liquid tanks* is amended to limit the maximum capacity of the tank not to exceed 1,000 gallons.

E) *Section 3406.2.4.4 Location where above ground tanks are prohibited* is amended to limit the maximum capacity of the tank not to exceed 1,000 gallons.

F) *Section 3804.2 Maximum capacity within established limits* is amended to limit the maximum capacity of the tank not to exceed 1,000 gallons. (Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02).

G) The requirements, terms, conditions and provisions of each of the following Ordinances adopted by the Board of Trustees of the Mokena Fire Protection District and the Board of Trustees of the Frankfort Fire Protection District are adopted by reference and incorporated herein.

1. Mokena Fire Protection District, Will and Cook Counties, Illinois, Fire Prevention Ordinance No. 2007-3 as it now exists and is from time to time is amended, a copy of which is on file with the Village of Frankfort.
2. Frankfort Fire Protection District, Will County, Frankfort Illinois, Ordinance No. 179 as it now exists and is from time to time is amended, a copy of which is on file with the Village of Frankfort except that Section 902, *Definitions*. Total Area is hereby amended to read:

For the purposes of calculating total square feet and fire areas the total area shall be:



The aggregate floor area within the exterior walls of a building; regardless of fire walls, fire barriers, or fire resistance-rated horizontal assemblies. This floor area includes all mezzanines, basements, balconies, porches, roof overhangs, extensions and enclosed extensions.

## **SECTION 7. ADOPTION OF EXISTING STRUCTURES CODE**

That Title XV, Chapter 150, Section 150.26, entitled ADOPTION OF THE 2000 INTERNATIONAL PROPERTY MAINTENANCE CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

### 150.26 ADOPTION OF THE 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE

The 2006 International Property Maintenance Code, first edition, published by the International Code Council, Inc., be and is hereby adopted as a Building Code of the Village for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Property Maintenance Code are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, except with additions, insertions, deletions and changes to such code which are as follows:

- A) *Section 101.1 Title.* Hereby amended to read as follows:

Title: These regulations shall be known as the 2006 International Property Maintenance Code of the Village of Frankfort, hereinafter referred to as “this code.”

- B) *Section 103.5 Fee Schedule.* Hereby amended to read as follows:

A fee for each plan examination, building permit and inspection shall be in accordance with the schedule as set forth in applicable Village ordinances.

- C) *Section 106.4 Violation Penalties.* Hereby amended to read as follows:

Any person who violates any provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the following penalties as prescribed by law.

1. **Civil Remedies.** The Village can enforce this code as provided by law, including seeking injunctive relief for any violations.
2. **Ordinance Violations.** In addition but not in lieu of any other viable penalties, any person violating this code is subject to a fine of not less than \$250.00 or more than \$750.00 per day for each day any violation exists with each

calendar day a violation exists constituting a separate offense.

- D) *Section 302.4 Weeds.* Hereby to read as follows:  
Delete weed height of 10 inches and replace with weed height of six (6) inches. The following is hereby added to Section 302.4:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.”

- E) *Section 304.14 Insect Screens.* Hereby amended by adding the following language:

Every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

- F) *Section 602.3 Heat Supply.* Hereby amended to read as follows:

Every owner and operator of a building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory, or guest room on terms either express or implied to furnish heat to the occupants thereof, shall supply sufficient heat to maintain the room temperatures at the minimum of 68 degrees Fahrenheit in all habitable rooms, bath rooms and toilet rooms.

- G) *Section 602.4 Occupiable Work Spaces.* Hereby amended to read as follows:

Every enclosed occupied work space shall be supplied with sufficient heat to maintain a temperature of not less than 68 degrees Fahrenheit during all working hours.  
(Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02)

## **SECTION 8. ADOPTION OF THE 2005 NATIONAL ELECTRICAL CODE**

That Title XV, Chapter 150, Section 150.27, entitled ADOPTION OF THE 1999 NATIONAL ELECTRICAL CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

### 150.27 ADOPTION OF THE 2005 NATIONAL ELECTRICAL CODE



The 2005 National Electrical Code (NFPA-70) published by the National Fire Protection Association is hereby adopted as the Electrical Code of the Village of Frankfort. Each and all of the regulations, provisions, penalties and terms of the NFPA-70, 2005 Edition are hereby referred to as adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes to such Code which are as follows:

A. The following Codes and Standards are adopted by reference as part of the Village's adoption of the above National Electrical Code:

1. (a) The Electrical Industry Association (E.I.A.) and the Telephone Industry Association (T.I.A.) Standards.
- (b) Amendments to EIA/TIA Standard 570.
- (c) Section 5.3.5.2 of the EIA/TIA is amended to add a minimum of one wire run shall be installed to each of the following rooms in residences, (where applicable).

Kitchen  
All Bedrooms  
Family/Guest room  
Den/Study

2. ANSI (American National Standards Institute)  
  
#Z21.83-98 - Fuel Cell Power Plants (Referenced in Code Section #1202.10)

3. U.L. (Underwriters Laboratories)  
  
#910-98 - Test for Flame - Propagation and Smoke-Density Values for Electrical and Optical-Fiber Cables Used in space Transporting Environmental Air (Referenced in Code Section #1202.8)

#2043-96 - Standard for Fire Test for Heat and Visible Smoke Release for Discrete Products and Their Accessories Installed in Air-Handling Spaces (Referenced in Code Section 1202.8.1)

4. NFPA (National Fire Protection Association)  
  
#37-98 - Installation and Use of Stationary Combustion Engines and Gas Turbines (Referenced in Code Section #1202.9)

#110-99 - Emergency and Standby Power Systems  
(Referenced in Code Section 1202.6)

#111-96 - Stored Electrical Energy Emergency and Standby Power Systems

(Referenced in Code Section 1202.6)

B. The following articles are deleted from the Electrical Code:

- Article 230.43 – Wiring Methods
- Article 320 – Armored Cable: Type AC
- Article 322 – Flat Cable Assemblies: Type FC
- Article 324 - Flat Conductor Cable (FCC) usually under carpets
- Article 326 - Integrated Gas Spacer Cable
- Article 328 - Medium Voltage Cable (Type MV) 2001 Volts or higher
- Article 334 - Non-Metallic Sheathed Cable/Type NM, NMC & NMS
- Article 338 - Service - entrance Cable/Type SE & USE
- Article 352.10.A - Concealed. In walls, floors & ceilings
- Article 352.10.C - Cinders. In cinder fill.
- Article 352.10.F - Exposed
- Article 362 - Electrical Non-Metallic Tubing (flexible corrugated)
- Article 382 - Non-Metallic Extensions
- Article 394 - Concealed Knob-and-Tube Wiring
- Article 398 - Pertaining to open wiring on insulators

2. ADOPT THE FOLLOWING: “All conductors shall be installed in approved metallic raceways”. Exceptions: See Article 352.10 (B), (D), (E) & (G).

C) The following Sections of the Electrical Code are amended:

1. Article 230.43 is amended to read “All electrical utility services shall only be installed in rigid metal conduit (or other material as approved), or intermediate metal conduit (or other material as approved) above ground and entering the building.”
  - a. All underground branch-circuit and feeder conductors shall be protected against over-current by an over-current device installed at the point where the conductors receive their supply and all sub-panels will have a main breaker located at the panel.
  - b. All conduits entering a building shall be sealed with duct seal or other approved method to prevent moisture and condensation from forming inside the conduit.
2. Article 210.5 (C) is amended to add the following: All 120-208 Volt services, feeders, and branch circuits shall have phases marked Black (A), Red (B) and Blue (C). All 277-480 Volt services, feeders, and branch circuits shall be phased marked Brown (A), Orange (B), and Yellow (C).
3. Article 320 of the N.E.C. and substitute as follows (NFPA-70):

Armored Cable (Type A.C.) – Exceptions:



Armored cable may be permitted for use in concealed work in dry locations where it is finished in existing walls or partitions where it is not possible to install conduit, EMT or other approved raceway.

4. Multi-Family Residence Buildings.

Article 210-52H and 210-70a of the Electrical Code are amended to add:

A duplex receptacle shall be installed in each public hallway on each floor, and in each public reception room or foyer in multi-family residences.

(Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02)

D) The following provisions are added to the Electrical Code:

1. All wiring between the meter box and inside service panel, exceeding ten feet (10'), shall require proper wire over current protection.
2. All new single family dwellings over 2,000 square feet (2,000 s.f.) shall have a minimum of a 200 ampere, 3-wire service, and shall be underground whenever possible, unless otherwise approved by the Village of Frankfort.
  - a. Residential Services. Shall be installed on the side of the house closest to the utility pedestal that will feed the meter. The service shall not be installed on the rear of the house unless approved by the Village of Frankfort.
3. A maximum of three (3) conduits per one and one half inch (1-1/2") 8-B (3 1/2" Octagon box x 1 1/2" deep) or four conduits per 1,900 (4" square box x 1 1/2" deep) box shall be allowed.
4. All lights over a bathtub or a shower will be G.F.I. protected.
  - a. In commercial and industrial buildings, all receptacles within five feet (5') of water shall be G.F.C.I. receptacles. This includes washrooms, whether they are public or private, or around sinks, showers, tubs, or water fountains.
5. In all cases duly licensed by a commission in the State of Illinois that provides a test for electrical competency, a bonded Electrical Contractor shall install electrical services and wiring.
6. Studs, plates and joists must be drilled so as not to break the front half of the wood. If it is broken and the conduit is exposed, a metal plate must be placed across the opening.
7. Jacuzzi, spa or whirlpool tubs shall be hard wired to a J Box, with a switch, or G.F.C.I.- protected receptacle where it can be plugged. No cords from motors shall

protrude through a wall or the floor to be wired. All tub motors will have an access panel with a minimum size of fourteen inches by fourteen inches (14" x 14").

- a. One hundred twenty-five (125) Volt receptacles located within ten feet (10') (3,048 mm) of the inside walls of spas and hot tubs shall be protected by ground-fault circuit-interrupters. One hundred twenty-five (125) Volt receptacles located within five feet (5') (1,524 mm) of the inside walls of hydro massage bathtubs shall be protected by a ground-fault circuit-interrupter.
  - b. All hydro massage bathtubs and whirlpool tubs shall be protected by a faceless ground-fault circuit interrupter located within the same room as the tub.
8. Any 120 volt sump pump or ejector pump shall have a single receptacle, not a duplex receptacle, and shall be on a separate circuit, non-G.F.C.I. type.
  9. Electrical Metallic Tubing (EMT). Shall not be used underground, outside exposed to the weather, on outside walls, on roofs exposed to permanent moisture, nor in concrete slab in contact with the earth or fill, where during installation or afterwards, it will be subject to mechanical injury. Plastic, visqueen or similar materials under the tubing is considered same as earth or fill.
  10. Low Voltage Wiring. Low voltage wiring for lighting circuits, TV cable controls, building automation, telephone, intercoms, communications, including signaling circuits on commercial and industrial buildings or where there are metal studs being used, may be run exposed only in accessible areas. When such wiring is installed in inaccessible areas or subject to mechanical injury, or in plenums, all wiring shall be installed in conduit or approved raceway, and all such work requires a permit.
  11. For smoke and carbon monoxide requirements see IRC Code 2006 or Illinois Public Act 094-0741.

## **SECTION 9. ADOPTION OF THE 2006 FUEL GAS CODE**

That Title XV, Chapter 150, Section 150.28, entitled ADOPTION OF THE 2000 INTERNATIONAL FUEL GAS CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

### **150.28 ADOPTION OF THE 2006 INTERNATIONAL FUEL GAS CODE**

The 2006 International Fuel Gas Code, second edition, published by the International Code Council, Inc., be and is hereby adopted as a Building Code of the Village for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, conditions, and terms of the 2006 International Fuel Gas Code are hereby referred to, adopted and made a part hereof, as if



fully set out in this Ordinance, except with additions, insertions, deletions and changes to such Code which are as follows:

A) *Section 101.1 Title.* Hereby amended to read as follows:  
Title: These regulations shall be known as the 2006 International Fuel Gas Code of the Village of Frankfort hereinafter referred to as “this code.”

B) *Section 106.5.2 Fee Schedule.* Hereby amended to read as follows:

Fee Schedule. A fee for each plan examination. Building permit and inspections shall be paid in accordance with the schedule as set forth in applicable Village Ordinances including Ord. Nos. 1347 and 1449 entitled, “An Ordinance Amending Building Permit Fees and Inspection Charges for the Village of Frankfort, Will County, Illinois” as it now exists or from time to time is amended.

C) *Section 106.5.3 Fee Refund.* Hereby amended to read as follows: Paragraphs 2 and 3 of this section are hereby amended to read as follows:

1. Fifty percent (50%) of the permit fee paid if a refund is requested by the applicant within thirty (30) days from the date of the issuance of the permit and no work has been done under the permit issued in accordance with this code.
2. Fifty percent (50%) of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or cancelled by the applicant within thirty (30) days from the date of plan submittal and the Village or its consultant has not initiated any review of the plan and the Village consultant has refunded to the Village fifty (50%) percent of the paid plan review fee.

D) *Section 108.4 Violation Penalties.* Hereby amended to read as follows:

Any person who violates any provisions of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be subject to the following penalties as prescribed by law.

1. **Civil Remedies.** The Village can enforce this code as provided by law including seeking injunctive relief for any violations.
2. **Ordinance Violations.** In addition but not in lieu of other viable penalties, any person violating this code is subject to a fine of not less than \$250.00 or more than \$750.00 per day for each day any violation exists with each calendar day a violation exists constituting a separate violation.

E) *Section 108.5 Stop Work Orders.* Hereby amended to read as follows:

No person shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation of unsafe conditions.

(Ord. 1877, passed 1-7-02)

## **SECTION 10. CONSTRUCTION USING MOST RESTRICTIVE PROVISIONS**

That Title XV, Chapter 150, Section 150.29, entitled CONSTRUCTION USING MOST RESTRICTIVE PROVISIONS of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:

### 150.29 CONSTRUCTION USING MOST RESTRICTIVE PROVISIONS

Each of the codes adopted herein shall be constructed collectively, and if there are any inconsistencies between such codes, the most restrictive provisions to the applicant shall apply. (Ord. 1478, passed 10-17-94; Am. Ord. 1595, passed 11-4-96; Am. Ord. 1877, passed 1-7-02)

## **SECTION 11. FEES AND CHARGES**

### 150.40 BUILDING PERMIT AND INSPECTION FEES.

In addition to and not in lieu of all other costs, reimbursable expenses and other fees charged, the applicant for a building permit shall pay, at the time of permit approval, the following fees for construction and inspection for new construction, remodeling, and building additions for various zoning classifications and specified project descriptions as follows:

(A) *E-R through R-5 zoned property (residential dwellings).*

(1) A fee of \$0.40 per square foot of total building area.

(2) In addition, the applicant shall pay the Village for all consultant building code review charges incurred during its review of multi-family and single-family dwelling construction.

(B) *B-1 through B-5 zoned property (commercial).*

(1) A fee of \$0.50 per square foot of building area.

(2) In addition, the applicant shall pay the Village for all consultant building code review charges incurred during its review of all commercial construction.

(C) *I-1 and I-2 zoned property (industrial).*



- (1) A fee of \$0.50 per square foot of building area.
- (2) In addition, the applicant shall pay the Village for all consultant building code review charges incurred during its review of all industrial construction.

(D) *All zoning districts – remodeling.*

<i>Value of Permit</i>	<i>Cost of Permit</i>
\$0 - \$100.00	\$0
\$100.01 - \$1,000.00	\$75
\$1,000.01 - \$2,500.00	\$125
\$2,500.01 - \$5,000.00	\$150
Over \$5,000.01	\$150*

\*plus \$15 per 1,000 of valuation

(E) *Remodeling permit fees.* Remodeling permit fees shall be set from time to time by the Board of Trustees.

(F) *Plan review fee.* In addition to other fees, at the time of the application, the applicant shall pay a plan review in an amount based upon the cost of construction as defined below. For the purpose of this section, it shall include but not be limited to the following types of construction: commercial, industrial, and residential, to include new construction, remodeling, and all repair work other than no fee permits. Construction Cost shall be as determined by the most current publication of the RS Means Construction Cost Data Book unit costs. Should the construction type not be listed in RS Means Construction Cost Data, the value of construction as noted on the Building Permit Application may be used at the discretion of the Building Official.

Construction Costs	Plan Review Fee
\$0 - \$2,000.00	\$25
\$2,000.01 - \$10,000.00	\$50
\$10,000.01 - \$25,000.00	\$75
\$25,000.01 - \$100,000.00	\$100
Over \$100,000.01	Will be based on 10% of the village building permit fee

(G) *Accessory/repair permit fees.*

<i>Type of Permit</i>	<i>Permit Fee</i>	<i>Review Fee</i>	<i>Total</i>
Air conditioner (hard wire)	\$30	\$25	\$55
Asphalt/resurface	\$10	\$25	\$35
Basketball court	No Fee	No Fee	No Fee
Boiler	\$30	\$25	\$55
Brick pavers (patio, driveway, service walk)	\$30	\$25	\$55
Commercial/industrial parking lot sealing	No Fee	No Fee	No Fee
Concrete patio or driveway, walks (new)	\$10	\$25	\$35
Concrete stoop, patio or walks repair or replacement	\$10	\$25	\$35
Deck	\$45	\$25	\$70
Demolition	\$45	\$25	\$70
Dog run	\$20	\$25	\$45
Drain tile	\$30	\$30	\$60
Elevator*	\$200	\$50	\$250
Electric service upgrade/temporary service	\$45	\$25	\$70
Electrical work / alarm system	\$45	\$25	\$70
Fascia, soffit, and gutter replacement	No Fee	No Fee	No Fee
Fence	\$30	\$25	\$55
Fill/land balance	\$90	\$25	\$115
Fireplace	\$25	\$25	\$50
Fire alarm system*	\$45	\$25	\$70
Fire suppression*	\$100	\$50	\$150
Foundation repair	No Fee	No Fee	No Fee
Furnace replacement	\$30	\$25	\$55
Gazebo/pergola	\$30	\$25	\$55
Garage door	No Fee	No Fee	No Fee
Hot water heater replacement	No Fee	No Fee	No Fee
Hot tub or spa	\$70	\$25	\$95
Landscaping "pertaining to grading"***	\$100	\$25	\$125
Lawn sprinkler**	\$125	\$25	\$150
Mailbox	\$25	\$10	\$35
Mud jacking	No Fee	No Fee	No Fee
Parking lot expansion	\$45	\$25	\$70
Playhouse/swing set	No Fee	No Fee	No Fee
Plumbing replacement of fixtures	\$55	\$25	\$80
POD residential property	\$15	No Fee	\$15
Radio or TV tower antenna	\$10	\$25	\$35
Re-inspection fees	\$50	No Fee	\$50
Re-roof	No Fee	No Fee	No Fee



<i>Type of Permit</i>	<i>Permit Fee</i>	<i>Review Fee</i>	<i>Total</i>
Satellite dish	\$25	\$25	\$50
Sewer repair	\$30	\$25	\$55
Shed	\$45	\$25	\$70
Siding replacement	No Fee	No Fee	No Fee
Starting work without permit	\$75	No Fee	\$75
Stop work order	\$75	No Fee	\$75
Swimming pool in-ground**	\$350	\$50	\$400
Swimming pool above ground**	\$150	\$50	\$200
Tank Removal/install	\$45	\$25	\$70
Temporary office trailer	\$90	\$25	\$115
Tuck pointing/masonry work	No Fee	No Fee	No Fee
Water softener	No Fee	No Fee	No Fee
Well (total fee incl. 3 yr operating permit of \$45)	\$275	\$25	\$345
Window replacement	No Fee	No Fee	No Fee

\*Outside consultants are used for these reviews, for which the fees are passed onto the permit applicant.

\*\*Requires a \$1000.00 bond to be posted to insure that all issues are met with the project. Bond will be refunded once final inspections have passed.

(Ord. 1319, passed 9-17-90; Am. Ord. 1347, passed 4-29-91; Am. Ord. 1449, passed 3-7-94; Am. Ord. 1951, passed 3-3-03)

(H) Consultant Fees: If the Village in its sole discretion retains consultant(s) to review plans, workmanship, materials, and other issues associated with the building, or construction of any improvements, then in addition to those other fees and costs under this Ordinance, the applicant shall also pay the Village all costs incurred and associated with such consultants.

## **SECTION 12. REPEALER**

That all other ordinances of parts or provisions of ordinances of the Village of Frankfort in conflict with any of the provisions of the Ordinance shall be, and the same are hereby repealed.

## **SECTION 13. SEVERABILITY**

This Ordinance and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision of section or part of a phrase, clause, sentence, paragraph, provision or section


of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

**SECTION 14. EFFECTIVE DATE**

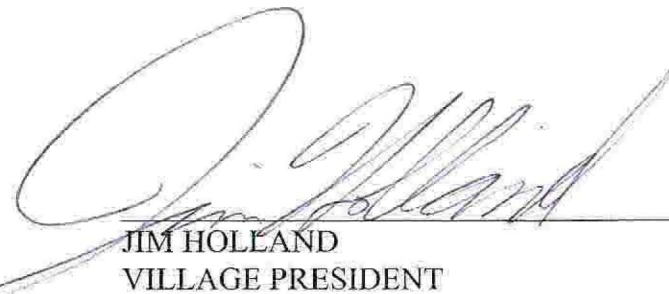
This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED, this 15<sup>th</sup> day of June, 2009, with five members voting AYE; no members voting NAY; and one member absent; the President not voting; with no members abstaining or passing and said vote being:

KEVIN EGAN	<u>AYE</u>	CYNTHIA CORSO HEATH	<u>AYE</u>
TODD S. MORGAN	<u>AYE</u>	MIKE STEVENS	<u>AYE</u>
RICHARD TREVARTHAN	<u>AYE</u>	R. DOUGLAS WALKER	<u>ABSENT</u>


  
 \_\_\_\_\_  
 ROBERT J. KENNEDY  
 VILLAGE CLERK

APPROVED this 15<sup>th</sup> day of June, 2009.

  
 \_\_\_\_\_  
 JIM HOLLAND  
 VILLAGE PRESIDENT



ATTEST:

  
 \_\_\_\_\_  
 ROBERT J. KENNEDY  
 VILLAGE CLERK