
Chapter 5 BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. IN GENERAL

Sec. 5-1. Purpose and Short Title.

This Chapter 5, Buildings and Building Regulations, of the Vernon Hills Village Code shall be known as the Village of Vernon Hills Building Code.

Sec. 5-2. Scope and General Requirements.

- (a) Scope. The regulations of this chapter control all matters concerning the construction, alterations, addition, repair, replacement, removal, demolition, use, occupancy, and maintenance of all buildings and structures, and these regulations apply to existing or proposed buildings and structures.
- (b) Exemptions: These regulations will not be construed to require alterations to lawfully constructed existing buildings or equipment, unless specific provision is made to the contrary or unless the provision is expressly made retroactive.
- (c) Building Official and or Code Official: The building official and or code official of the Village is the person responsible for implementing and enforcing this title. Any reference in this title to the building official, director or code official shall refer to and mean the Director of Community Development.
- (d) Matters Not Provided For: Any requirement essential for structural, fire, electrical, mechanical, or sanitary safety of an existing or proposed building or structure, or essential for the safety of the occupants thereof, and which is not specifically covered by this title or other codes and ordinances of the Village, will be determined by the building/code official based on the exercise of his or her best professional judgment in accordance with customary practice in the field.
- (e) Other Regulations: When these regulations are more restrictive than other codes, ordinances, or regulations of the Village, this title will apply and control. When the requirements of these codes are superseded by a standard requirement of the State of Illinois, the State requirement shall apply. In every case, the most rigid requirements of either this title or such other applicable codes, ordinances, and regulations as may be in force or legally adopted will apply and control whenever they may be in conflict.
- (f) Applicability. The effective date of this code is March 1, 2026, per the minimum notice requirements of the Illinois Capital Development Board. Projects granted zoning approval by the Corporate Authorities prior to the date of the adoption ordinance of this building code (February 3, 2026) may submit applications for permits utilizing the construction codes in effect at the time of zoning entitlement. The original permit application must be submitted prior to June 1, 2026.

Sec. 5-3. Codes Adopted and On File

- (a) Codes Adopted. The following listed codes are hereby adopted as the building and construction codes for the Village of Vernon Hills, Lake County, Illinois for the control of buildings and structures and other applicable activities and permit activities as herein provided and each and all regulations, provisions, penalties, conditions and terms of said codes are hereby referred to, adopted and made a part hereof as if fully set out in this chapter with the additions, insertions, deletions and changes as prescribed in this chapter, and including such amendments to the Illinois Accessibility Code, Illinois Plumbing Code, and Illinois Energy Conservation Code as may be adopted from time to time without additional action by the Village:

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1. 2024 International Building Code (Article II)
 2. 2024 International Residential Code (Article III)
 3. Illinois Plumbing Code, current edition (Article V)
 4. 2024 International Mechanical Code (Article VI)
 5. 2024 International Fuel Gas Code (Article VII)
 6. 2024 International Fire Code (Article VIII)
 7. 2024 International Property Maintenance Code (Article IX)
 8. 2023 NFPA 70-National Electrical Code (Article X)
 9. 2024 International Swimming Pool and Spa Code (Article XIV)
 10. Illinois Energy Conservation Code, current edition (Article XVI)
 11. 2024 International Existing Buildings Code (Article XVII)
 12. 2021 International Solar Energy Provisions (Article XVIII)
 13. Illinois Accessibility Code, current edition (Article XXI)

- (b) Codes on File. One set, containing each of the codes adopted of the International Codes and the National Electrical Code (NFPA 70) shall be maintained on file in the office of the village clerk of the Village of Vernon Hills. The village shall also maintain three copies of the state-mandated codes enforced by the village of Vernon Hills, specifically, the Illinois State Plumbing Code (current edition), Illinois State Energy Code (current edition to be effective—the 2018 International Energy Conservation Code with State Amendments), and the 2018 Illinois State Accessibility Code.
- (c) Secs. 5-4—5-19. Reserved.

ARTICLE II. BUILDING CODE

Sec. 5-20. Adopted.

The regulations of the 2024 edition of the International Building Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design, installation, maintenance, alteration, and inspection of buildings and structures in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Building Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-21. Chapter I, Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the Village of Vernon Hills, hereinafter referred to as "this code".

- (b) *Section 101.4.3* is deleted and in its place is approved to read as follows:

101.4.3 Plumbing. The provisions of Chapter 5, article V of the Code of Ordinances of Village of Vernon Hills shall apply to the installation, alterations, repairs and replacement of plumbing and private sewage disposal 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.

- (c) *Section 103.2* is deleted and in its place is approved to read as follows:

103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the building official.

(d) *Section 104.1* is deleted and in its place is approved to read as follows:

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code.

(e) *Section 105.1.1 Annual permit* is hereby deleted in its entirety.

(f) *Section 105.1.2 Annual permit records* is hereby deleted in its entirety.

(g) *Section 105.2* is deleted and in its place is approved to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Retaining walls which are not over two feet (609 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding class I, II, or III-A liquids.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar interior finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Swings and other playground equipment accessory to one- and two-family dwellings except as may otherwise be set forth within the Village of Vernon Hills Code of Ordinances.
5. Movable cases, non-electrical counters.

Electrical:

1. *Repairs and maintenance:* Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. *Radio and television transmitting stations:* The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment and wiring for power supply, the installations of towers and antennas.
3. *Temporary testing systems:* A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance;
2. Portable ventilation equipment;
3. Portable cooling unit;

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4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code;
 5. Replacement of any part which does not alter its approval or make it unsafe;
 6. Portable evaporative cooler;
 7. Self-contained refrigeration system containing 10 pound (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- (h) *Section 105.3.2* is deleted and in its place is approved to read as follows:
105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued. Unpaid review fees due the village must be paid and all review fees paid shall be forfeited to the village.
- (i) *Section 105.5* is amended and approved to read as follows:
105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after the issuance of the permit, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days, or if the work authorized is not completed within 365 days after the time the work is commenced unless otherwise approved by the Building Commissioner.
- (j) *Section 105.5.1* is created and approved to read as follows:
105.5.1 Renewal of permit. If a permit expires by failure to begin construction within 180 days of the date of issuance of the permit, the permit holder must repeat the application process and pay all fees as required for a new permit. A new permit will not be issued if zoning variances or other variations and/or approvals have expired. If a permit expires by failure to complete construction within 365 days after the date of commencing construction, the permit holder must renew the permit within the succeeding 90 days. A renewal fee as specified in Chapter 25, Comprehensive Fees and Penalties shall be paid to the village and the permit shall be renewed for a 365-day period, commencing 365 days after the original issuance date. No additional renewals shall be made.
- (k) *Section 105.5.2* is created and approved to read as follows:
105.5.2 Restoration of property. If a permit has not been renewed, all previous construction, if any, shall be removed and the property restored as required by the section of this code governing demolition of structures. If the permittee does not remove all previous construction and restore the property as required by the code, the village, through its employees or agents, shall remove same and restore the property and recover its expenses by filing a lien against the property, or by any other legal action permitted by law.
- (l) *Section 107.1* is deleted and in its place approved to read as follows:

107.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted with each application for a permit shall be submitted in the methods as described on the applicable Village permit forms. The construction documents shall be prepared by or under the direct supervision of and shall bear the signature and seal of a registered design professional when the estimated value of such work exceeds \$15,000.00 and/or when such work involves the practice of professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

- (m) *Section 107.2.6* is deleted and in its place is approved to read as follows:

107.2.5 Site plan and plat of survey. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate plat of survey. A plat of survey prepared, signed and sealed by an Illinois Registered Land Surveyor, showing all boundaries of the property, setback lines, all existing improvements and all easements of record shall also accompany a permit application. In the case of demolition, the site plan shall show construction to be demolished and the locations and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan and plat of survey when the application for permit is for alteration or repair or when otherwise warranted.

- (n) *Section 107.3* is deleted and in its place is approved to read as follows:

107.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The building official may, at his discretion, employ services of outside consultants to review construction documents in whole or in part to determine compliance with this code. The applicant prior to the issuance of the permit shall pay the cost of such reviews to the village.

- (o) *Section 107.3.1* is deleted and in its place is approved to read as follows:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "reviewed for code compliance." Any omissions or errors on the approved construction documents shall not relieve the applicant of his responsibility to comply with all applicable requirements of this code or the requirements of any other agencies legally having jurisdiction over the project. One set of construction documents so reviewed shall be retained by the building official. At least one set shall be returned to the applicant, shall be kept on the site of work and shall be open to inspection by the building official or his authorized representative.

- (p) *Section 107.3.1.1* is created and approved to read as follows:

107.3.1.1 Approvals by other governmental agencies. It shall be the applicant's responsibility to secure approvals from all other governmental agencies, which may have jurisdiction over the project. These agencies include, but are not limited to, the State of Illinois Fire Marshall, Lake County Public Works Department, Lake County Health Department and any other municipal, state, or federal agency legally requiring plan review and approval prior to construction, depending on the requirements for a particular building or structure. Approvals from all such agencies shall be forwarded to the building official before the building permit can be issued.

- (q) *Section 109.2* is deleted and in its place is approved to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with chapter 25

of the Code of Ordinances of the Village of Vernon Hills. Evidence of an adequate liability and workman's compensation insurance shall be presented as required in chapter 5, article XI.

(r) *Section 109.4* is deleted and in its place is approved to read as follows:

109.4 Work commencing before permit issuance. Any person, firm, corporation or any other entity who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall, upon approval of a permit application, pay a permit fee as specified in Chapter 25, Comprehensive Fees and Penalties.

(s) *Section 110.3.13* is created and approved to read as follows:

110.3.13 As-built surveys. After construction of the foundation and prior to framing of the structure, an as-built plat of survey prepared and sealed by a State of Illinois Registered Land Surveyor shall be submitted to the building division for review and approval. This survey shall show the location of the foundation on the lot, including distances to the lot lines; the elevations of the top of foundation in reference to USGS datum and the lowest floor elevation as required in Section 1612.4. Upon completion of the work authorized by the building permit and prior to issuance of a certificate of occupancy, a final as-built survey shall be submitted to the building division. This survey shall show the building or structure location on the lot with reference to all lot lines, all recorded easements, top of foundation elevation and the lot's topographical information.

(t) *Section 111.1, 111.2, and 111.3* are deleted. *Section 111.1* is approved to read as follows:

111.1 Certificate of occupancy. Final and temporary certificates of occupancy shall be issued in accordance with Article 21 of the Village of Vernon Hills Zoning Ordinance.

(u) *Section 113.1* is deleted and in its place is approved to read as follows:

113.1 General. Any person shall have the right to appeal a decision of the Building Commissioner. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not apply, or an equivalent form of construction is to be used.

The Committee of the Whole shall serve as the appeals committee.

The Board of Trustees shall have the right to sustain, overrule or modify the decision or interpretation as made by the Building Commissioner upon recommendation of the appeals committee after a hearing. The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioner's recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety.

(v) *Section 113.2* is deleted and in its place is approved to read as follows:

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form on construction is proposed.

(w) *Section 113.3* is deleted and in its place is approved to read as follows:

113.3 Qualifications. The appeals committee may require independent subject matter expert testimony at its discretion when hearing an appeal.

(x) *Section 113.4* is created and approved to read as follows:

113.4 Administration. The building official shall take immediate action in accordance with the decision of the appeals committee and Board of Trustees.

(y) *Section 114.4* is deleted and in its place is approved to read as follows:

114.4 Violation penalties: Any person, firm, corporation or entity who shall violate any of the provisions of this code or shall fail to comply with any of the requirements thereof, or who disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any provisions of this code, or who shall refuse or neglect to remedy a violation of this code, or who shall erect, construct, alter, repair or occupy a building or structure in violation of an approved plan or directive of the Building Commissioner, or a permit, or a certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues shall be deemed a separate offense. In addition, the corporate authorities of the village may institute an action in any lawful court in the State of Illinois for such additional legal and/or equitable relief as may be deemed fit in accordance with the statutes of the State of Illinois.

(z) *Section 115.4* is deleted and in its place is approved to read as follows:

115.4 Unlawful continuance. 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 guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties.

(aa) *Section 115.5* is created and approved to read as follows:

115.5 Removal of a stop work order. The stop work order shall only be removed upon authorization by the Building Commissioner and only after all conditions for which the stop work order has been issued were corrected and all requirements of this code were satisfied. Any person who shall remove a stop work order without permission shall be liable for a fine in accordance with section 114.4 of this code.

Sec. 5-22. Chapter III, Use and Occupancy Classification.

(a) *Section 310.6* is created and approved to read as follows:

310.6 Required dwelling unit and guestroom separation. Walls and floor separating dwelling units in the same building, or guest rooms in group R-1 hotel occupancies, shall be fire barriers or horizontal assemblies as required by Sections 707 and 711.

Sec. 5-23. Chapter IV, Special Detailed Requirements Based on Use and Occupancy.

(a) *Section 402.4.2.1* is deleted and in its place is approved to read as follows:

402.4.2.1 Tenant separations. Each tenant space shall be separated from other tenant spaces by a fire barrier in accordance with section 707. A tenant separation wall is not required between any tenant space and the mall except for occupancy separations required elsewhere in this code.

(b) *Section 415.11.1.8* is deleted and in its place is approved to read as follows:

415.11.1.8 Electrical. Electrical equipment and devices within the fabrication area shall comply with the provisions of Chapter 5 of the Code of Ordinances of the Village of Vernon Hills. The requirements for hazardous locations need not be applied where the average air change is at least four times that set forth in Section 415.11.1.6 and where the number of air changes at any location is not less than three times that required by Section 415.11.1.6. The use of re-circulated air shall be permitted.

Sec. 5-24. Chapter V, General Building Heights and Areas.

(a) *Section 502.1* is deleted and in its place is approved to read as follows:

502.1 Address Identification. Approved numbering or addresses shall be provided for new buildings in accordance with chapter 5 of the Code of Ordinances of the Village of Vernon Hills, Section 5-75.

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- (b) *Table 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE* is amended by creating a new footnote "i" for types VA and VB construction approved as follows:

Table 504.4, footnote "i": Buildings of type VA and VB construction shall not be permitted for structures which are more than three stories above the grade plane.

Sec. 5-25. Chapter VI, Types of Construction.

- (a) *TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)* is amended by creating a new footnote "h" for types VA and VB construction approved as follows:

Table 601, footnote "h": Buildings of types VA and VB shall not be permitted for structures which are more than three stories above the grade plane.

- (b) *Section 602.3* is deleted and in its place is approved to read as follows:

602.3 Type III. Type III construction are those types of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

- (c) *Section 603.1* is deleted and in its place is approved to read as follows:

603.1 Allowable materials. Combustible materials are permitted in buildings of type I and type II construction in the following applications:

1. Thermal and acoustical insulations, other than foam plastics, having a flame spread index of not more than 25.

Exceptions:

- a. Insulation placed between two layers of noncombustible materials without an intervening air space shall be allowed to have a flame spread index of not more than 100.
 - b. Insulation installed between a finished floor and solid decking without intervening air space shall be allowed to have a flame spread index of not more than 200.
2. Foam plastics in accordance with chapter 26.
 3. Roof coverings that have an A, B or C classification.
 4. Interior floor finish and interior finish, trim and millwork such as doors, doorframes, window sashes and frames.
 5. Finish flooring applied directly to the floor slab or to wood sleepers that are fire stopped in accordance with Section 804.
 6. Platforms as permitted in Section 410.
 7. Materials complying with section 602 of the International Mechanical Code.
 8. Combustible exterior wall coverings, balconies, bay or oriel windows, or similar appendages in accordance with chapter 14.
 9. Blocking such as for handrails, millwork, cabinets, and window and doorframes.
 10. Light-transmitting plastics as permitted by Chapter 26.
 11. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.

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12. Exterior plastic veneer installed in accordance with section 2605.
 13. Nailing or furring strips as permitted by section 803.11.
 14. Heavy timber as permitted by note C, item 2, to table 601 and sections 602.4.7 and 1406.3.
 15. Aggregates, component materials and admixtures as permitted by section 703.2.2.
 16. Sprayed cementations and mineral fiber fire-resistance-rated materials.
 17. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with section 711.
 18. Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 712.
 19. Materials allowed in the concealed spaces of buildings of Types I and II construction.

Sec. 5-26. Chapter VII, Fire and Smoke Protection Features.

- (a) *Section 706.3* is deleted and in its place is approved to read as follows:
706.3 Materials. Firewalls shall be of concrete or masonry construction.
- (b) *Section 706.12* is created and approved to read as follows:
706.12 Separation of tenant spaces: The fire wall separating tenant spaces shall have a fire-resistance rating of not less than two hours.
- (c) *Section 706.13* is created and approved to read as follows:
706.13 Separation of dwelling units or guestrooms: The fire wall separating dwelling units or guest rooms shall be of masonry or masonry-like materials and shall have a fire-resistance rating of not less than two hours.
- (d) *Section 707.2* is deleted and in its place is approved to read as follows:
707.2 Materials. Fire barriers shall be of concrete or masonry construction.
- (e) *Section 707.3.12* is created and approved to read as follows:
707.3.12 Separation of tenant spaces: The fire barrier separating tenant spaces shall have a fire-resistance rating of not less than one hour.
- (f) *Section 707.3.13* is created and approved to read as follows:
707.3.13 Separation of dwelling units: The fire barrier separating dwelling units or guest rooms shall be of masonry or masonry-like materials and shall have a fire-resistance rating of not less than two hours.
- (g) *Section 708.3 Fire resistance rating* is amended to strike exceptions 1 and 2 (corridor wall and dwelling unit separations).
- (h) *Section 711.2.1* is deleted and in its place is approved to read as follows:
711.2.1 Materials. The floor and roof assemblies shall be of materials permitted by the building type of construction.
Exception: The floor assembly separating dwelling units or guestrooms shall be of concrete construction.

Sec. 5-27. Chapter IX, Fire Protection and Life Safety Systems.

- (a) Section 903.2 is deleted and in its place is approved to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in all use groups.

Exceptions:

1. Utility use buildings under 1,000 sq ft
2. Temporary accessory structures utilized during the development of property when approved by the code official.

- (b) Sections 903.2.1 through 903.2.10 Group A through Group S-2 are hereby deleted in their entirety, including subsections.

- (c) Section 903.2.11.1 is deleted and in its place is approved to read as follows:

903.2.11.1 Stories and basements without openings. An automatic sprinkler system shall be installed throughout every story or basement of all buildings where the gross floor area of the building exceeds 1,000 square feet and where there is not provided at least one of the following types of exterior wall openings.

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 100.3.3 of an outside ramp complying with section 1003.4. Openings shall be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.

- (d) Section 903.6 is inserted and is approved to read as follows:

903.6 Existing buildings. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, or any restoration to the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

- (e) Section 905.3.1 is deleted and in its place is approved to read as follows:

905.3.1 Height. Class III standpipe systems shall be installed throughout all building or structures more than two stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped with an automatic sprinkler system in accordance with section 903.1.1 or 903.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

- (f) Section 905.12 is created and is approved to read as follows:

905.12 Piping design. The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 65 psi (448kPa) at the topmost outlet of each riser while flowing the minimum quantities of water specified in section 905.12.1 and 905.12.2. The pipe size shall be based on the capacity of

the automatic water supply system or, where an automatic water supply is neither required nor provided to maintain the residual pressure of 65 psi (448 kPa), the pipe size shall be based on a pressure of 150 psi (1034 kPa) available at the fire department connection.

Exception: The residual pressure of 65 psi (448 kPa) is not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3. and where the highest floor level is not more than 150 ft. (45720 mm) above the lowest level of fire department vehicle access.

(g) *Section 905.12.1* is created and is approved to read as follows:

905.12.1 Riser sizing. The riser size shall be based on the hydraulic calculations for a minimum flow of 500 gallons per minute (gpm) (1892L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the riser(s) shall be sized to provide a minimum flow of 100 gpm (378 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the riser shall be sized to satisfy total demand.
3. For occupancies use group B, I, R1, or R2 in buildings that equipped throughout with an automatic sprinkler system in accordance with section 903.3, each riser shall be sized for a minimum flow of 250 gpm (945 L/min.).
4. Risers that are sized in accordance with the pipe schedule requirements of NFPA 14 listed in chapter 35 are not subject to this requirement.

(h) *Section 905.12.2 system pipe sizing* is created and is approved to read as follows:

905.12.2 System pipe sizing. The system piping, including the horizontal or common feeder lines, shall be sized for a minimum flow of 500 gpm (1892 L/min.). Where more than one standpipe riser is required or provided, all common system piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4731 L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the supply piping shall be sized for a minimum flow of 100 gpm (378 L/min.) for each riser, and the total shall not be required to exceed 500 gpm (1892 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the supply piping shall be sized for a minimum flow of 500 gpm (1,892 L/min.) plus the sprinkler demand for first riser, plus 250 gpm (945 L/min.) for each additional riser, and the total shall be required to exceed 1,250 gpm (4,731 L/min.).
3. For occupancies in use group B, I, R-1, or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with section 903.3, all common supply piping shall be sized for a minimum flow of 250 gpm (945 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 750 gpm (2,838 L/min.).

(i) *Section 906.1* is deleted and in its place is approved to read as follows:

906.1 Where required. Portable fire extinguishers shall be installed in the following locations.

1. In group A, B, E, F, H, I, M, R-1, R-2, and S occupancies.
2. Within 30 feet (9,144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.

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4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with section 1414.1.
 5. Where required by the sections indicated in table 906.1.
 6. Special-hazard areas, including but not limited to laboratories, computer rooms, and generator rooms where required by the code official.
- (j) *Section 907.2* is deleted and in its place is approved to read as follows:
- 907.2 Where required - New Buildings and Structures.* An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new or existing buildings and structures in accordance with sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with section 903.3.1.1 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.3 the automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.
- (k) *Section 907.2.1* is amended to read as follows:
- 907.2.1 Group A.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group A occupancies.
- (l) *Section 907.2.2* is amended to read as follows:
- 907.2.2 Group B.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group B occupancies.
- (m) *Section 907.2.4* is amended to read as follows:
- 907.2.4 Group F.* A manual fire alarm system shall be installed in accordance with NFPA 72 in group F occupancies.
- (n) *Section 907.2.6* is amended to read as follows:
- 907.2.6 Group I.* A manual fire alarm fire system and an automatic fire detection system shall be installed in group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.
-  *Section 907.2.6.3* is amended to read as follows:
- 907.2.6.3 Group I-3 occupancies.* All required fire protective signaling systems shall transmit alarm, supervisory and trouble signals to the main dispatch center for the fire district in accordance with NFPA 72 by one of the methods listed in 907.15 of this code.
- Exceptions:*
1. Smoke detectors in buildings of groups R-3 and R-4.
 2. Single-station smoke detectors as required by 907.2.9.
 3. Smoke detectors in building group I-3.
 4. Smoke detectors in patient sleeping areas of group I-3.

(p) *Section 907.2.7* is amended to read as follows:

907.2.7 Group M. A manual fire alarm fire system shall be installed in accordance with NFPA 72 group M occupancies.

(q) *Section 907.2.9* is amended to read as follows:

907.2.9 Group R-2. A manual and an automatic fire detection system shall be installed and maintained in common areas in all occupancies in use group R-2 such as corridors, hallways, stairwell, boiler or furnace rooms, laundry rooms, community rooms, meeting rooms, offices, attics and all other similar common areas within buildings. The automatic fire detection system must include occupant notification.

(r) *Section 907.2.10* is amended to read as follows:

907.2.10 Group S. A manual fire alarm fire system shall be installed in accordance with NFPA 72 group M occupancies.

(s) *Section 907.2.11.6* is deleted and in its place is approved to read as follows:

907.2.11.6 Power source, new construction. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(t) *Section 907.2.11.6.1* is created and is approved to read as follows:

907.2.11.6.1 Power source, existing buildings. In existing buildings or structures, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(u) *Section 907.3.1* is deleted and in its place is approved to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Installation shall be in accordance with the manufacturer's instructions and shall be located within the building space in ambient conditions consistent with the listing of the duct detector. Activation of a smoke duct detector shall initiate an approved signal per Countryside Fire Protection District and Lincolnshire Riverwoods Fire Protection District requirements at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the

International Mechanical Code. Duct smoke detectors shall receive their power directly from an initiating device circuit or signal line circuit from the building fire alarm control unit. Duct smoke detectors shall be provided with remote alarm indicators located as directed by the code official. Duct smoke detectors shall not be used as a substitute for required open area detection.

(v) *Section 907.4.2* is deleted and in its place is approved to read as follows:

907.4.2 Manual fire alarm boxes. Manual fire alarm boxes shall be installed in each use group described in this code; they shall be installed in accordance with sections 907.4.2.1 through 907.4.2.6

(w) *Section 907.6.6* is deleted and in its place is approved to read as follows:

907.6.6 Monitoring. All required fire protective signaling systems shall transmit alarm, supervisory, and trouble signals to the main dispatch center and shall be made with two-way radio transmission installed at each location. All required fire protective signaling systems shall transmit alarm and trouble signals Directly to the Fire Districts Communication Center in accordance with NFPA 72.

Exceptions:

1. Smoke detectors in buildings of use groups R-3 and R-4 not including common areas and attics.
2. Single-station smoke detectors as required by section 920.0.
3. Smoke detectors in buildings of use group 1-3 (see section 918.7.1).
4. Smoke detectors in patient sleeping rooms in buildings of use group 1-2.

Sec. 5-28. Chapter X, Means of Egress.

(a) *Section 1008.3* is deleted and in its place is approved to read as follows:

1008.3 Illumination emergency power. The power supply for means of egress illumination shall normally be provided by the premise's electrical supply. In the event of power supply failure, an emergency system shall automatically illuminate all of the following areas:

1. Exit access corridors, passageways, and aisles in rooms and spaces.
2. Exit access corridors and exit stairways located in a building.
3. Interior exit discharge elements, as permitted in section 1006.1, in a building.
4. The portion of the exterior exit discharge immediately adjacent to the exit discharge doorways in a building.
5. Public restrooms.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with chapter 5, article X of the Code of Ordinances of the Village of Vernon Hills.

(b) *Section 1010.1.5* is deleted and in its place is approved to read as follows:

1010.1.5 Landings at doors. Landings shall have a width not less than the width of the stairway or the width of the door, whichever is the greater. Doors in the fully open position shall not reduce a required dimension by more than seven inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (118 mm). Exterior landings or stoops shall be reinforced to span between the supports and adequately support the imposed loads. They shall be supported on full foundations or reinforced wing walls properly designed to support the imposed loads.

Exception: Landing length in the direction of travel in group R-3 and group U and within individual unit of group R-2 may be 36 inches (914 mm).

(c) *Section 1010.2.4* is deleted and in its place is approved to read as follows:

1010.2.4 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exceptions:

1. Places of detention or restraint.
2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.
3. Doors from individual dwelling units and guest rooms of group R occupancies having an occupant load of ten or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside with the use of a key or tool.

(d) *Section 1013.6.1* is deleted and in its place is approved to read as follows:

1013.6.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters, red in color, not less than six inches (142 mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than two inches (51 mm) wide except the letter "I", and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, it shall be red in color and the construction shall be such that the arrow direction cannot be readily changed.

Sec. 5-29. Chapter XI, Accessibility.

(a) *Section 1102.1* is deleted and in its place approved to read as follows:

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1 and the current State of Illinois Accessibility Code, Illinois 70 Administrative Code, Part 400, as may be amended from time to time. The State of Illinois Accessibility Code shall supersede any conflicting requirement in this code or ICC/ANSI A117.1.

Sec. 5-30. Chapter XII, Interior Environment.

(a) *Section 1204.4.1* is deleted and in its place is approved to read as follows:

1204.4.1 Controls. The control for activation of the required stairway lighting shall be in accordance with chapter 5, article X of the Code of Ordinances of the Village of Vernon Hills.

(b) *Section 1209.1* is deleted and in its place is approved to read as follows:

1209.1 Crawl spaces. Crawl spaces shall be provided with a minimum of one access opening not less than 22 inches by 36 inches (559 mm by 914 mm).

(c) *Section 1209.2* is deleted and in its place is approved to read as follows:

1209.2 *Attic spaces.* An opening not less than 22 inches by 36 inches (559 mm by 914 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A 30-inch (762-mm) minimum clear headroom in the attic space shall be provided at or above the access opening.

Sec. 5-31. Chapter XIV, Exterior Walls.

(a) *Section 1403.5.1* is deleted.

(b) *Section 1403.8* is deleted.

(c) *Section 1404.12.4* is deleted and in its place is approved to read as follows:

1404.12.4 Grounding. Grounding of metal veneers on building shall comply with the requirements of chapter 5, Article X of the Code of Ordinances of the Village of Vernon Hills.

(d) *Section 1404.14* is deleted.

Sec. 5-32. Chapter XV, Roof Assemblies and Rooftop Structures.

(a) *Section 1507.2* is deleted and in its place is approved to read as follows:

1507.2 Asphalt shingles. Asphalt singles shall be of the random tab, 30-year, architectural-profile type. The installation of asphalt singles shall comply with the provisions of this section.

(b) *Section 1507.2.8.2* is deleted and in its place is approved to read as follows:

1507.2.8.2 Valleys. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend from the valley's eave end to a point at least 72 inches (1,828 mm) inside the exterior wall line of the building. Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 16 inches (406 mm) wide and of any of the corrosion-resistant metals in table 1507.2.9.2.
2. For open valleys, valley lining of two plies of mineral surface roof roofing shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roof roofing complying with ASTM D 224 and at least 36 inches (914 mm) wide or types (1) and (2) above shall be permitted. Specialty underlayment shall comply with ASTM D 1970.

(c) *Section 1507.3.3* is deleted and in its place is approved to read as follows:

1507.3.3 Underlayment. Unless otherwise noted, required underlayment shall conform with ASTM D 226, type II; ASTM D 2626, or ASTM D 249, type I mineral-surfaced roof roofing. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

(d) *Section 1507.3.9* is deleted and in its place is approved to read as follows:

1507.3.9 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24

percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (e) *Section 1507.5.3* is deleted and in its place is approved to read as follows:

1507.5.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (f) *Section 1507.5.7* is deleted and in its place is approved to read as follows:

1507.5.7 Flashing. Roof valley flashing shall be provided of corrosion-resistant metal of the same material as the roof covering or shall comply with the standards in table 1507.4.3. The valley flashing shall extend at least 8 inches (203 mm) from the centerline each way and shall have a splash diverter rib not less than 0.75 inch (19.1 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). A minimum 36-inch-wide (914 mm) ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for roof slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (g) *Section 1507.7.3* is deleted and in its place is approved to read as follows:

1507.7.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (h) *Section 1507.7.7* is deleted and in its place is approved to read as follows:

1507.7.7 Flashing. Flashing and counter flashing shall be made with sheet metal. Valley flashing shall be a minimum of 15 inches (381 mm) wide. Valley and flashing metal shall be a minimum uncoated thickness of 0.0179-inch (0.455 mm) zinc-coated thickness of 0.0179-inch (0.455 mm) zinc-coated G90. Chimneys, stucco or brick walls shall have a minimum of two plies of felt for a cap flashing consisting of a four-inch-wide (102 mm) strip of felt set in plastic cement and extending one inch (25.4 mm) above the first felt and a top coating of plastic cement. The felt shall extend over the base flashing two inches (51 mm). A minimum 36-inch-wide (914 mm) ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for roof slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (i) *Section 1507.8.3* is deleted and in its place is approved to read as follows:

1507.8.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (j) *Section 1507.8.8* is deleted and in its place is approved to read as follows:

1507.8.8 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal. The valley flashing

shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24 percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

- (k) *Section 1507.9.3* is deleted and in its place is approved to read as follows:

1507.9.3 Underlayment. Underlayment shall conform to ASTM D226, type I. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

- (l) *Section 1507.9.9* is deleted and in its place is approved to read as follows:

1507.9.9 Flashing. At the juncture of the roof and vertical surfaces, flashing and counter-flashing shall be provided in accordance with the manufacturer's installation instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No.26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than one inch (25.4 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than four inches (102 mm). For roof slopes of three units vertical in 12 units horizontal (24 percent slope) and over, the valley flashing shall have a 36-inch-wide (914 mm) underlayment. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and shall extend the entire length of the valley. The metal valley flashing underlayment shall be solid cemented to the ice barrier for slopes under seven units vertical in 12 units horizontal (58 percent slope).

Sec. 5-33. Chapter XVI, Structural Design.

Section 1608.2 is deleted and in its place is approved to read as follows:

1608.2 Ground snow loads. Ground snow load, P_g , to be utilized in determining the design snow load for roofs shall be 30 psf (1436 Pa).

Sec. 5-34. Chapter XVIII, Soils and Foundations.

- (a) *Section 1805.1.3* is deleted.

- (b) *Section 1805.4.3* is deleted and in its place is approved to read as follows:

1805.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with chapter 5, article V of the Code of Ordinances of the Village of Vernon Hills.

Exception: Where a site is located in well-drained gravel or sand/gravel mixture soils, a dedicated drainage system is not required.

- (c) *Section 1807.1* is deleted and in its place is approved to read as follows:

1807.1 Foundation walls. Concrete foundation walls shall be designed in accordance with chapter 19. A minimum of two # 4 reinforcement bars shall be placed continuously at the top and bottom of all concrete foundation walls unless provided otherwise by a structural design.

- (d) *Section 1807.1.4* is deleted.
- (e) *Section 1809.9* is deleted.
- (f) *Section 1809.12* is deleted.

Sec. 5-35. Chapter XXIII, Wood.

- (a) *Section 2308.9.4* is deleted and in its place is approved to read as follows:

2308.9.4 Nonbearing walls and partitions: In nonbearing walls and partitions, studs shall be spaced not more than 24" o.c. and are permitted to be set with the long dimension parallel to the wall. Interior nonbearing partitions shall be capped with no less than a double wall plate designed to provide overlapping at corners and at intersections with other walls and partitions.

Sec. 5-36. Chapter XXVII, Electrical.

- (a) *Chapter 27 Electrical* is deleted.

Sec. 5-37. Chapter XXIX, Plumbing Systems.

- (a) *Chapter 29 Plumbing* is deleted.

Sec. 5-38. Chapter XXX, Elevators and Conveying Systems.

- (a) *Section 3001.3* is deleted and in its place approved to read as follows:

3001.3 Referenced Standards. The design, construction, installation, alteration, repair, and maintenance of elevators and conveying systems and their components shall conform to the current Illinois Elevator Safety Act (225 ILCS 312) and its rules, and the applicable standards specified in Table 3001.3 and Section 3001.6. For private residential conveyance application, the Illinois Elevator Safety Act does not apply; however, the IBC code shall apply for new installation, permits, and final acceptance.

For applications not covered by the Illinois Elevator Safety Act, those conveyance applications shall be covered under the IBC code by the jurisdiction for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner / agent responsibility for contractor, maintenance, accident/injury responsibility

Referenced Standards from the Illinois Elevator Safety Act (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ANSI/ASCE/T&DI 21), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1).

- (b) *Table 3001.3* is revised to strike Type: Automotive Lifts and associated standard ALI ALCTV.

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- (c) *Section 3001.4* is deleted and in its place approved to read as follows:
- 3001.4 Accessibility.* Passenger elevators required to be accessible or serve as part of an accessible means of egress shall comply with Section 1009, Section 1110.10, and the Illinois Accessibility Code.
- (d) *Section 3002.4* is amended and approved to read as follows:
- 3002.4 Elevator car to accommodate ambulance stretcher.* Where elevators are provided in buildings, not fewer than one elevator shall be provided for fire department emergency access to all floors regardless of rise.
- Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than three inches by three inches high and wide (76 mm x 76 mm) high and shall be placed inside on both sides of the main lobby hoistway doorframe.
- (e) *Section 3003.3* is amended and approved to read as follows:
- 3003.3 Standardized Fire Service Elevator Keys.* All new and modernized (existing) elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the International Fire Code.
- (f) *Section 3004.4* is amended and approved to read as follows:
- 3004.4 Personnel and material hoists.* Personnel and material hoists shall be designed utilizing an approved method that accounts for the conditions imposed during the intended operation of the hoist device. The design shall include, but is not limited to, anticipated loads, structural stability, impact, vibration, stresses and seismic restraint. The design shall account for the construction, installation, operation and inspection of the hoist tower, car, machinery and control equipment, guide members and hoisting mechanism. Additionally, the design of personnel hoists shall include provisions for field testing and maintenance that will demonstrate that the hoist device functions in accordance with the design. Field tests shall be conducted upon the completion of an installation or following a major alteration (i.e. a “jump”) of a personnel hoist. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the jurisdiction to ensure safe operation.
- (g) *Section 3005.1* is amended and approved to read as follows:
- Section 3005.1 Access.* An approved means of access shall be provided to elevator machine rooms, control rooms, control spaces and machinery spaces. This means is not to be used as a passageway through the space to other areas of the building.
- (h) *Section 3005.4 Machine Rooms, Control Rooms, Machinery Spaces, and Control Spaces* is amended to delete Exception #2.
- (i) *Section 3009.1* is amended and approved to read as follows:
- Section 3009.1 General.* The design, construction and installation of elevators installed within a residential dwelling unit or installed to provide access to one individual residential dwelling unit shall conform to ASME 17.1/CSA B44, Section 5.3, and the current adopted State elevator codes.
- (j) *Section 3009.3* is amended and approved to read as follows:
- Section 3009. Hoistway Opening Protection.* Hoistway landing doors for new or altered private residence elevators shall comply with ASME A17.1/CSA B44, Requirements 5.3.1.8.1 through 5.3.1.8.3.
- (k) *Section 3010 Certificate of Compliance* is inserted and shall read as follows:

Section 3010 Certificate of Compliance

Section 3010.1 Certificate Required. The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the authority having jurisdiction.

Section 3010.2 Posting of Certificate. The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois Elevator Safety Act.

Sec. 5-39. Chapter XXXI, Special Construction.

(a) *Section 3102.0 Membrane Structures* is deleted.

(b) *Section 3107.0 Signs* is deleted and in its place is approved to read as follows:

3107.0 Signs. Signs shall be subject to Chapter 19 of the Village Code, with electrical components subject to Chapter 5, Article 10 of the Village Code.

Sec. 5-40. Chapter XXXIII, Safeguards During Construction.

(a) *Section 3301.6* is created and approved to read as follows:

3301.6 Dumpsters and similar waste containers. Waste containers shall be located within the construction barrier (if present) or in a location to discourage dumping. Containers shall be removed from the site when full or in the event that construction activity pauses. In the event that Village inspectors observe waste containers at a location without active construction, the container shall be removed within seven (7) days of notice by the Village. Such notice can be posted on site or provided to contacts listed on a building permit application.

(b) *Section 3305.1* is deleted and in its place is approved to read as follows:

3305.1 Sanitary facilities. Sanitary facilities shall be provided during construction, remodeling, and demolition activities in accordance with Illinois Plumbing Code.

(c) *Section 3308.1* is deleted and in its place is approved to read as follows:

3308.1 Storage and handling of materials. The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this chapter.

Staging of equipment and materials is to be located on private property unless otherwise permitted by the Village.

All curbs, gutters, public sidewalks and the public parkways shall be protected by planks, dirt or other suitable approved materials before trucks, heavy equipment or earth-moving equipment may cross from the street to private property.

After all operations have been completed, all construction materials shall be removed and all private and public property restored. Any cracked curb, gutter or sidewalk shall be replaced at the contractor's/owner's expense.

(d) *Section 3308.3* is created and approved to read as follows:

3308.3 Moving buildings. No person shall move any building on, through or over any street, alley, sidewalk or other public place without having obtained a permit. The applications shall include the proposed route and the number of days required for the move.

3308.3.1 Cash bond. A cash bond in the amount specified in chapter 5, article XI of the Code of Ordinances of the Village of Vernon Hills, executed with a lawful corporate surety, approved by the building official, conditioned upon the applicants compliance with all of the provisions of this section, and agreeing to pay and hold the village harmless from any claim which may be made against it by reason of occupation of any street, alley, sidewalk or other public place by the building or structure moved shall be submitted with the application.

3308.3.2 Disconnection of and reconnection of utility wires. Wherever it shall be necessary to interfere with wires or cables of a public utility in moving a building, the terms of any special or franchise ordinance governing shall apply, and the bond therein specified shall be given. If no such terms apply, then the building official shall estimate the expense of relocation and/or repairing the wires and the amount of the bond to be given to cover the expense.

Secs. 5-41. Appendices

As stated in the International Building Code, the provisions of the appendices are not mandatory unless specifically referenced in the adopting ordinance. The following appendices of the International Building Code are hereby adopted by reference:

- (a) Appendix I Patio Covers
- (b) Appendix K Administrative Provisions

Secs. 5-42—5-55. Reserved.

ARTICLE III. ONE AND TWO FAMILY DWELLING CODE

Sec. 5-56. Adoption.

The regulations of the 2024 edition of the International Code Council (ICC) International Residential Code for One and Two Family Dwellings as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design, installation, maintenance, alteration, and inspection of one and two family dwellings in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the international code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail and shall be applied as the applicable law of the village.

Sec. 5-57. Chapter I, Administration.

- (a) *Section R101.1* is deleted and in its place is approved to read as follows:

R101.1 Title: These provisions shall be known as the Residential Code for One and Two Family Dwellings of the Village of Vernon Hills, Illinois, and shall be cited as such and will be referred to herein as "this code".

- (b) *Section R103.1* is hereby amended to read as follows:

Section R103.1 Creation of agency. The Building Division of the Community Development is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

- (c) *Section R103.2* is deleted and in its place is approved to read as follows:

R103.2 Appointment: The Building Commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the Community Development Director shall serve as the building commissioner. The use of the term "building official" in this Code shall mean the Community Development Director / Building Commissioner of the Village of Vernon Hills.

(d) *Section R105.2* is deleted and in its place is approved to read as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. Painting, papering, tiling, carpeting, replacement of existing cabinets and counter tops, and similar finish work.
2. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
3. Swings and other playground equipment accessory to a one- or two-family dwelling.
4. Window awnings supported by an exterior wall.
5. Modular / pre-fabricated sheds and storage units 40 sq ft or less.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

Repairs and maintenance: A permit shall not be required for minor repair work.

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

Repairs and maintenance: A permit shall not be required for minor repair work.

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one horsepower (746 W) or less.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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- (e) *Section R105.5* is deleted and in its place is approved to read as follows:

R105.5 Expiration: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work or if the authorized work is not completed within one year after commencing construction.

If a permit expires by failure to begin construction within six months of the date of issuance of the permit, the permit holder must repeat the application process and pay all fees as required for a new permit. A new permit will not be issued if zoning variances or other variations and/or approvals have expired.

If a permit expires by failure to complete construction within one year after the date of commencing construction, the permit holder must renew the permit within the succeeding two months. A renewal fee of 20 percent of the original permit fee shall be paid to the village and the permit shall be renewed for a one-year period, commencing from the date of payment of the renewal fee or the date which is two years after the issuance date of the original permit, whichever is later. No additional renewals shall be made, except by the action of the village president and the board of trustees.

If the permit is not renewed as provided herein, all previous construction, if any, shall be removed and the property restored as required by the section of this code governing demolition of structures. All fees paid theretofore shall be forfeited to the village and any zoning or other approvals or any variances from the zoning ordinance or other ordinances or codes, if any, shall become null and void. Further, if the permittee does not remove all previous construction and restore the property as required by this code, the village, through its employees or agents, shall remove same and restore the property and recover its expenses by filing a lien against the property, or by any other legal action permitted by law.

- (f) *Section R106.1.1* is deleted and in its place is approved to read as follows:

R106.1.1 Information on Construction documents: The application for the permit shall be accompanied by plans in the quantity and methods described on the form provided by the Village. When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality; and this code shall not be cited, or the term "legal" or its equivalent be used, as a substitute for specific information.

- (g) *Section R106.1.2.1* is created and approved to read as follows:

R106.1.2.1 Manufacturer's instructions and recommendations: Where the code does not provide specific installation details or instructions and/or the code does not specifically address the proper application or prohibition of use of specific materials, devices, equipment and assemblies of components, the manufacturer's installation instructions, and recommendations for the proper installation and use of the specific materials, devices, equipment and assemblies of components shall govern.

- (h) *Section R106.2* is deleted and in its place is approved to read as follows:

R106.2 Site plan and plat of survey. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate plat of survey. A plat of survey prepared, signed and sealed by an Illinois Registered Land Surveyor, showing all boundaries of the property, setback lines, all existing improvements and all easements of record shall also accompany a permit application.

In the case of demolition, the site plan shall show construction to be demolished and the locations and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan and plat of survey when the application for permit is for alteration or repair or when otherwise warranted.. This requirement may be waived for the projects involving interior work only.

- (i) *Section R106.2.1* is created and approved to read as follows:

R106.2.1 As-built surveys. After construction of the foundation and prior to start of framing, an as-built plat of survey, prepared by a State of Illinois Registered Land Surveyor shall be submitted to the building division for review and approval. This survey shall show the location of the foundation on the lot, including distances to lot lines, the elevation(s) of the top of foundation and all steps and brick ledges in reference to USGS datum, the existing and proposed grading plan elevations, slope of proposed driveway and shall clearly show that no part of the foundation is encroaching upon any public and/or utility easements or required front, rear and side yards. Upon completion of the work authorized by the building permit and prior to issuance of a certificate of occupancy a final as-built survey shall be submitted to the building division. This survey shall show the building or structure location on the lot with reference to all lot lines, all recorded easements, top of foundation elevation and the lot's topographical information.

- (j) *Section R106.3* is deleted and in its place is approved to read as follows:

R106.3 Examination of documents: The building commissioner shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The building commissioner may, at his discretion, employ services of outside consultants to review construction documents in whole or in part to determine compliance with this code. Such outside review services may involve structural review, fire protection review, elevator review and any other type of review as determined necessary by the building commissioner. The cost of such reviews shall be paid to the village by the applicant prior to the permit being issued.

The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioners recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety.

- (k) *Section R108.2* is deleted and in its place is approved to read as follows:

R108.2 Fees, bonds, insurance: Permit fees and cash property restoration bonds shall be paid in accordance with Chapter 5, Article XI of the Village of Vernon Hills Code of Ordinances. Evidence of an adequate liability and workman's compensation insurance shall be presented as required in Article XI.

- (l) *Section R108.5* is deleted and in its place is approved to read as follow:

R108.5 Refunds: The building commissioner may authorize a refund when based on exceptional or unusual circumstances. Administrative fees and plan review fees shall not be refunded following permit distribution and review, respectively.

- (m) *Section R110.1* is deleted and in its place is approved to read as follows:

R110.1 Certificate of occupancy: Final and temporary certificates of Occupancy shall be issued in accordance with Article 21 of the Village of Vernon Hills Zoning Ordinance.

- (n) *Section R112.1* is deleted and in its place is approved to read as follows:

R112.1 General. Any person shall have the right to appeal a decision of the Building Commissioner. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not apply, or an equivalent form of construction is to be used.

The Committee of the Whole shall serve as the appeals committee.

The Board of Trustees shall have the right to sustain, overrule or modify the decision or interpretation as made by the Building Commissioner upon recommendation of the appeals committee after a hearing. The Board of Trustees shall have no authority to waive the requirements of this code, except upon the review of the Building Commissioner's recommendation and a determination that the requested waiver is functionally equivalent to the code and will pose no threat to public health and safety

(o) *Section R112.2* is deleted and in its place is approved to read as follows:

R113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form on construction is proposed.

(p) *Section R112.3* is deleted and in its place is approved to read as follows:

R112.3 Qualifications. The appeals committee may require independent subject matter expert testimony at its discretion when hearing an appeal.

(q) *Section R112.4* is created and approved to read as follows:

R112.4 Administration. The building official shall take immediate action in accordance with the decision of the appeals committee and Board of Trustees.

(r) *Section R113.4* is deleted and in its place is approved to read as follows:

R113.4 Violation penalties: Any person, firm, corporation or entity who shall violate any of the provisions of this code or shall fail to comply with any of the requirements thereof, or who disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any provisions of this code, or who shall refuse or neglect to remedy a violation of this code, or who shall erect, construct, alter, repair or occupy a building or structure in violation of an approved plan or directive of the building commissioner, or a permit, or a certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues shall be deemed a separate offense. In addition, the corporate authorities of the village may institute an action in any lawful court in the State of Illinois for such additional legal and/or equitable relief as may be deemed fit in accordance with the statutes of the State of Illinois.

(s) *Section R114.4* is deleted and in its place is approved to read as follows:

R114.4 Unlawful continuance: 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 liable for a fine in accordance with this code. No person shall remove a "stop work order" unless authorized by the building commissioner or their designee.

Sec. 5-58. Chapter III, Building Planning.

(a) *Table R301.2* is amended and approved to read as follows:

Table R301.2. Within the "Climatic and Geographic Design Criteria" table; insert the following design criteria for each category as follows:

Ground Snow Load	30 lbs/sq.ft.
Wind Design:	
Wind Speed	115 mph
Topographic effects	No
Special Wind Region	No
Windborne debris zone	No
Seismic Design Category	B
Subject to Damage From:	
Weathering	Severe
Frost Line Depth	42"
Termite	Moderate to Heavy
Winter Design Temp.	-4 Degrees Fahrenheit
Ice Barrier Required	Yes
Flood Hazards	a. NFIP entry: 1972

Air Freezing Index
Mean Annual Temp

b. FIRM effective date: September 18, 2013, revised to the latest published edition
c. Panels 17097C0251K, 17097C0252K, 17097C0256K, 17097C0253K, 17097C0254K, 17097C0258K, 17097C0163K, 17097C0164K
1800 BF-Days/100 Years
48 Degrees Fahrenheit

Table R301.2: "Manual J Design Criteria" portion of table: Delete in its entirety. Mechanical contractors shall supply Manual J for the specific project with all HVAC permit applications.

(b) *Section R309.6* is created and is approved to read as follows:

R309.1 Opening protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/4 inch (44 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/4 inch (44 mm) in thickness or a minimum one-hour fire-rated door.

(c) *Section R309.7* is created and is approved to read as follows:

R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 5/8-inch (15.9 mm) type X fire-rated gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (15.9 mm) type X fire-rated gypsum board or equivalent.

(d) *Section R311.3* is deleted and in its place is approved to read as follows:

R311.3 Floors and Landings at exterior doors: There shall be a floor or landing on each side of each exterior door. Landings shall have intermediate supports or have structural reinforcement adequate for spanning between the supports. Exterior landings must be supported on wing walls reinforced with 2 - #4 [two #4] bars or a minimum eight-inch (203 mm) wide concrete foundation wall. The width of the landing shall not be less than the door served. Every landing shall have a minimum dimension of 36" in the direction of egress travel.

Exception: At the exterior side of sliding doors the floor or landing at a door shall not be more than 7 3/4 inches (196 mm) lower than the top of the threshold.

Exception: The landing at an exterior doorway shall not be more than 7 3/4 inches (196 mm) below the top of the threshold, provided that the door, other than an exterior storm or screen door, does not swing over the landing.

(e) *Section R313.1.2* is created and approved to read as follows:

R313.1 Townhouses: Each townhouse shall be considered a separate building/unit and shall be separated by fire-resistive rated assemblies meeting the requirements of section R321.1. Dwelling units shall be separated from each other by a wall and/or floor-ceiling assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119 and constructed of concrete and/or masonry. Fire-resistance rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Existing townhouse buildings damaged by fire or other causality, where the restoration cost exceeds 50 percent of the current value, shall comply with the fire sprinkler requirement.

(f) *Section R313.2.2* is created and approved to read as follows:

R313.2 One and Two family Dwellings: Dwelling units shall be separated from each other by a wall and/or floor-ceiling assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119 and constructed of concrete and/or masonry. Fire-resistance rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. Existing one and two-family dwellings damaged by fire or other causality, where the restoration cost exceeds 50 percent of the current value, shall comply with the fire sprinkler requirement.

(g) *Section R317.5* is created and approved to read as follows:

R317.5 Vapor retarder: The vapor retarder shall be six-mil polyethylene lapped not less than six inches (152 mm), Kraft-faced insulation or other approved material.

(h) *Section R328* is created and approved to read as follows:

SECTION R328 ACCESSORY STRUCTURES

R328.1 Accessory storage sheds and modular units. Accessory storage sheds (greater than forty (40) square feet in floor area) and modular storage units (forty (40) square feet in floor area or less) erected on residentially zoned property shall be subject to the following conditions:

1. *Number and size.* Unless otherwise restricted by a subdivision development agreement, every residentially zoned property shall be limited to one (1) storage shed, with a maximum floor area of 120 square feet, and/or two (2) modular storage units as described herein.
2. *Location.* Storage Sheds (greater than forty (40) square feet in floor area) shall comply with the provisions set forth in Appendix B—Zoning Ordinance. Modular storage units (forty (40) square feet in floor area or less) may be erected adjacent to the principal dwelling in the side and rear yards only.
3. *Anchoring.* All storage sheds shall be securely anchored to a concrete pad (4" concrete over 4" compacted gravel, minimum).
4. *Permit Required.* Any person, firm, corporation or any other entity that plans to erect a storage shed that exceeds forty (40) square feet in floor area, shall obtain a permit and pay a permit fee as specified in Chapter 25—Comprehensive Fees and Penalties prior to commencing work.

(i) *Section R329* is created and approved to read as follows:

SECTION R329 WINDOW WELL COVERS.

R329.1 Window well covers. All window wells shall have a protective cover capable of supporting a 250-pound (113.5 kg.) load, to prevent people and animals from falling into the well. Window well covers for emergency escape and rescue openings shall be installed in accordance with section R310.

(j) *Section R330* is created and approved to read as follows:

SECTION 326 SPECIAL ARCHITECTURAL PROVISIONS.

R330.1 Materials: Unless otherwise approved by the Board of Trustees, all structures in the Village of Vernon Hills shall be constructed of high-quality permanent materials designed to be durable, colorfast, and easily maintained. All buildings and structures shall have exterior walls constructed of attractive materials such as, face brick, natural or cultured stone, glass, EFIS, or other approved non-combustible materials. Soffit, fascia and exterior trim work shall be constructed of cedar material. All wood materials shall be primed on all sides prior to installation. Pole barn construction and light steel type buildings are expressly prohibited.

Exception: For buildings taller than one story, the exterior materials above the first floor may be of cedar siding, or textured fiber-cement siding in addition to those materials noted above. Other premium materials may be approved for use by the building commissioner. All wood materials shall be primed on all sides prior

to installation. Upon application, the board of trustees may modify these provisions to allow for other materials (cedar siding, fiber-cement siding, stucco, etc.) below the 2nd floor.

R330.2 Monotony of residential dwellings: All architectural plans for residences or dwelling units which are not custom built and singly unique in their design to be constructed in any subdivision shall be submitted to the planning and zoning committee for a review and recommendation to the board of trustees. Such plans shall include the plans for models for residences or dwellings commonly referred to as tract or production homes. The board of trustees shall approve all such plans before a building permit shall be issued. In making their recommendation to the board of trustees the planning and zoning committee shall consider such factors as the building(s) appearance, exterior building materials, roof lines, color choices, dwelling unit size and compatibility with surrounding buildings. No single-family detached residence or single-family dwelling unit shall be erected in the village which is of the same or similar design as the dwelling units or residences located on the same side of the street unless there is a minimum separation of six lots between each similar design. The intervening streets shall be disregarded. No residence or dwelling unit shall be erected which would be of the same or similar design as the residence or dwelling unit across the street and within 100 feet (30,480 mm) from it as measured horizontally from property line to property line.

When, in the opinion of the building commissioner, such residences or dwelling units are not of sufficiently dissimilar design, the particular residence or dwelling unit in question shall be varied in elevation and with the use of exterior building materials.

- (k) *Section R401.2* is deleted and in its place is approved to read as follows:

R401.2 Requirements: Foundation construction shall be capable of accommodating all loads according to section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. In any event footings shall not be installed on soils having bearing capacity of less than 3,000 psf (143.7 kN/m²) without being engineered by a State of Illinois Registered Structural Engineer.

All concrete footings shall be continuous, including changes in foundation elevation.

- (l) *Section R402.1 Wood foundations* is deleted.

- (m) *Section R403.1* is deleted and in its place is approved to read as follows:

R403.1 General. All exterior walls shall be supported on continuous solid concrete footings or other approved structural systems which shall be of sufficient design to accommodate all loads according to section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Footings shall not be installed on vegetation or frozen soil.

- (n) *Section R403.2 Footings for wood foundations* is deleted.

- (o) *Section R404.1.2* is deleted and in its place is approved to read as follows:

R404.1.2 Concrete foundation walls. A minimum of two #4 steel reinforcement bars shall be placed continuously at top and bottom of all concrete foundation walls unless otherwise provided by a structural design.

- (p) *Section 404.1.6* is deleted and in its place is approved to read as follows:

R404.1.6 Height above finished grade. Concrete foundation walls shall extend above the finished grade adjacent to the foundation at all points a maximum of 12 inches (305 mm) and a minimum of four inches (102 mm) where masonry veneer is involved and a minimum of six inches (152 mm) elsewhere. Where existing conditions warren, the building official may allow less than the minimum prescribed dimension.

- (q) *Sections R404.1.8 Rubble stone masonry* is deleted.

- (r) *Section R404.2 Wood foundation walls* is deleted.

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- (s) *Section R405.1* is deleted and in its place is approved to read as follows:

R405.1 Concrete foundations: Drains shall be provided on the outside of all basement foundations, on the outside of all crawl space foundations, in all window wells, and around all concrete foundations that retain earth. A minimum four-inch (102-mm) diameter perforated drainage pipe or other approved system or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into the storm sewer or if none is available to a drainage ditch. The perforated pipe shall be placed on a minimum of two inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and be covered with not less than six inches (153 mm) of the same material. The crushed stone fill shall extend a minimum of one foot (305mm) beyond the outside edge of the footing and six inches (153 mm) above the top of the footing and be covered by an approved filter membrane.

Where the water table, topography, building configuration, or other unusual conditions prevail, additional drain tile may be required or additional cross lines, connections or other safeguards against water infiltration into the building may be required by the building commissioner to protect the health, safety or welfare of the occupants. When inside and outside drainage tile systems are utilized, interconnection shall not be permitted.

When a sump pump is not connected to the storm sewer, it shall be discharged at a point located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five feet from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

- (t) *Section R405.2 Wood foundations* is deleted.
- (u) *Section R406.3 Dampproofing for wood foundations* is deleted.
- (v) *Section R408.4* is amended and approved to read as follows:

R408.4 Access: An access opening of 22 inches by 30 inches (558.8 mm by 762 mm) shall be provided to the under-floor space. See section M1305.1.4 for access requirements where mechanical equipment is located under floors.

- (w) *Section R504 Pressure preservative treated-wood floors (on ground)* is deleted.
- (x) *Section R703.1* is deleted and in its place is approved to read as follows:

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in section R703.8. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by section R703.2.

Exception: Aluminum and vinyl siding may only be allowed for use on the existing buildings and only in the subdivisions where such materials have already been installed. Except for textured fiber-cement siding, aluminum soffit and fascia, aluminum and vinyl siding shall not be used in the subdivisions where only solid cedar and masonry have been used in original construction.

The use of aluminum and vinyl siding in new construction can be authorized only by the Village of Vernon Hills Board of Trustees.

- (y) *Table R703.4* is amended and approved to read as follows:

Table R703.4. Under the heading "Nominal Thickness" replace ".035" with ".044" under Vinyl Siding.

Table R703.4. Delete the entire row "Horizontal Aluminum, Without Insulation, 0.019mm Thickness."

- (z) *Section R801.3* is deleted and in its place is approved to read as follows:

R801.3 Roof drainage/gutters and downspouts: Roofs of all buildings shall have the means of concentrating storm water. Residential downspouts not connected to the storm sewer shall discharge directly onto splash blocks located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five feet (1,524 mm) from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this cannot be achieved, the downspouts shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

(aa) *Section R902.1* is deleted and in its place is approved to read as follows:

R902.1 Roofing covering materials: Roof covering shall be architectural laminated random-tab type shingles (30-year warranty minimum) or wood shakes and comply with the standards and requirements as set forth in sections R904 and R905. Class A roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than three feet (914 mm) from a property line. Class A roofing is required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered class A roof coverings. With the approval of the building commissioner, alternative class A roofing materials may be substituted for architectural shingles or wood shakes.

(bb) *Section R905.1.2* is deleted and in its place is approved to read as follows:

R905.1.2 Ice protection: An ice barrier that consists of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building and along all valleys. For cathedral ceilings and for roof slopes less than 4:12, self-adhering polymer modified bitumen sheets shall extend from the eaves edge to the ridge.

(cc) *Section R905.2.8.5* is amended and approved to read as follows:

R905.2.8.5 Drip Edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches. Drip edges shall extend not less than ¼" below the roof sheathing and extend up back onto the roof deck not less than 2-⅝". The drip edge shall maintain a minimum of ⅜" clearance from the fascia board. Drip edges shall be mechanically fastened to the roof deck at not more than 12" o.c. with fasteners as specified in section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

(dd) *Section R1001.1* is deleted and in its place is approved to read as follows:

R1001.1 General. Masonry fireplaces shall be constructed in accordance with this section and the applicable provisions of chapters 3 and 4. The narrowest portion of a masonry fireplace chimney shall not be less than two-thirds of its widest portion. All attachments to the clay liner, such as rain caps or spark arrestors, shall be black in color.

(ee) *Section R1004.1.1* is created and approved to read as follows:

R1004.1.1 Chimney termination enclosure: All factory-built chimneys shall be enclosed in accordance with Section M1801.1.1.

(ff) *Section R1005.1.1* is created and approved to read as follows:

R1005.1.1 Chimney termination enclosure: All factory-built chimneys shall be enclosed in accordance with Section M1801.1.1.

Sec. 5-59. Chapter XVI, Mechanical.

(a) *Section M1601.1.1* is deleted and in its place is approved to read as follows:

M1601.1.1 Above-ground duct systems: Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to a maximum of 250°F (121°C).
2. Factory-made air ducts shall be constructed of class 0 or class 1 materials as designated in table M1601.1.1(1).
3. Fibrous duct construction shall conform to the SMACNA "Fibrous Glass Duct Construction Standards" or NAIMA "Fibrous Glass Duct Construction Standards."
4. Minimum thicknesses of metal duct material shall be as listed in table M1601.1.1(2). Galvanized steel shall conform to ASTM A 525.
5. Gypsum products are permitted to be used to construct return air ducts or plenums, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.
6. Duct systems shall be constructed of materials having a flame-spread index not greater than 200.

(b) *Section M1601.1.2* is deleted and in its place is approved to read as follows:

M1601.1.2 Underground duct systems: Underground duct systems shall be constructed of approved plastic. The maximum duct temperature for plastic ducts shall not be greater than 150°F (66°C). Nonmetallic ducts shall be installed in accordance with the manufacturer's installation instructions. Plastic pipe and fitting materials shall conform to cell classification 12454-B of ASTM D 1248 or ASTM D 1784 and external loading properties of ASTM D 2412. All ducts shall slope to an accessible point for drainage. Where encased in concrete, ducts shall be sealed and secured prior to pouring any concrete.

(c) *Section M1601.5 Under-floor plenums* is deleted.

(d) *Section M1801.1.1* is created and approved to read as follows:

M1801.1.1 Chimney and vent enclosures and caps:

1. All chimneys and vents used for venting wood-burning appliances shall be enclosed in a chimney chase. Exterior finish materials shall match or compliment the predominant exterior finish material of the dwelling. All portions of the venting system, including termination spark arrestors and rain caps, that penetrate through the chimney chase shall be black in color.
2. All intake and exhaust vents used for venting water heaters, furnaces and similar appliances that penetrate through the roof shall be installed at the minimum height allowed by the manufacturer specifications. Ideally, vents shall be installed below the ridge of the roof so the vent is not visible when viewed from the front property line and grouped within the same enclosure when more than one is present. All portions of the venting system, including termination rain caps, may remain their natural color when installed through the roof.
3. If manufacturer specifications require an intake or exhaust vent to terminate more than three feet above the roof, said vent shall be enclosed in a chimney chase. All portions of the vents, including termination rain and spark arrestor caps that penetrate a chimney chase shall be black in color.

(e) *Section M1804.2* is deleted and in its place is approved to read as follows:

M1804.2 Termination enclosure: Vent termination shall comply with sections M1804.2.1 through M1804.2.6. All vents shall be enclosed in accordance with section M1801.1.1.

(f) Section M1905 is hereby inserted to read as follows:

M1905. Laundry drain pans / drip pans required.

1. Unless installed in an unfinished basement or lower level location with direct access to a floor drain, the washing machine shall installed over a drain pan / drip pan.

(g) *Chapter 22—Special Piping and Storage Systems* is deleted.

Sec. 5-60. Chapter XXIV, Fuel Gas.

(a) *Section G2414.5 Metallic tubing* is deleted.

(b) *Section G2427.5.3.1* is created and approved to read as follows:

G2427.5.3.1 Chimney termination enclosure: All chimneys shall be enclosed in accordance with section M1801.1.1.

(c) *Section G2429.2* is created and approved to read as follows:

G2429.2 Direct-vent termination enclosure: All vents shall be enclosed in accordance with section M1801.1.1.

(d) *Section G2430.3* is created and approved to read as follows:

G2430.3 Factory-Built chimney termination enclosure: All chimneys shall be enclosed in accordance with section M1801.1.1.

Sec. 5-61. Chapters 25 through 33, Plumbing.

Chapters 25 through 33 are deleted.

Sec. 5-62. Chapters 34 through 43, Electrical.

(a) *Chapters 34 through 43* are deleted.

Sec. 5-63. Safeguards during construction.

(a) The requirements referenced in IBC Chapter 33 (Section 5-40 of the Village Code) shall apply. Features such as protective barriers may be waived by the Building Official if it is determined that the scope of work poses little risk to public safety.

Sec. 5-64. Appendices.

The following appendices of the International Residential Code are hereby adopted by reference:

(a) Appendix BC – Accessory Dwelling Units (ADU), subject to the requirements of Appendix C, Zoning, of the Village Code.

(b) Appendix BE – Radon Control Methods, to also be in accordance with Illinois Public Act 97-0953.

(c) Appendix BF – Patio Covers

(d) Appendix BO – Existing Buildings and Structures

(i) Section BO101.2 shall be inserted to read as follows:

Section BO101.2 Automatic sprinkler systems. In the adoption of this appendix BO, it is the intent of the Village that Section R309 shall apply: automatic sprinkler systems shall not be required for additions or alterations in existing structures subject to the IRC that do not have an automatic sprinkler system installed. However, in the event of substantial improvements (as defined in R202) or additions equal to 110% or more of the existing floor area per the definition in the zoning code, the requirements for new construction shall apply. The Village may at its discretion require documentation to support cost estimates and market value estimates per the definition of substantial improvements.

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- (e) Appendix CA - Sizing and Capacities of Gas Piping
 - (f) Appendix CB - Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents
 - (g) Appendix CD – Piping Standards for Various Applications

Secs. 5-64—5-70. Reserved.

ARTICLE IV. OTHER BUILDING CODE REQUIREMENTS

Sec. 5-71. Security devices on dwellings—Purpose; scope; applicability.

- (a) *Purpose:* The purpose of this section is to provide minimum requirements for regulation and control of the design and construction of all residential buildings under the jurisdiction of the Village, with the objective of improving security in residential structures by limiting the opportunities for criminal activity.
- (b) *Scope:*
 - (1) The provisions of this section shall apply to the construction, alteration or repair of any building which has a residential use, located within the Village;
 - (2) In the case of additions or alterations to existing buildings, including conversion of nonresidential structures to residential use, the provisions of this section shall apply only to those portions of a building affected by the additions or alterations involved and not to the entire building.
- (c) *Applicability:* No person shall construct, own, maintain or occupy dwelling premises within the Village, except in compliance with the provisions of this section.

Sec. 5-72. Same—Definitions.

The following terms shall have the indicated meanings as used in this section:

Accessible balcony means a balcony in a dwelling unit located within ten feet of ground level or within ten feet of any fire escape or other structure.

Accessible window means any window located less than ten feet above ground level or within ten feet of any fire escape or other structure.

Buzzer reply intercom system means an electrically powered communication system composed of two parts:

- (1) A two-way audio intercom, allowing a person at the main entry door of a multiple dwelling to speak to a person within each dwelling unit; and
- (2) An electric strike allowing a person in any dwelling unit to unlatch the main entry door remotely.

Cylinder guard means a hardened steel ring or plate surrounding the otherwise exposed portion of a lock cylinder which is so fastened as to be free from turning and prying, cutting or pulling by attack tool.

Deadbolt means a bolt that is not beveled; has no automatic spring action and is operated by a key cylinder, thumbturn or lever, and which is positively held fast when in the projected position.

Deadlatch means a latch which is positively held in the latched position within a strike plate when the door is closed, by means of an added integral slide trigger mechanism, and is again released by a key from the outside and a knob or similar actuator from the inside.

Door closer means an approved device that closes a door automatically.

Glazing exterior doors includes all glazing of exterior doors, patio doors, door sidelights, and door transom glazing.

Interior common use doors means doors leading into areas within multiple dwellings, outside the private areas of individual dwelling units, and used by all residents and maintenance staff of the building. These areas are most commonly used for circulation within the building and include lobbies, stairs, corridors, storage area rooms, garbage chute rooms, utility rooms and other tenant use rooms.

Interior private area doors means those doors leading directly into a private dwelling or the entrance door of an apartment in a multiple dwelling.

Multiple dwelling means any structure or building used or designed to provide more than one dwelling unit using common entrances and common areas to gain entrance to interior private area doors. The dwelling units may be designated rental, condominium or any other form of ownership.

Patio door means a sliding glass door or swinging door having more than ten square feet of glass area which serves as a means of ingress or egress to a patio or balcony.

Private dwelling means any building or structure used as a residence by one family unit, with the exception of a mobile home; includes buildings of two units or more which have direct access to the outside.

Rabbeted jamb means a door jamb constructed so that the portion of the jamb forming the door stop is either part of the same piece as the rest of the jamb, or is securely set into a deep groove in the jamb. The stop is not a separate piece of material nailed, screwed, glued, or otherwise attached to the surface of the jamb.

Security strike means a heavy gauge steel jamb reinforcing plate with at least one screw that penetrates through the jamb into the rough buck.

Single cylinder deadbolt means a bolt which has no automatic spring action and which is operated by a pin tumbler cylinder key from the outside and a thumbturn or lever on the inside and is positively held fast when in the projected position.

Solid core flush door means a door constructed of wood or metal clad, which shall have a nominal one and three-fourths (1¾) inch thickness around the perimeter of the door.

Sec. 5-73. Same—Single-family attached and single-family detached dwellings.

(a) *Exterior doors:*

- (1) "Exterior doors" means all exterior doors and doors leading from garage areas into dwelling units;
- (2) Out swinging doors shall be permitted, having hinges installed that cannot be violated;
- (3) Exterior doors may be glazed with a minimum of one-quarter-inch tempered plate glass;
- (4) Each exterior door, except patio doors, shall be equipped with a keyed lockset with a deadlatch and a separate deadbolt with a one-inch throw. Deadbolts shall be located a minimum of six inches from the lockset;
- (5) Each door will be equipped with a security strike plate;
- (6) Side lights are permitted with a minimum one-half-inch tempered plate or one-quarter-inch tempered insulating glass.

(b) *Patio door, sliding glass:*

- (1) Each sliding dwelling unit entry door shall be constructed and installed so that when it is in the locked position, it can withstand a force of 300 pounds applied in any direction to any nonglazed portion of

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- the door, without disengaging the lock or allowing the door to be opened, lifted out of its track, or otherwise removed from the door opening;
- (2) Single sliding patio doors shall be installed so that the movable section of the door slides on the inside of the fixed section, unless specifically manufactured to be installed with the movable section of the door on the outside and constructed to comply with deadbolt requirements above or equivalent latching device;
 - (3) Glazing shall be not less than five-eighths-inch tempered insulating glass.
- (c) *Accessible windows:*
- (1) A window shall be constructed so that it cannot be lifted from the frame while in a locked position.
 - (2) Window locking devices shall be capable of withstanding a force of 150 pounds applied in any direction;
 - (3) On louvered windows the louvered portion of accessible window shall not exceed two square feet and the window shall meet requirements for accessible windows.

Sec. 5-74. Same—Multiple-family dwellings.

- (a) *Common entrance doors:*
- (1) Each common entrance door, including any entrance door which provides access into a multiple dwelling, shall be fitted with a deadlatch having a minimum one-half-inch throw, which allows egress from the inside of the building by operating a knob, lever or similar device. Use of a key in a lock utilizing a bored cylinder with a minimum of a five pin tumbler operation is necessary to gain access;
 - (2) Each common door will be equipped with an approved door closing device;
 - (3) Each door shall be a solid core flush door as defined in section 5-72.
- (b) *Main entrance door.* In addition to the above, all main entrance doors for buildings in excess of six units with a common entrance will be equipped with a buzzer-reply intercom system, as previously defined.
- (c) *Interior private entrance doors:*
- (1) All interior private entrance doors will be constructed and equipped as required under section 5-73(a), "Exterior doors". No glazing is permitted.
 - (2) A one-way viewer shall be located in the door.
- (d) *Patio doors, patios or balconies:*
- (1) All patio-type sliding doors will be constructed and equipped as required under section 5-73(b), "Patio doors, sliding glass".
 - (2) Swinging-type doors to conform to section 5-73(a), "Exterior doors".
- (e) *Accessible windows.* All accessible windows will be constructed and equipped as required section 5-73(c), "Accessible window".

Sec. 5-75. Numbering of buildings.

- (a) *Street address number required.* It shall be unlawful for any owner or occupant of any building within the village to permit any structure or building to be owned or occupied without designating thereon the street

address number as assigned thereto by the village and to fail to display the address number in accordance with the requirements of this section.

(b) *Number design.*

- (1) Street address numerals of an approved design may be attached to, or depicted directly on, the building, but in any event shall be visible from the main accessway to the address and shall be and remain unobstructed.
- (2) The minimum size of the street address numerals shall be proportionate to the distance that the main accessway of the property is to the location of the building, in accordance with the following schedule.

Size of Numerals

Distance	Height (inches)	Width of Stroke (inches)
0 to 65 feet	3	$\frac{1}{2}$
65 to 100 feet	4	$\frac{3}{4}$
100—up feet	6	1

- (3) The numbers on the building shall be arabic in style, shall be block numerals, and shall be of contrasting color as compared with the surface on which the numbers are mounted, drawn or displayed, and shall be separate from any other permissible sign upon the structure or building.
- (c) *Applicability.* This section shall apply to all structures within the village; provided, that the owners or occupants of existing structures shall not be deemed guilty of a violation hereunder unless they shall fail to comply with this section within 30 days after such time as the numbering sign or designation of street address on the property shall be replaced, changed or redesigned. Compliance with this section shall be a condition for the issuance of a certificate of occupancy in addition to all other ordinances pertaining thereto.
- (d) *Effect of sign regulations.* In the event of conflict between this section and Chapter 19 of the Code of Ordinances, pertaining to building street number signs, the provisions of this section shall control.

Sec. 5-76. Underground landscaping sprinkler systems.

The installation of privately owned and operated underground landscaping sprinkler systems is permitted subject to the following conditions and requirements:

(a) *General requirements.*

- (1) Building permits are required for all underground landscaping sprinkler systems. Where the installation of a permitted sprinkler system is in the public rights-of-way of the village, the owner of said sprinkler system shall be the holder of legal title of the real estate of which the sprinkler system is an extension from private property into the public property.
- (2) Building permit applications shall be accompanied by four sets of the sprinkler system plans, which shall provide information in sufficient detail showing the pipe sizes and materials, connections, check valves, back water valves, RPZ valves, electrical wiring and controls, pumps, surge tanks if required, the pipe grid, sprinkler heads and their location and any other information necessary to determine compliance with the codes and ordinances of the village. One set of plans shall be delivered to the director of public works for his information. Permit and plan review fees shall be computed as specified in Article X. No installations work shall begin until the permit has been issued.

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- (3) Wherever the water would fall on public sidewalks or roadway, directional type sprinkler heads shall be used to direct the water onto the landscaping and away from the public way.
 - (4) All sprinkler systems shall be properly maintained at all times and, in the event that repairs are made, there shall be full restoration of all disturbed areas of lawn and/or landscaping, either equal to or better than that which existed prior to the repair work.
- (b) *Installation on public rights-of-way.*
- (1) The village retains full rights of ownership, use, management, maintenance and control of the land above, below and on the surface of the earth in any public rights-of-way where an underground landscaping sprinkler system is installed under the provisions of this code.
 - (2) All provisions of the general requirements above must be complied with, in addition to the provisions contained herein.
 - (3) In the event that the owner of the system (see subsection 5-76(a)(1) refuses or is unable to maintain or to repair the sprinkler system in the public rights-of-way, the village may have the repairs made or the village may order the removal of the sprinkler system from the rights-of-way, all at the owner's cost and expense. If the bills are not paid by the owner, the village may lien the property or take whatever legal action is permitted by law.

If the owner has made repairs but has not complied with subsection 5-76(a)(4) the village may proceed with any of the actions stated herein at the owner's expense. In the event that any public improvement, including, but not limited to, sidewalks, curb, gutter, roadways, street lighting base or cable or any other public improvement, is damaged by any malfunction of any part of the underground landscaping sprinkler system, the owner shall promptly repair same to the village engineer's satisfaction or the village may proceed with any of the actions stated herein at the owner's expense.
 - (4) The owner of the underground landscaping sprinkler system shall bear any and all liability expenses and costs as a result of any danger or injury to persons or property arising out of the use of the public rights-of-way by the owner for the installation, use, maintenance or repair of such underground landscaping sprinkler system. Repair of any damage to the underground landscape sprinkler system shall be the owner's responsibility.

Sec. 5-77. Miscellaneous requirements.

- (a) *Protection of existing curbs, gutters and public sidewalks.* All curbs, gutters, public sidewalks and the public parkways shall be protected by planks, dirt or other suitable approved materials before trucks, heavy equipment or earth-moving equipment may cross from the street to private property.

After all operations have been completed, all construction materials shall be removed and all private and public property restored. Any cracked curb, gutter or sidewalk shall be replaced at the contractor's/owner's expense.

- (b) *Enclosures of chimneys and vents.* All chimneys and mechanical vents for residential buildings, which are visible from any direction shall be enclosed as follows:
- (1) All chimneys and vents installed on the outside walls shall be enclosed in a chase having its exterior clad in full wythe [width] four-inch nominal thickness) masonry, or cultured or natural stone of two-inch nominal thickness. The most narrow portion of a chimney chase shall not be less than two thirds of the width of its widest portion.
 - (2) All chimneys and vents installed on the interior of buildings shall have that portion of the chimney or vent protruding through the roof enclosed in a chase having its exterior clad in cultured stone of two-

inch nominal thickness or masonry tile set in mortar and installed in the same manner as cultured stone. The details of construction of such enclosures shall be approved by the building commissioner.

Exception. Vents which extend less than 36 inches above the roof level as measured from the lowest to the highest point of the vent, including any attachments.

3. If a chimney or a vent is constructed of metal, that portion of metal chimney or vent that extends above the chimney/vent chase shall be covered by a section of clay chimney liner or other means, subject to the approval by the Building Commissioner, in order to imitate appearance of a full masonry fireplace chimney.
- (c) *Wood floor trusses.* Floor trusses for kitchen areas shall be installed 16 inches o.c., minimum, and floor trusses shall be doubled under all parallel partitions above, unless said partitions extend less than half the distance of the floor span, in which case, blocking every four feet o.c. will be acceptable.
- (d) *Design values for dimensional lumber.* Dimensional lumber sizes and spans shall not be less than those computed in accordance with the latest edition of Western Wood Products Association Western Lumber Span Tables. As an example, if a Canadian grading agency graded lumber of certain species is specified, the design for such lumber shall utilize values for corresponding or lesser strength species as established by Western Wood Product Association.
- (e) *Aluminum and vinyl siding.* Aluminum siding, if allowed by the building commissioner, shall have a minimum thickness of .024 inch, if used without an insulated backer board, or a minimum thickness of .019 inch with an approved backer board. Vinyl siding, if allowed by the building commissioner shall have a minimum thickness of .044 inch. Aluminum and vinyl siding can only be allowed for use on the existing buildings and only in the subdivisions where such materials have already been installed. These materials shall not be used in the subdivisions where only solid cedar and masonry have been used in original construction.

Use of aluminum and vinyl siding in new construction can be authorized only by the Corporate Authorities of the Village of Vernon Hills.

- (f) *Foundation and footings for walls of buildings and building additions.* All additions or attachments to any principal building, other than decks and screen porches, shall have foundation walls extended at least 42 inches below grade and shall bear on an undisturbed ground of adequate bearing strength for the full length of the walls of the additions. There shall be a minimum of eight inches and maximum of 12 inches of exposed concrete above the finished grade for all frame construction and four inches for solid masonry.
- (g) *Gutters and downspouts.* Roofs of all buildings shall have the means of concentrating stormwater and conveying it to a storm sewer. Downspouts of all buildings, except single-family buildings, shall be directly connected to a storm sewer. Residential downspouts not connected to the storm sewer shall discharge directly onto splash blocks located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this can not be achieved, the downspouts shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.
- (h) *Window wells.* All window wells shall have a protective cover to prevent people and animals from falling into the well.
- (i) *Concrete stoops.* Concrete stoops exceeding three feet in width and four feet in length shall have intermediate supports or have structural reinforcement adequate for spanning the stoop between the supports. Stoops wider than two feet must be supported on full foundations rather than wing walls, unless the wing walls have been reinforced adequately to support the imposed loads.
- (j) *Sump pumps.* All building sump pumps shall be directly connected to the storm sewerage system in accordance with this chapter. Existing sump pumps not connected to the storm sewer shall be discharged at

a point located no closer to the abutting property line than one-half the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to flow across walking or driving surfaces. When the point of discharge is located within five [feet] from the abutting property line, the discharge pipe shall be directed to the front or rear of the property. If this can not be achieved, the sump pump shall be directly connected to a storm sewer. The building commissioner, or their designee, may vary the requirements of this section if warranted by site conditions.

Sec. 5-78. Special architectural provisions.

- (a) *Introduction/Purpose.* It is the intent and purpose of this section to provide regulations that promote superior standard of architectural design through the use of high quality exterior materials. The encouragement of quality design will enhance property values and lend themselves to economically viable alternative uses in the future.
- (b) *Applicability.* This section shall apply to all new construction, renovation or expansion of office, commercial and retail buildings. Additionally, this section shall apply to all new residential buildings and/or developments containing five or more dwelling units.
- (c) *Definitions.*
 - (1) *Brick, natural:* is the building of structures or veneer walls from individual masonry units laid in and bound together by mortar. For the purpose of this section, the term shall not include synthetic products such as EIFS, cement based products such as stucco, nor faux brick.
 - (2) *Exposed aggregate panels:* Typically used with tilt-up panel construction, whereby the aggregate is exposed creating a stone finish. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.
 - (3) *Stone, cultured:* A building component, such as a block or lintel that is manufactured or made from cast concrete with a facing that resembles natural stone.
 - (4) *Stone, natural:* Natural stone is made from real stone that is either collected (i.e. fieldstone); or quarried. The stone is cut to a consistent thickness and weight for use as a building component or veneer.
 - (5) *Textured architectural concrete:* is the process of adding texture and color to concrete to make it resemble stone, brick, slate, cobblestone and many other natural products. This product is typically used with tilt-up panel construction. This type of finish shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.
- (d) *Approved exterior materials.* All structures in the Village of Vernon Hills, referenced herein by section 5-78(b), shall be constructed of high quality permanent materials designed to be durable, colorfast, and easily maintained. Unless otherwise approved by the village board, buildings shall have exterior walls (all sides) and roofs constructed of approved materials as follows:
 - (1) All exterior wall materials shall be natural brick, natural or cultured stone, glass, exposed aggregate panels, textured architectural concrete (pigmented or stained), or masonry veneers and similar approved materials. Note: Exposed aggregate panels and textured architectural concrete shall only be acceptable in big box retail, commercial or warehouse uses as approved by the village board.

Exceptions: The following building components shall be exempt from these standards.
 - a. Soffits, Fascia.
 - b. Doors and windows.
 - c. Architectural trim.
 - d. Ornamental features.

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- e. Bay and box bay windows, including walk out bays not greater than 24" in depth.
 - f. Dormers.
 - g. Roofed over porches.
 - h. Decks.
- (2) Roof covering shall be architectural laminated random-tab type shingles, wood shakes or clay tile shingles. Roof slope of the main roof visible from the street shall be a minimum of six inches of rise for 12 inches of run.

Sec. 5-79. Monotony housing controls relative to the plans of residences or dwelling units for any subdivision.

- (a) All architectural plans for residences or dwelling units, which are not custom built and singly unique in their design, to be constructed in any subdivision as set forth in Appendix B of this Code shall be submitted to the planning and zoning committee for a review and recommendation to the village board. Such plans shall include the plans for models for residences or dwellings commonly referred to as tract or production homes. The village board shall approve all such plans before a building permit shall be issued. In making their recommendation to the village board the planning and zoning committee shall consider such factors as the building(s) appearance, exterior building materials, roof lines, color choices, dwelling unit size and compatibility with surrounding buildings. No single-family detached residence or single-family dwelling unit shall be erected in the village or the unincorporated area over which the village has jurisdiction, which is of the same or similar design as the dwelling units or residences located on the same side of the street unless there is a minimum separation of six lots between each similar design. The intervening streets shall be disregarded. No residence or dwelling unit shall be erected which would be of the same or similar design as the residence or dwelling unit across the street and within 100 feet from it as measured horizontally from property line to property line.
- (b) When, in the opinion of the building commissioner, such residences or dwelling units are not of sufficiently dissimilar design, the particular residence or dwelling unit in question shall be varied in elevation, the use of exterior building materials and color shall be varied.

Sec. 5-80. Pavement sealants.

- (a) *Introduction/purpose.* It is the intent and purpose of this Section to provide regulations that protect the natural assets within the Village, including ponds, streams and wet lands, and which enhance the Village's environmental, recreational and cultural resources, and contribute to the health and welfare of the community.
- (b) *Applicability.* This Ordinance shall apply to the use of coal tar sealants on public and private property within the Village, and to the sale of coal tar sealants by businesses located within the Village.
- (c) *Definitions.*

Coal tar products means pavement sealant or sealcoat products that contain coal tar, coal tar pitch, coal tar derivatives, coal tar pitch volatiles, coal tar mixtures or any variation assigned the Chemical Abstracts Service (CAS) numbers 65996-93-2, 65996-89-6, or 8007-45-2.

Pavement sealing means the application of sealant or sealcoat products to maintain any surface, including but not limited to: a street, driveway, driveway approach, drive aisle, on or off-street parking area, sidewalk, bike trail, patio, sports facility, loading area or facility, roadway or similar paved surface.

Person means any individual, partnership, firm or corporation.

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- (d) *Sale of coal tar products prohibited.* No person shall sell, offer or display for sale within the Village, at wholesale or at retail, coal tar products of any kind.
 - (e) *Use of coal tar products prohibited.* On public or private property, no Coal Tar Products of any kind shall be applied or used on the surface of any street, driveway, driveway approach, drive aisle, on or off-street parking area, sidewalk, bike trail, patio, sports facility, loading area or facility, roadway or similar paved surface within the village.
 - (f) *Penalty.* Any person found violating any terms of this Chapter shall be found guilty of a misdemeanor and shall, upon conviction thereof, be fined in an amount not less than that described in the Village Code of Ordinances, chapter 25, comprehensive fees and penalties.

Secs. 5-81—5-89. Reserved.

ARTICLE V. PLUMBING CODE

Sec. 5-90. Illinois Plumbing Law adoption.

The provisions of the Illinois Plumbing License Law, 225 ILCS 320/0.01 et seq. and the regulations adopted thereunder in 68 Ill. Admin. Code 750.100 et seq. and 77 Ill. Admin. Code 890.110 et. Seq. (collectively Illinois Plumbing Law) shall regulate the licensing of plumbers, the registration of irrigation contractors, and the design and installation of plumbing systems, including but not limited to sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal. The Village hereby adopts the Illinois Plumbing Code, as may be subsequently amended from time to time, as the Plumbing Code for the Village of Vernon Hills.

Sec. 5-91. Reserved.

Sec. 5-92. General requirements.

- (a) *Sewer and water service connections:* The "Standard Specifications for Sanitary and Water Service Connections," as published by the Department of Public Works, Lake County, Illinois, latest edition, shall be the standard for the installation of all sanitary and water service connections in the village.
- (b) *Water meters:* Water meters shall be installed on all new water services before a certificate of occupancy is issued.
- (c) *Drain tile:* An approved sub-soil water drainage system with either mechanical or gravity discharge connected to a storm sewer, or if none is available, to a drainage ditch, shall be installed in the following situations:
 - (1) All basements: Drain tile shall be installed both on the inside and on the outside of the foundation footings;
 - (2) All crawl spaces: Drain tile shall be installed on the outside of the foundation footings;
 - (3) Split-level type with both a basement and a crawl space: Drain tile shall be installed on the inside and on the outside of the basement foundation footings, but the inside drain tile is not necessary around the crawl space area;
 - (4) Slab on grade: No drain tile is required except that all lines and trunks shall be pitched to drain to the furnace plenum and there shall be a drain tile installed under the plenum and extended beyond the foundation wall.

- (5) Additional requirements: Where the water table, topography, building configuration, or other unusual conditions prevail, additional drain tile may be required or additional cross lines, connections or other safeguards against water infiltration into the building may be required by the code official to protect the health, safety or welfare of the occupants.
- (6) Drain tile shall be laid in a minimum two-inch deep bed of gravel with a minimum of six inches of gravel cover. The joints and perforations of the drain tile shall be covered with building paper prior to inspection of the drain tile system.
- (d) *Drain pans required:* All clothes washers, water heaters, and furnaces installed on the first floor and above shall be installed in a drain pan connected to a trapped and vented opening.
- (e) *Storm drains, gutters and downspouts:*

Table 1 Size of Vertical Conductors and Downspouts

Size of Conductors or Downspouts (inches) ¹	Maximum Projected Roof Area (square feet)
2	720
2½	1,300
3	2,200
4	4,600
5	8,650
6	13,500
8	29,000

¹The equivalent diameter of square or rectangular downspouts may be taken as the diameter of that circle which may be inscribed within the cross-section area of the downspout.

See footnote - Table 2.

BUILDING STORM DRAIN. The size of the building storm drain or any of its horizontal branches having a slope of ½ inch or less per foot, shall be based upon the maximum projected roof area to be handled according to Table 2.

Table 2 Size of Horizontal Storm Drains¹

Diameter of Drain (inches)	Maximum Projected Roof Area for Drains of Various Slopes (square feet)		
	⅛-inch Slope	¼-inch Slope	½-inch Slope
3	822	1,160	1,644
4	1,800	2,650	3,760
5	3,340	4,720	6,680
6	5,350	7,550	10,700
8	11,500	16,300	23,000
10	20,700	29,200	41,400
12	33,300	47,000	66,600
15	59,500	84,100	119,000

¹Tables 1 and 2 are based upon a maximum rate of rainfall of 4 inches per hour. If it is desired to design for a maximum rate of rainfall greater than 4 inches per hour, then the figures for roof areas must be adjusted proportionately by multiplying the figure by four and dividing by the maximum rate of rainfall in inches per hour.

Table 3 Size of Gutters

Gutter Diameter ¹ (inches)	Maximum Projected Roof Area for Gutters of Various Slopes (square feet)			
	1/16-inch Slope	¼-inch Slope	½-inch Slope	¾-inch Slope
3	170	240	340	480
4	360	510	720	1,020
5	625	880	1,250	1,020
6	960	1,360	1,920	2,770
7	1,380	1,950	2,760	3,900
8	1,990	2,800	3,980	5,600
10	3,600	5,100	7,200	10,000

¹Gutters other than semicircular may be used provided they have an equivalent cross- section area.

Sec. 5-93. Illinois Plumbing Code amendments.

- a) *Section 890, Appendix A, Table A4, Approved Building Drainage / Vent Piping*, is amended to delete reference to ASTM F1760-2011 (Cellucore).

Secs. 5-94—5-110. Reserved.

ARTICLE VI. INTERNATIONAL MECHANICAL CODE

Sec. 5-111. Adoption.

The regulations of the 2024 edition of the International Mechanical Code as published by the International Code Council are hereby adopted as the regulations governing the design, installation, maintenance, alteration and inspection of mechanical systems in the village with such amendments as are hereafter set forth in this article. Where any provision of the International Mechanical Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail and shall be applied as the applicable law of the village.

Sec. 5-112. Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:
101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Vernon Hills, hereinafter referred to as "this code."
- (b) *Section 103.2 Appointment* is deleted and in its place is approved to read as follows:
103.1 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the code official.

Sec. 5-113. Ventilation.

- (a) *Section 404.4* is created and is approved to read as follows:
404.4 Loading docks. Loading docks shall be separate[d] from other spaces by a partition extending to the underside of the floor above or roof deck. A mechanical exhaust system shall be designed to maintain the levels of contaminants below those listed in table 403.4.

Sec. 5-114. Duct systems.

- (a) *Section 602.3 Stud cavity and joist space plenums* are deleted.
- (b) *Section 602.5* is created and is approved to read as follows:
602.5 Access. All plenums, under-floor and attic equipment installations shall be accessible through an opening, which shall be a minimum 22 inches by 36 inches.

Sec. 5-115. Chimneys and vents.

- (a) *Section 805.8* is created and is approved to read as follows:
805.8 Enclosure. In outside walls and above roofs factory-built chimneys shall be enclosed by a chase. The chase shall be fire stopped at not more than eight feet above the fire box and at all floor and roof penetrations. The chase shall be constructed in accordance with section 5-61 of the Village of Vernon Hills Code of Ordinances.
- (b) *Section 805.9* is created and is approved to read as follows:
805.9 Enclosure. The vent termination shall be located not less than five feet away from air conditioning condensers and electrical services.

Secs. 5-116—5-125. Reserved.

ARTICLE VII. INTERNATIONAL FUEL GAS CODE

Sec. 5-126. Adoption.

The regulations of the 2024 edition of the International Fuel Gas Code, as published by the International Code Council, are hereby adopted as the regulations governing the installation of fuel gas piping systems, fuel gas utilization equipment and related accessories in the village with such amendments as are hereafter set forth in this article. Where any provision of the International Fuel Gas Code as adopted conflict with any provisions of the Code of Ordinances of the Village of Vernon Hills as adopted, the Code of Ordinances shall be prevail as the applicable law of the village.

Sec. 5-127. International Fuel Gas Code amendments.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:
101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Vernon Hills hereafter referred to as "this code".
- (b) *Section 103.2* is deleted and in its place is approved to read as follows:
103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the Code Official.

Sec. 5-128. Piping installations.

- (a) *Section 403.4.3 Copper and brass* is hereby deleted in its entirety
- (b) *Section 403.4.4 Aluminum* is hereby deleted in its entirety
- (c) *Section 403.5 Metallic tubing* is hereby deleted in its entirety

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- (d) *Section 403.5.3 Copper and brass tubing* is hereby deleted in its entirety.
 - (e) *Section 403.5.4 Aluminum tubing* is hereby deleted in its entirety.
 - (f) *Section 403.5.5 Corrugated stainless steel tubing* is hereby deleted in its entirety.

Sec. 5-129. Chimneys and vents.

- (a) *Section 502.5* is deleted and in its place is approved to read as follows:

502.5 Installation. Vent systems shall be sized, installed and terminated in accordance with the vent and appliance manufacturer's instructions and Section 503. Side wall terminations shall be located not closer than five (5) feet to any air conditioner condensing unit, electric meter, gas meter, dryer vent, or similar device.

Secs. 5-130—5-135. Reserved.

ARTICLE VIII. FIRE PREVENTION CODE

Sec. 5-136. Adoption.

The regulations of the 2024 edition of the International Fire Code as published by the International Code Council are hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of buildings or premises in the Village of Vernon Hills with such amendments as are hereafter set forth. Where any provision of the Fire Prevention Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-137. Administration.

- (a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the fire code of the Village of Vernon Hills, hereafter referred to as the "this code"

- (b) *Section 103.1* is deleted and in its place is approved to read as follows:

103.1 General. The department of fire prevention is established within the village under the direction of the Building Commissioner. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.

- (c) *Sections 103.2* is deleted and in its place is approved to read as follows:

103.2 Appointment. The building commissioner shall be appointed by the chief appointing authority of the jurisdiction. For the purposes of this code, the building commissioner is the same as the code official.

Sec. 5-138. Fire code amendments.

- (a) *Section 503.2.1* is deleted and in its place is approved to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of 20 feet edge of pavement to edge of pavement and an unobstructed vertical clearance of not less than 15 feet.

- (b) *Section 503.2.3* is deleted and in its place is approved to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed to a structural index of IBR of 3.0 or greater and shall be either a concrete or asphalt. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow.

- (c) *Section 503.2.7* is deleted and in its place is approved to read as follows:

503.2.7 Grade. Fire apparatus access roads shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water.

- (d) *Section 506.1* is deleted and in its place is approved to read as follows:

506.1 Where required. A minimum of one key box is required to be installed at a location to be determined by the code official. Additional key boxes may be required.

- (e) *Section 506.1.1* is amended to read as follows:

506.1.1 Locks. The code official shall first approve any lock installed on gates or similar barriers.

- (f) *Section 507.5.1* is deleted and in its place is approved to read as follows:

507.5.1 Where required. Fire hydrants: fire hydrants shall be installed as specified in Village of Vernon Hills Engineering Specifications, section G.2 of appendix II of article I of the Development Ordinance of the Village of Vernon Hills, said ordinance being appendix B of the Code of Ordinances of the Village of Vernon Hills, Lake County, Illinois. A water-supply system shall be capable of supplying the hydrants prior to the construction of structures. When warranted by site conditions and/or availability of other water sources, and upon written recommendation from fire department and the village engineer, the code official may waive the requirement of locating the fire hydrants no farther than 300 feet apart. Additional fire hydrants shall be located within 100 feet of any fire department connections to building sprinkler or standpipe. Hydrants shall not be installed on a water main less than six inches in diameter.

- (g) *Section 507.5.7* is created and is approved to read as follows:

507.5.7 Identification. All fire hydrants public or private shall be marked with a hydrant flag that is approved by the code official.

- (h) *Section 511.1* is created and is approved to read as follows:

511.1 Elevator car requirements: Elevator cars are to accommodate the ambulance stretcher. In buildings three stories in height or more, at least one elevator shall be of a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of life). The symbol shall be not less than 3-inches in height and shall be placed inside on both sides of the hoist way doorframe. The inside handrail shall be located at the maximum 36-inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be a minimum 5'x7' platform having a minimum 2500 lb capacity with a minimum 42" side slide door.

- (i) *Section 903.2* is deleted and in its place is approved to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in all use groups.

Exception:

1. Utility use buildings under 1,000 square feet.
2. Temporary Accessory Structure utilized during the development of property when approved by the code official.

- (j) *Sections 903.2.1 through 903.2.10 Group A through Group S-2* are hereby deleted in their entirety, including subsections.

(k) *Section 903.2.11.1* is deleted and in its place is approved to read as follows:

903.2.11.1 Stories and basements without openings. An automatic sprinkler system shall be installed throughout every story or basement of all buildings where the gross floor area of the building exceeds 1,000 square feet and where there is not provided at least one of the following types of exterior wall openings.

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 100.3.3 of an outside ramp complying with section 1003.4. Openings shall be located in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.
2. Openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on at least one side.

(l) *Section 903.3.1.1.1 Exempt Locations* is hereby deleted in its entirety.

(m) *Section 903.4.3* is deleted and in its place is approved to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves with water flow switches shall be installed in the following:

1. New buildings and structures two or more stories above or below grade. Provide at the point of connection to the riser on each floor.
2. New single story buildings with two or more tenants. Provide in each tenant space or area at the point of connection to the riser. Provide a weatherproof strobe at an approved location by the fire district on the building for each tenant space.

(m) *Section 903.6* is deleted and in its place is approved to read as follows:

903.6 Existing buildings. If the alteration or restoration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code.

For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

(n) *Section 903.7* is created and is approved to read as follows:

903.7 Hydraulic Calculations. Provide a minimum 10% or minimum 5 PSI safety factor in the fire protection system hydraulic calculation. The system demand shall be a minimum 5 PSI below the seasonal low water flow test supply. By each hydraulic calculated area, on each drawing, provide a copy of the hydraulic nameplate.

(o) *Section 903.8* is created and is approved to read as follows:

903.8 Fire hose valves - Warehouse and/or storage fire areas. In all warehouse storage areas exceeding 50,000 square feet, and where storage exceeds 12 feet in height, provide (Inside) 2-1/2" fire hose valves with 1-1/2" reducer to a 1-1/2" connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2-1/2" fire hose valves so that no portion of the warehouse and/or storage is more than 120' maximum travel distance to a fire hose valve. Show location of all obstructions and/or racks on the drawings.

Fire hose Valves system piping shall be:

1. A separate riser piping system
2. The 2-1/2" valves shall be supplied by a minimum 4" piping with 2-1/2" drops to each valve.
3. Where system pressures exceed 100 PSI, provide Potter manufacturer reduced pressure field adjustable type valves.

(p) *Section 903.9* is created and is approved to read as follows:

903.9 Large warehouse system check valves. Provide a check valve for each sprinkler riser on large warehouse systems.

(q) *Section 905.3.1* is deleted and in its place is approved to read as follows:

905.3.1 Building height. Class III standpipe systems shall be installed throughout all building or structures more than two stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped with an automatic sprinkler system in accordance with section 903.1 or 903.1.1.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

(r) *Section 905.13* is created and approved to read as follows:

905.13 Piping design. The riser piping, supply piping and the water service piping shall be sized to maintain a residual pressure of at least 65 psi (448 kPa) at the top most outlet of each riser while the minimum quantities of water is flowing. The pipe size shall be based on the capacity of the automatic water supply system or, where as automatic water supply is neither required nor provided to maintain the residual pressure of 65 psi (448 kPa), the pipe size shall be based on a pressure of 150 psi (1,034 kPa) available at the fire department connection.

Exception: The residual pressure of 65 psi (448 kPa) is not required in buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3 and where the highest floor level is not more than 150 feet (45,720 mm) above the lowest level of fire department vehicle access.

(s) *Section 905.13.1* is created and approved to read as follows:

905.13.1 Riser sizing. The riser size shall be based on the hydraulic calculations for a minimum flow of 500 gallons per minute (gpm) (1,892L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the riser(s) shall be sized to provide a minimum flow of 100 gpm (378 L/min.).
2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the riser shall be sized to satisfy total demand.
3. For occupancies use group B, I, R1, or R2 in buildings that equipped throughout with an automatic sprinkler system in accordance with section 903.3, each riser shall be sized for a minimum flow of 250 gpm (945 L/min.).
4. Risers that are sized in accordance with the pipe schedule requirements of NFPA 14 listed in chapter 35 are not subject to this requirement.

(t) *Section 905.13.2 System pipe sizing* is created and approved to read as follows:

905.13.2 System pipe sizing. The system piping, including the horizontal or common feeder lines, shall be sized for a minimum flow of 500 gpm (1,892 L/min.). Where more than one standpipe riser is required or

provided, all common system piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 1,250 gpm (4,731 L/min.).

Exceptions:

1. Where only 1½-inch valves are provided, the supply piping shall be sized for a minimum flow of 100 gpm (378 L/min.) for each riser, and the total shall not be required to exceed 500 gpm (1,892 L/min.).
 2. In buildings where limited area sprinkler systems are supplied with water from a common standpipe riser, the supply piping shall be sized for a minimum flow of 500 gpm (1892 L/min.) plus the sprinkler demand for first riser, plus 250 gpm (945 L/min.) for each additional riser, and the total shall be required to exceed 1,250 gpm (4,731 L/min.).
 3. For occupancies in use group B, I, R-1, or R-2 in buildings that are equipped throughout with an automatic sprinkler system in accordance with section 903.3, all common supply piping shall be sized for a minimum flow of 250 gpm (945 L/min.) for the first riser plus 250 gpm (945 L/min.) for each additional riser, and the total shall not be required to exceed 750 gpm (2,838 L/min.).
- (u) *Section 907.1.3* is deleted and in its place to read as follows:
907.1.3 Equipment. Systems and components shall be listed and approved for the purpose for which they are installed. New fire alarm control panels shall be addressable unless otherwise approved by the code official.
- (v) *Section 907.2* is deleted and in its place is approved to read as follows:
907.2 Where required New and existing buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new or existing buildings and structures in accordance with sections 907.2.1 through 907.2.23. Where automatic sprinkler protection installed in accordance with section 903.3.1.1 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2 the automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.
- (w) *Section 907.2.1* is amended to read as follows:
907.2.1 Group A. A manual fire alarm system shall be installed in accordance with NFPA 72 in use group A occupancies.
- (x) *Section 907.2.2* is amended to read as follows:
907.2.2 Group B. A manual fire alarm system shall be installed in accordance with NFPA 72 in group B occupancies.
- (y) *Section 907.2.4* is amended to read as follows:
907.2.4 Group F. A manual fire alarm system shall be installed in accordance with NFPA 72 in group F occupancies.
- (z) *Section 907.2.6* is amended to read as follows:

907.2.6 *Group I*. A manual fire alarm fire system and an automatic fire detection system shall be installed in group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.

(aa) *Section 907.2.6.3* is amended to read as follows:

907.2.6.3 *Group I-3 occupancies*. All required fire protective signaling systems shall transmit alarm, supervisory and trouble signals to the main dispatch center for the fire district in accordance with NFPA 72 by one of the methods listed in 907.15 of this code.

Exceptions:

1. Smoke detectors in buildings of groups R-3 and R-4.
2. Single-station smoke detectors as required by 907.2.9.
3. Smoke detectors in building group I-3.
4. Smoke detectors in patient sleeping areas of group I-3.

(bb) *Section 907.2.7* is deleted and in its place is approved to read as follows:

907.2.7 *Groups M and S*. A manual fire alarm system shall be installed in accordance with NFPA 72 in group M and S occupancies.

(cc) *Section 907.2.9* is deleted and in its place is approved to read as follows:

907.2.9 *Group R-2*. A manual and an automatic fire detection system shall be installed and maintained in common areas in all occupancies in use group R-2 such as corridors, hallways, stairwell, boiler or furnace rooms, laundry rooms, community rooms, meeting rooms, offices, attics and all other similar common areas within buildings. The automatic fire detection system must include occupant notification.

(dd) *Section 907.2.11.6* is deleted and in its place is approved to read as follows:

907.2.11.6 *Power source*. In new construction, required smoke alarms shall receive there [their] primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.
2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(ee) *Section 907.2.11.6.1* is created and is approved to read as follows:

907.2.11.6.1 *Power source*. In existing buildings or structures, required smoke alarms shall receive there [their] primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection. If the alteration costs 50 percent or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of new construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup in group R-1 where they are connected to an emergency electrical system.

2. Group R-3 smoke alarms are to be 120-volt with a battery backup.

(ff) *Section 907.3.1* is deleted and in its place is approved to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Installation shall be in accordance with the manufacturer's instructions and shall be located within the building space in ambient conditions consistent with the listing of the duct detector. Activation of a smoke duct detector shall initiate an approved signal as per the requirements of the Countryside Fire Protection District and Lincolnshire Riverwoods Fire Protection District at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall receive their power directly from an initiating device circuit or signal line circuit from the building fire alarm control unit. Duct smoke detectors shall be provided with remote alarm indicators located as directed by the code official. Duct smoke detectors shall not be used as a substitute for required open area detection.

(gg) *Section 907.4.2* is deleted and in its place is approved to read as follows:

907.4.2 Manual fire alarm boxes. Manual fire alarm boxes shall be installed in each use group described in this code; they shall be installed in accordance with sections 907.4.2.1 through 907.4.2.4

(hh) *Section 907.6.6* is deleted and in its place is approved to read as follows:

907.6.6 Monitoring. All required fire protective signaling systems shall transmit alarm, supervisory, and trouble signals to the main dispatch center and shall be made with a two-way transmission installed at each location. All required fire protective signaling systems shall transmit alarm and trouble signals directly to the Fire Districts Communication Center in accordance with NFPA 72.

Exceptions:

1. Smoke detectors in buildings of use groups R-3 and R-4 not including common areas and attics.
2. Single-station smoke detectors as required by section 920.0.
3. Smoke detectors in buildings of use group I-3 (see section 918.7.1).
4. Smoke detectors in patient sleeping rooms in buildings of use group I-3.

Secs. 5-139, 5-140. Reserved.

ARTICLE IX. PROPERTY MAINTENANCE CODE

Sec. 5-141. Adoption.

The regulations of the 2024 edition of the International Property Maintenance Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the minimum standards for conditions and maintenance of all property, buildings, and structures in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. . Where any provision of the International Property maintenance Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-142. International Property Maintenance Code amendments.

(a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the Village of Vernon Hills, hereinafter referred to as "this code."

(b) *Section 102.3* is deleted and in its place is approved to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Village of Vernon Hills Building Code, Code of Ordinances, and Zoning Ordinance.

(c) *Section 103.1* is deleted and in its place is approved to read as follows:

103.1 General. Building Division shall be known as the Department of Property Maintenance Inspection and the Building Commissioner shall be known as the code official when referenced herein.

(d) *Section 103.5* is deleted and in its place is approved to read as follows:

103.5 Fees. The fee to appeal a decision of the code official, a notice of violation, or order issued under this code shall be as specified in Chapter 25, Comprehensive Fees and Penalties. Said fee may be returned to the applicant, in whole or part, if the hearing officer determines circumstances justify a refund.

(e) *Section 106.4* is deleted and in its place is approved to read as follows:

106.4 Violation penalties.

1. Any person, firm, or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine as specified in Chapter 25, Comprehensive Fees and Penalties. Each day that a violation continues to exist after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.
2. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to a fine as specified in Chapter 25, Comprehensive Fees and Penalties in addition to the penalties as provided by this code.
3. Any person, firm, or corporation who fails to comply with any order to cut long grass and weeds or trim trees and shrubs within the time specified shall be liable for the Village incurred cost to abate the nuisance in addition to a administrative processing charge as specified in Chapter 25, Comprehensive Fees and Penalties in addition to the penalties as provided by this code.

(f) *Sections 111.1 through 111.5* is deleted and in its place is approved to read as follows:

111.1 Means of Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Village Hearing Officer provided that a written application for appeal and fee (see Section 103 of the International Property Maintenance Code) is filed within ten (10) days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or rules adopted hereunder have been incorrectly interpreted, do not apply, are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

111.2 Notice of Meeting. The code official shall schedule a hearing before the Village Hearing Officer within twenty (20) days from the date an application for appeal is received.

111.3 Hearing Officer Decision. The Village Hearing Officer may uphold, modify, or reverse the decision or order of the code official. The hearing officer shall provide the code official and applicant with a written decision to the appeal that shall be promptly administered by the code official or their designee. Any person, firm, or corporation aggrieved by the decision of the Hearing Officer may seek relief there from in any court having jurisdiction as provided by the laws of the State of Illinois.

(g) *Section 302.3.1* is created and approved to read as follows:

302.3.1—Parking Lot and Private Roadways: It is the intent of this ordinance to provide a uniform guideline of submittal requirements for permits of maintenance of existing private roadways, parking lot/loading dock resurfacing and reconstruction projects.

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1. *Definition of Parking Area:* The parking area is to be defined as the pavement required for the number of parking stalls needed to accommodate the business customers and employees. The parking area covers striping, signage, lighting, drainage, and the ingress/egress areas to the business. The parking area also includes delivery and loading dock pavement.
 2. *Application:* The parking area will be evaluated in unison with the property owner. After inspection, if the following items are determined to exist the owner will be notified in writing of the deficiencies.
 - a. When the pavement begins to fail (i.e., potholes severe settlement or heaving, tripping hazards, asphalt failure due to sub base failure, severe cracking) as determined by the Village Engineer or the Village Code Enforcement Officer.
 - b. When the pavement condition presents a hazard to vehicular and pedestrian traffic.
 - c. When curb and gutter, sidewalks, and utility structures have failed.
 - d. When the striping and signage become unrecognizable or do not meet the current standards.
 - e. When there is a change in use, or additions are being made.
 - f. All pavements are to meet the minimum requirements of the Village of Vernon Hills Development Regulations, the IDOT Standard Specifications for Road and Bridge Construction, the International Property Maintenance Code, and the Illinois Accessibility Code, current editions.
 3. *Enforcement:* After an inspection of the property deficiencies, a written notice of the deficiencies will be provided to the property owner for response.
 4. *Submittal for Permit:*
 - a. *Plans*
 - (i) A copy of the original approved design plan should be used for reference, where practical. The plan submittals are to delineate the proposed improvements including repair strategy, extent of repairs or modifications, and location. Four copies of the repair plans are to be submitted for review and comments, including a cost estimate.
 - b. *Pavement*
 - (i) When pavement removal has been determined to be necessary (i.e.: severe alligatoring, potholes, etc.), the pavement is to be repaired in accordance to the Village Development Ordinance and the IDOT standard Specifications for Road and Bridge Construction, Section 440 Pavement Rehabilitation, or current editions. The pavement shall be neatly saw cut before removal. The asphalt is to be removed and replaced with the required pavement cross-section. Should the sub base be determined to be unstable, a proof roll may be required to determine the scope of repairs. If the sub base is determined to be failing after the asphalt has been removed, then the appropriate repairs will be required.
 - (ii) All patching areas will be re-graded and compacted. The saw cut asphalt edges require prime before the asphalt is replaced. For areas where the complete asphalt surface has been removed, aggregate prime coat shall be installed per the current specifications.
 - (iii) All necessary milling to maintain drainage is to be shown in plan.
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- (iv) Milling is required around any structure that is not to be adjusted or repaired.
 - (v) Milling is required where asphalt surface meets concrete surfaces.
 - (vi) Milling is required along all B-6.12 type curbs. Asphalt overlays within gutters are not permitted without the Village Engineers approval.
 - (vii) Milling is required along all "B" type curb, if the height of the curb will be 3 inches or less after the overlay.
 - (viii) Milling of large cracks and sealing, the use of geotextile fabric for alligatored areas and longitudinal cracks may be considered by the Village Engineer for less severe failures.
 - (ix) A butt joint is required where existing pavement meets new pavement.
 - (x) Pavement area is to be mechanically swept clean before prime coat is applied at the required application rate. Apply prime, in advance of paving, following the Village of Vernon Hills and IDOT specifications, current editions. The use of aggregate (sand) for prime is recommended if traffic will be allowed through the construction area.
 - (xi) A geotechnical engineer is recommended to be present for all paving operations to verify that the proper compaction is being obtained. Paving is to be installed per the Village of Vernon Hills and IDOT specifications, current editions.
 - (xii) Concrete pavement is to be patched in accordance to the IDOT Standard Specifications for Road and Bridge Construction, Section 442 Pavement Patching, or current edition.

c. *Manhole Structures (storm, sanitary, water)*

- (i) All structures in the paved areas shall be reconstructed as necessary to maintain planned drainage and integrity of the structure. All repairs are to conform to the current Village Standards No. 3, 4, 7, 9, and 16.
- (ii) Broken or deteriorated adjusting rings are to be replaced. Two (2) adjusting rings totaling eight (8) inches maximum is required.
- (iii) All broken castings and lids are to be replaced.
- (iv) Adjustments to any valve vaults or sanitary sewer structures are to get the approval of the Lake County Public Works Department.
- (v) Use of frame insets is permitted
- (vi) Structures and manhole lids are to be cleaned after paving.

d. *Curb and Sidewalks*

- (i) All curb that is broken, not allowing proper drainage, missing, or creates a tripping hazard is to be replaced.
- (ii) All sidewalk that is broken, missing, or creates a trip hazard is to be replaced.
- (iii) Stalled or deteriorated sidewalk shall be replaced when it fails to meet the standards of the adopted edition of the International Property Maintenance Code.

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- (iv) Curb and sidewalk is to be replaced in accordance to the current Village Standards No. 28, 28A, 29, and 30.
 - e. *Lighting*
 - (i) Lighting is to be verified after reconstruction of the parking lot to assure that damage has not occurred.
 - f. *Signage and Striping*
 - (i) Shall be updated to the current standards.
 - (ii) The originally approved striping plans, including the exact amount of handicapped parking stalls will be used. Any changes to the plan must be approved by the Building Division.
 - (iii) Handicapped parking spaces and signs shall meet the requirements of the current Illinois Accessibility Code.
 - (iv) Two (2) coats of paint are required for re-stripping applications.
 - (v) All signposts are to conform to the current Village Standards No. 44 and 45 and will be plumb and securely embedded into the pavement.
 - (vi) All sign panels missing, not legible or reflective are to be replaced to meet the current Village codes.
 - g. *Grading within the Parking Lot (Islands)*
 - (i) All areas within the parking lot shall be graded to drain, and settled areas filled in.
 - (ii) Any alterations to the existing parking lot islands are to be submitted for approval.
 - h. *Traffic Control*
 - (i) It is the responsibility of the permit applicant to provide advance warning and safe access to the adjacent businesses during construction.
 - (ii) Proper notification is to be provided prior to the start of construction.
 - (iii) The construction area will be properly barricaded, and any required informational signs shall be provide and maintained.
 - (iv) The storage of equipment and construction material will be confined to areas that are well lit and properly barricaded. At no time shall the area block drainage areas, fire hydrants, fire lanes, or entrance/exits.
- (h) *Section 302.4* is deleted and in its place is approved to read as follows:
- 302.4 Long Grass and Weeds.*
1. Except as provided, all premises and exterior property shall be maintained free from long grass and weed growth in excess of six (6) inches on lots improved with a building or structure and eighteen (18) inches on unimproved (vacant) lots. All noxious weeds are prohibited. Grasses and weeds include all species of grass and weeds, annual plants, and vegetation. Cultivated flowers, gardens, wooded areas, and other natural-type landscaping, as approved by the Board of Trustees, are not included. Trees and shrubbery shall be maintained so not to present a hazard or nuisance to adjoining properties or to persons or vehicles traveling on the public right-of-way.

Exceptions:

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- a. Vacant land located within one-hundred (100) feet from an occupied residentially-zoned parcel shall not have grass or weed growth over six (6) inches in height.
 - b. Vacant land shall not have grass or weed growth over six (6) inches in height within ten (10) feet from any public sidewalk or public right-of-way.
 2. Any person, firm, or corporation who fails to comply with any order to cut long grass, weeds, or trim trees and shrubs within the time specified shall be liable for the village incurred cost to abate the nuisance in addition to a processing charge and penalties as provided by this code.
- (i) *Section 302.9* is deleted and in its place is approved to read as follows:
- 302.9 Defacement of property.* No person shall willfully damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti.
- It shall be unlawful for the owner of any property not to remove or cause to remove from the exterior surface of any building or structure any display of vandalism or graffiti, including but not limited to, any damage, defacing, marring, or discoloring of the normal exterior surface condition. All such displays of vandalism or graffiti shall be removed within seven (7) days of being notified by the code official or their designee.
- (j) *Section 304.3* is deleted and in its place is approved to read as follows:
- 304.3 Premises identification.* All buildings shall have approved street address numbers placed on the building in accordance with chapter 5 of the Village of Vernon Hills Code of Ordinances—Buildings and Building Regulations.
- (k) *Section 304.14* is deleted and in its place is approved to read as follows:
- 304.14 Insect screens:* During the period from June 1 to September 30, every door, window, and other outside opening required or used for ventilation of 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 (16 mesh per 25 mm) or other Village approved device. Every swinging door that is mounted on an exterior building wall shall have a self-closing device in good working condition.
- (l) *Section 502.5 Public toilet facilities.* Public toilet facilities shall be maintained in a safe, sanitary, and working condition in accordance with the Illinois State Plumbing Code. (Rest of section remains the same.)
- (m) *Section 602.3 Heat supply.* Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall supply heat to the occupants thereof during the period from September 1 to May 31. Said heat supply shall maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms If the outside temperate is below 0°F (-18°C). If the outside temperate is below 0°F (-18°C), the indoor temperature shall be maintained at not less than 65°F (18°C). In unoccupied buildings, the owner or operator shall maintain a room temperature sufficient to prevent water and waste lines from freezing unless the plumbing system has been otherwise protected by an approved method.
- (n) *Section 602.4 Occupiable spaces.* Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 31 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. (Exceptions remain the same.)

Secs. 5-143—5-150. Reserved.

ARTICLE X. ELECTRICAL CODE

Sec. 5-151. Adoption.

The National Electrical Code, 2023 edition, and including Annex G and H, as published by the National Fire Protection Association (NFPA 70) and approved by the American National Standards Institute, is hereby adopted as the Electrical Code of the Village of Vernon Hills, Illinois with such amendments as hereafter set forth. Where any provision of the National Electric Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-152. National Electrical Code amendments.

(a) *Annex H Section 80.2* is deleted and in its place is approved to read as follows:

80.2 Definitions.

Authority Having Jurisdiction: The organization, office, or individual responsible for approving equipment, material, an installation, or procedure.

Electrical Inspector: The Building Commissioner and his/her designee meeting the requirements of 80.27 and authorized to perform electrical inspections.

(b) *Annex H Section 80.13(13)* is deleted and in its place is approved to read as follows:

80.13(13) Inspection notification: Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified 24 hours in advance for inspection.

(c) *Annex H Section 80.19(F)* is deleted and in its place is approved to read as follows:

90.11 Inspection and Approvals:

- (1) Upon the completion of any installation of electrical equipment that has been made under a permit other than an annual permit, it shall be the duty of the person, firm, or corporation making the installation to notify the Building Division twenty four (24) hours in advance for an inspection of the work.
- (2) Where the Inspector finds the installation to be in conformity with the statutes of all applicable local ordinances and all rules and regulations, the Inspector shall issue to the person, firm, or corporation making the installation a certificate of approval.
- (3) When any portion of the electrical installation within the jurisdiction is hidden from view by the permanent placement of parts of the building, the person, firm, or corporation installing the equipment shall notify the Electrical Inspector, such equipment shall not be concealed until it has been approved by the Electrical Inspector.
- (4) At regular intervals, the Electrical Inspector shall visit all buildings and premises where work may be done under annual permits and shall inspect all electric equipment installed under such permit since the date of the previous inspection. The Electrical Inspector shall issue a certificate of approval for such work that is found to be in conformity with the provisions of Article 80 and all applicable ordinances, orders, rules, and regulations.
- (5) If, upon inspection, any installation is found not to be fully in conformity with the provisions of Article 80, and all applicable ordinances, rules, and regulations, the Inspector making the

inspection shall at once forward to the person, firm, corporation making the installation a written notice stating the defects that have been found to exist.

(d) *Annex H Section 80.27* is deleted and in its place is approved to read as follows:

80.27 Inspector's qualifications

- (A) Certificate. All electrical inspectors shall be certified by a nationally recognized inspector certification program accepted by the Village of Vernon Hills. The certification program shall specifically qualify the inspector in electrical inspections. No person shall be employed as an Electrical Inspector unless that person is the holder of an Electrical Inspector's certificate of qualification issued by a nationally recognized inspector certification program, except that any person who on the date on which this law went into effect was serving as a legally appointed Electrical Inspector of Vernon Hills shall, be allowed to continue to serve as an electrical inspector in the Village.
- (B) Experience. Electrical Inspector applicants shall demonstrate the following:
 - (1) Have a demonstrated knowledge of the standard materials and methods used in the installation of electrical equipment.
 - (2) Be well versed in the approved methods of construction for safety to persons and property.
 - (3) Be well versed in the ordinances related to Electrical work and the National Electrical Code, as approved by the American National Standards Institute.
 - (4) Have had at least 5 years experience as an Electrical Inspector or 5 years in the supervision of the installation of electrical equipment. In lieu of such experience, the applicant shall be a graduate in electrical engineering or of a similar curriculum of a college or university considered by the village as having a suitable requirement for graduation and shall have had two year's practical experience.
- (C) Recertification. Electrical inspectors shall be re-certified as established by the provisions of the applicable certification program.

(e) *Annex H Section 80.29* is deleted and in its place is approved to read as follows:

90.13 Liability for Damages. This code shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling, or installing any electrical equipment for damages to persons or property caused by a defect therein, nor shall the Village of Vernon Hills or any of its employees be held as assuming any such liability by reason of the inspection, re-inspection or other examination authority.

(f) *Article 100* is amended by adding the following definitions:

100 Definitions.

Electrical contractor: The term means any person, firm or corporation engaged in the business of installing or altering, by contract, electrical equipment for the utilization of electricity supplied for light, heat or power, not including radio apparatus or equipment for wireless reception of sounds and signals, not including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operations as public utilities. The term "electrical contractors" does not include employees of such contractor to do or supervise such work.

Electrical equipment: The term means any conductor and/or equipment installed for the utilization of electricity for light, heat and power, but does not include radio apparatus or equipment for wireless reception of sounds and signals and does not include apparatus, conductors and other equipment installed for or by public utilities, including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, for use in their operation as public utilities.

Licensed contractor: The term means a contractor granted permission by competent authority within the State of Illinois to engage in a business or occupation.

Registered contractor: The term means a contractor who has been qualified formally or officially by a testing procedure Based on the current year edition of the National Electrical Code. (NFPA 70)

- (g) Article 210 – Branch Circuits, is amended as follows:

Section 210.8(A) Amend Section 210.8 (A) to include additional exceptions as follows:

- (4) Crawl Spaces - at or below grade level

Exception to (4): A single receptacle supplying a permanently installed sump pump or sewage ejector pump shall not be required to have ground fault circuit-interrupter protection provided that the receptacle is on a dedicated circuit.

- (5) Unfinished portions or areas of the basement not intended as habitable rooms.

Exception #2 to (5): A single receptacle supplying a permanently installed sump pump or sewage ejector pump shall not be required to have ground fault circuit-interrupter protection provided that the receptacle is on a dedicated circuit.

- (h) Article 210 – Branch Circuits, is amended as follows:

Section 210.12(A) Amend Section 210.12(A) to remove the requirement for Arc Fault Circuit Interrupter Protection in dwelling units, with wiring installed in EMT, IMC, and RMC raceways as follows:

(A) Means of Protection Dwelling Units. All 120-volt, single-phase, 15- and 20- ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

Section 210.12(D) Amend Section 210.12(D) to remove the requirement for Arc Fault Circuit Interrupter Protection when modifying wiring installed in EMT, IMC, and RMC raceways in dwelling units as follows:

(D) Branch Circuit Extensions or Modifications - Dwelling Units and Dormitory Units. In any of the areas specified in 210.12 (A) or (B), where branch-circuit wiring is modified, replaced, or extended, the branch circuit shall be protected by one of the following:

- (i) *Section 210.52(D)* is deleted and in its place is approved to read as follows:

210.52(D) Bathrooms. In dwelling units, at least one wall receptacle outlet shall be installed in bathrooms or powder rooms within 900 mm (3 ft.) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop. Each bathroom or powder room requires a minimum of one (1) 20-amp receptacle circuit.

- (j) *Section 225.10* is deleted and in its place is approved to read as follows:

225.10 Wiring on Buildings: All conduits installed on the exterior of any building, sign or pole shall be rigid galvanized metal conduit, galvanized intermediate metal conduit or rigid aluminum conduit. However, rigid aluminum conduit shall not be used where exposed to mechanical damage. At no time shall rigid aluminum conduit be installed between grade level and six (6) feet above grade level where vehicular traffic is present or where vehicular could be present (rear of buildings, in alleyways, delivery areas, etc.). In these areas, the use of rigid galvanized metal conduit shall be approved.

- (k) *Section 230.31(B)* is deleted and in its place is approved to read as follows:

230.31(B) Minimum Size: The conductors shall not be smaller than 3/0 AWG copper for 200 amp service and 3 AWG copper for 100 amp service.

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- (l) *Section 230.41* is deleted and in its place is approved to read as follows:
230.41 Insulation of Service-Entrance Conductors: Service-entrance conductors entering or on the exterior of buildings or other structures shall be insulated.
- (m) *Section 230.42(C)* is deleted and in its place is approved to read as follows:
230.42(C) Grounded Conductors. The grounded conductor must be the same size as the ungrounded conductors.
- (n) *Section 230.42(D)* is created and approved to read as follows:
230.42(D) Residential Services: New single-family homes shall have a minimum two hundred (200) amp main disconnect, with an adequate number of branch circuits. The service shall be installed underground, entrance to be in two (2) inch heavy wall galvanized conduit and the conductors are to be not less than two (2) #3/0 copper cable and one (1) #3/0 copper neutral (Two hundred (200) amp capacity). This panel is to be open for the rough inspection.
- (o) *Section 230.42(E)* is created and approved to read as follows:
230.42(E) Residential Service Revisions: All residential service revisions shall be one hundred (100) amp or larger. Panel revisions shall have a main disconnecting means and a minimum of twenty (20) branch circuit capability.
- (p) *Section 240.24(B)(3)* is created and approved to read as follows:
240.24(B)(3) Occupancy. Main disconnecting means shall be located in each unit or space.
- (q) *Section 240.88(a)* is created and approved to read as follows:
240.88(a) Circuit Breakers for Other than Dwelling Units. All electrical panels shall be bolt-on type circuit breakers.
- (r) *Section 240.88(b)* is created and approved to read as follows:
240.88(b) Tandem Type Breakers. Tandem type breakers are not approved for use except as approved by the Building Commissioner in connection with alterations and renovations.
- (s) *Section 300.18(A) Complete Runs* is amended to remove the exception.
- (t) *Section 310.3(B)* is deleted and in its place is approved to read as follows:
310.3(B) Conductor Material: Conductors in this article shall be of copper and capable of withstanding the load connected.
- (u) *Section 314.27(A)* is deleted and in its place is approved to read as follows:
314.27(A) Boxes at Luminaire (lighting fixture) Outlets. Boxes used at luminaire (lighting fixture) or lampholder outlets shall be designed for the purpose. At every outlet used exclusively for lighting, the box shall be designed or installed so that a lighting fixture may be attached.

Dwelling Units: All junction boxes roughed in for ceiling openings in bedrooms, family rooms, living rooms, dining rooms, kitchens, dens, foyers and other rooms or areas where ceiling fans are commonly installed shall be installed so as to provide adequate support for ceiling fans and shall be listed for this purpose.
- (v) *Section 320 Armored Cable Type AC* is deleted in its entirety.
- (w) *Section 322 Flat Cable Assemblies: Type FC* is deleted in its entirety.
- (x) *Section 324 Flat Conductor Cable: Type FCC* is deleted in its entirety.
- (y) *Section 333 Metal-Clad Cable: Type MC* is prohibited for use in building types subject to the IRC.

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- (z) *Section 332 Mineral-Insulated, Metal-Sheathed Cable: Type MI* is deleted in its entirety.
- (aa) *Section 334 Non-Metallic-Sheathed Cables: Types NM, NMC, and NMS* is deleted in its entirety.
- (bb) *Section 338 Service Entrance Cable, types SE and USE* is deleted in its entirety.
- (cc) *Section 340 Underground Feeder and Branch Circuit Cable, type UF* is deleted in its entirety.
- (dd) *Section 348.10* is deleted and in its place is approved to read as follows:
348.10 Uses Permitted. Flexible metal conduit may be permitted for use in exposed locations where permitted by the code official to serve equipment and fixture installations. Flexible metal conduit may be permitted in concealed locations where permitted by the code official to feed outlets in connection with remodeling. Equipment grounding conductor required.
- (ee) *Section 358.10(E)* is created and approved to read as follows:
358.10(E) Uses Permitted. All wiring changes or additions to electrical systems in existing residences shall be of rigid galvanized, intermediate metal conduit, or electrical metallic tubing unless otherwise approved by the code official in connection with remodeling and renovations.
- (ff) *Section 382 Nonmetallic Extensions* is deleted in its entirety.
- (gg) *Section 394 Concealed Knob and Tube Wiring* is deleted in its entirety.
- (hh) *Section 396 Messenger Supported Wiring* is deleted in its entirety.
- (ii) *Section 398 Open Wiring on Insulators* is deleted in its entirety.
- (jj) ARTICLE 406 - RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS
Section 406.4(D)(4) Amend Section 406.4(D)(4) to remove the requirement for Arc Fault Circuit Interrupter Protection when replacing receptacles in dwelling units with wiring in EMT, IMC, or RMC raceways as follows:
(4) Arc-Fault Circuit-Interrupter Protection. Where a receptacle outlet is located in any areas specified in 210.12 (A) or (B), a replacement receptacle at this outlet shall be one of the following:
- (kk) *Section 408.30(A)* is created and approved to read as follows:
408.30(A) Electrical Services: Surge arrestors shall be required at the main service panel and sub-panels of all new buildings, including residential and commercial uses. The arresting device shall protect all branch circuits and shall be rated at not less than 40,000 surge amps. Installation shall be in compliance with the Vernon Hills Electrical Code and in accordance with manufacturers requirements.
- (ll) *Section 700.16* is deleted and in its place is approved to read as follows:
700.16 Emergency Illumination. Emergency illumination shall include all required means of egress lighting, illuminated exit signs, and all other lights specified as necessary to provide required illumination. Emergency lighting systems shall be designed and installed so that the failure of any individual lighting element, such as the burning out of a light bulb, cannot leave in total darkness any space that requires emergency illumination. Where high-intensity discharge lighting such as high- and low-pressure sodium, mercury vapor, and metal halide are used as the sole source of normal illumination, the emergency lighting system shall be required to operate until normal illumination has been restored. Emergency (battery pack) lighting shall be installed in each electrical room, closet or vault, wherever an electrical service is located, or adjacent to any electric service panel.

Sec. 5-153. Additional standards adopted

- (a) NFPA 855: Standard of the Installation of Stationary Energy Storage Systems

Sec. 5-154. Electric Vehicle Charging

- (a) The requirements of the Illinois Electric Vehicle Charging Act (765 ILCS 1085/1 et seq.) shall apply except as modified by this Building Code and/or the Village Zoning Code. See Appendix C, Zoning, of the Village Code regarding the minimum requirements for electric vehicle parking.

Secs. 5-155—5-170. Reserved.

ARTICLE XI. FEES, BOND AND INSURANCE REQUIREMENTS

Sec. 5-171. Building permit, inspection and land use fees.

- a) *Permit, inspection, occupancy, development, and land use fees.* Permit, inspection, occupancy, development, and land use fees shall be as specified in Chapter 25, Comprehensive Fees and Penalties. Unless specifically listed, building permit fees shall be based on the total construction cost minus the cost of work for which the permit fees are computed separately. The total construction cost of new construction shall be based on the most recent International Code Council (ICC) valuation table on file with the code officials or the estimate supplied by a permit applicant, whichever is greater. For more complex projects, cost of which can not be approximated by using the ICC valuation table, the code official may require a permit applicant to prove that the cost of construction shown on a building permit application is, in fact, the actual cost as derived from signed contracts. The total construction cost for alterations, remodeling, repairs or demolition of an existing structure or system shall be the actual cost subject to review and adjustment by the code official, if the costs shown on the permit application do not reflect the actual costs.

Exceptions:

1. Residential water heaters are free of charge provided a permit is obtained and the refundable permit completion bond is paid.
 2. Except for consultant fees incurred by the village for specialty plan review and field inspection services, the Village of Vernon Hills Park District, Fire Districts, School Districts, Library Districts, Townships, and Lake County are exempt from permit fees for improvements to existing and future facilities owned and operated by said governmental districts and located within the corporate limits of the village provided the village is included as an additional beneficiary with rights to call on the performance and payment bond or other form of security to insure compliance with approved plans and specifications.
 3. Extreme weather events / other events causing widespread damage. The building official may temporarily suspend collection of permit fees for restorations and repairs related to events (such as weather events) causing damage to multiple properties.
- b) *Reinspection fees.* A reinspection fee, adequate to reimburse the village for additional expenses incurred, shall be charged on any construction work which, through negligence, incomplete work or poor workmanship on the part of the contractor, makes it necessary for the code official, inspectors or other employees, to make additional inspection(s). The fee for reinspection shall not be less than the amount specified in Chapter 25, Comprehensive Fees and Penalties and shall be paid before the next reinspection will be made.

Exception: An inspector may, at his discretion, waive a reinspection fee, if he feels that the nature of the work inspected was such that a contractor may not reasonably have been expected to be in full compliance for the first inspection.

- c) *Miscellaneous inspections.* An inspection shall be made by the code official or his designee at the request of a property owner or other entity having authority to request such an inspection. No inspections will be made if

a similar service is available from private sources and a need for an inspection is not due to threat to life, health, safety and welfare of occupants. The fee for such an inspection shall not be less than the amount specified in Chapter 25, Comprehensive Fees and Penalties.

- d) *Saturday, Sunday, holiday, evening, and emergency inspections*: The fee for special inspections performed outside of the normal workday shall be computed as follows:

The current hourly rate of the inspector, including benefits, multiplied by a number of hours required to perform the inspection, including travel time. The minimum number of hours charged for such an inspection shall be three, and in multiples of three hours if more than three hours are needed to complete an inspection.

Typically, a request for such an inspection shall be made before 12:00 noon of a regular scheduled working day preceding the day of inspection. In any event, such an inspection can only be scheduled if there is an available inspector who is willing to perform such an inspection.

Sec. 5-172. Plan review fees.

Except as provided below, all plans and specifications which are submitted for the purpose of the department's comments, review, and notation and as part of a building permit application shall be subject to plan review fee as specified in Chapter 25, Comprehensive Fees and Penalties. Plan review fees shall be paid at the time of submittal of a building permit application.

Exceptions:

- 1) Code official may, at his discretion, waive plan review fees for nonsignificant signs, fences, concrete pads and similar projects of nonstructural nature.
- 2) All outside consultant, fire protection district, and related processing fees incurred by the village to perform building plan review and field inspections shall be charged to the permit applicant at the same rate charged to, and incurred by, the village.
- 3) Driveways, fences and storage sheds are exempt from plan review fees (not a plan review) except when the code official determines that nonstandard plans are submitted, or extraordinary time is required to review structural elements.

Sec. 5-173. Completion bonds.

- (a) *Cash bond required.* Except as specified in Chapter 25, Comprehensive Fees and Penalties, no building permit shall be issued until a cash bond ("bond") has been deposited with the village. Said "bond" shall be deposited upon payment of permit fees. The "bond" may be used to satisfy payments of any fee or expense owed to the village, including the repair of damage to village property, erosion control, inspection fees, and all other liabilities imposed by this Code on a building permit holder and/or property owner.
- (b) *Value of bond.* The value of a cash bond shall be in the amount specified in Chapter 25, Comprehensive Fees and Penalties.
- (c) *Cash bond refunds.* The village shall refund the bond, minus any fee or expense owed to the village, upon a successful final inspection of the work. If a permit holder wishes to withdraw an application, the bond shall be returned following written request by the permit holder. Non-refundable portions of the permit fee will be retained by the Village.
- (d) *Bond forfeiture.* In the event that a permit expires without successful completion of a final inspection the bond shall be forfeited and deposited into the Village of Vernon Hills General Fund. Signature, including digital signature, on the permit application form shall serve as acknowledgement of the understanding of this procedure. Requests to refund a bond after the expiration of the permit shall be made in writing to the Building Official. Appeals of decisions of the Building Official shall be processed as described in Chapter 5 of the Village Code.

Sec. 5-174. Bond and insurance requirements.

(a) *Definitions:*

Contractor shall mean and include anyone engaged in the business of constructing, altering or repairing buildings or structures or side walks or street pavements, including but not limited to general contractors, plumbing contractors, electrical contractors, cement, concrete or paving contractors, masonry contractors, carpentry contractors, roofing contractors, excavation contractors, heating contractors, air-conditioning or refrigeration contractors, pipe fitting contractors, sheet metal contractors, steel erection contractors, sewer contractors, plastering or drywall contractors, razing or moving contractors and insulating contractors.

(b) *Insurance requirements.* No permit shall be issued for any project with an estimated construction cost in excess of \$100,000, unless a certificate or other proof is filed with the Code Official showing that the contractor carries workmen's compensation insurance and public liability insurance with reputable insurance companies with limits of at least \$500,00.00 for each person and \$500,000.00 for each accident or bodily injury liability and a \$1,000,000.00 comprehensive umbrella liability policy. Before any contractor doing work for the village on any street or highway or on any building or premises owned by the village commences work, he shall file with the code official a certificate or other proof showing that he carries workmen's compensation and public liability insurance as required by the ordinances and the terms of his contract.

Sec. 5-175. Duties of contractors.

- (1) Any person doing business as a subcontractor shall be construed as engaged in a business of contracting.
- (2) It shall be absolute and irrevocable responsibility of all contractors to secure the appropriate and necessary building permits required by this code prior to undertaking any project requiring such a permit.
- (3) It shall also be the duty of all contractors to comply with all provisions of this code relative to their activities as contractors and, in addition thereto, to remove or cause to be removed at least once a week from the construction-site all trash, refuse and waste materials.
- (4) Where permanent sanitary facilities are not available, contractors shall provide temporary facilities for his workers.
- (5) Contractors shall at all times keep the site of activities in an orderly condition, free from standing water, unguarded dangerous implements, and conditions, threatening to public health, life, safety and welfare.
- (6) Contractors shall not obstruct traffic, streets or sidewalks nor permit dirt or waste to accumulate on such public ways.
- (7) It shall be unlawful for any contractor to obtain or furnish a permit for the construction, alteration or repair of any building or structure to any person not entitled to such permit.
- (8) It shall be a duty of a contractor to attempt to resolve in good faith any and all complaints which may result from his work.

Secs. 5-176—5-180. Reserved.

ARTICLE XII. SATELLITE AND MICROWAVE TRANSMITTING AND RECEIVING STATIONS; DISH ANTENNAS

Sec. 5-181. Definitions of satellite and microwave transmitting and receiving stations; dish antennas.

Satellite and microwave transmitting and receiving stations and dish antennas as used in this division shall mean any disc antenna with an essentially solid or mesh surface of any geometric shape whether flat, concave or parabolic, which is designed or intended for transmitting and or receiving television, or other communication signals through orbiting satellites or other sources. The height of a ground-mounted dish antenna shall be the total maximum to which it is capable of being raised and shall be measured from the highest point of the finished grade adjacent to the structure.

Sec. 5-182. Permit for satellite antenna.

- (a) *Permit required.* No person shall construct or install a satellite antenna with the length, width or diameter of more than 24 inches in the village without obtaining a building permit from the village prior to installation. The standard building permit fee schedule shall apply to all installations.
- (b) *Application for permit.* The building commissioner shall issue such permit provided the applicant submits a written application upon forms provided by the building department along with a plot plan of the property, or parcel of land showing the exact location of the proposed satellite antenna and all other buildings on the subject property; a description of the kind of satellite antenna proposed; plans showing specifications and elevations of the proposed satellite antenna; and sufficient details to show the method of assembly and construction and the screening plan.
- (c) *Association approval.* A permit for a satellite antenna for a townhouse or condominium will not be granted without permission from the respective homeowner's association. A certified copy of the minutes of the homeowner's association meeting wherein permission is granted and a resolution of approval must accompany the application.

If the applicant is the owner of a townhome, townhouse or condominium located in a multiple dwelling without a homeowner's association, the applicant must have written permission from the owners of all the attached dwelling units.

- (d) *Owner information.* All applications shall indicate the owner or owners of the subject property, the occupant of the subject property, and the name of the person or company who shall be permitted to construct or erect the satellite antenna. If the subject property is a townhome, townhouse or condominium, the application shall indicate only the owner of the unit who is making application. If the applicant is a homeowner's association, the names and address of the officers of the association shall be included. If the applicant is a lessee, written permission from the property owner shall be submitted. Additional information may be required at the discretion of the building commissioner.

Sec. 5-183. General requirements.

- (a) In all zoning districts, the following satellite antenna requirements shall apply:

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- (1) Guy wires and satellite antenna shall be considered an accessory structure and shall meet the seven-foot setback for an accessory structure in a rear yard.
 - (2) A satellite antenna shall meet all manufacturer's specifications and shall be noncombustible and corrosive-resistant materials.
 - (3) Any part of the satellite antenna, including but not restricted to the reflector, probe, guy wires and signal transmission cable, shall have vertical and horizontal clearance from any electric lines which conform to the latest edition of the National Electrical Code. The structure and installation must be in conformance with the National Electrical Code, and any other applicable village ordinance and fire codes.
 - (4) Every satellite antenna must be adequately grounded for protection against a direct strike of lightning, with an adequate ground wire. Ground wires shall be of the type approved by the latest adopted edition of the National Electrical Code for grounding masts and lightning arresters, and shall be installed in accordance with generally accepted engineering practice.
 - (5) A satellite antenna shall be nonreflective, neutral in color, and blend in with the surroundings.
 - (6) The satellite antenna shall be maintained in compliance with all applicable Vernon Hills Village codes.
 - (7) No advertising or sign of any type shall be permitted on a satellite antenna. If advertising cannot be removed, it shall be obliterated in a manner acceptable to the building commissioner.
 - (8) A roof mounted satellite antenna shall not be allowed in any residential zone. In all other zones, roof mounted satellite antennas shall be allowed only when properly screened from view with materials and colors that are compatible with the construction of the building, all to be determined after review and approval of plans submitted to the building department. Each owner or tenant shall be allowed only one satellite dish antenna.
 - (9) No ground-mounted satellite antenna in a single-family or multifamily district shall exceed 12 feet in diameter nor be higher than 13 feet, including the base. In a business district, no ground-mounted satellite antenna shall exceed 14 feet in diameter nor be higher than 15 feet, including the base. The base of a ground-mounted satellite antenna shall not exceed 18 inches in height.
 - (10) The antenna shall be shielded from view from any public street by a six-foot-high screen unless the placement of screen would render the antenna inoperable. The screen shall be no more than four feet from any part of the satellite antenna or the base. If a landscape screen of trees or bushes is used, it must be maintained in a healthy growing condition and be opaque at all times of the year.
 - (11) The structure, including the foundation, shall be designed to withstand wind force of up to 90 miles per hour in accordance with generally accepted engineering practice.
 - (12) In the event that harmful interference to neighborhood television reception is caused subsequent to its installation, the owner of the antenna shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
 - (13) Satellite antennas legally in existence at the time of the passage of this division [November 11, 1986] shall be considered "grandfathered" for a period of one year from the effective date of this division. At the end of the one-year period, the antenna must be in compliance with the provisions of this division.
 - (14) A satellite antenna mounted on a trailer may be used with a 30-day permit only in a business district. All the requirements in this section shall be necessary unless they are waived at the discretion of the building commissioner.
 - (15) The owner or lessee of a satellite antenna shall be responsible for maintaining it in proper working mechanical, electrical and structural conditions and shall comply with all provisions of the village ordinances, regulations and codes.

Sec. 5-184. Penalty for violation.

The owner of any lot or parcel where anything in violation of this division is constructed, installed or exists, and any architect, building [builder] or contractor who assists in the commission of any violation of this division, and any person who violates any of the provisions of this division or fails to comply therewith shall for each violation or noncompliance be fined as specified in Chapter 25, Comprehensive Fees and Penalties. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

Secs. 5-185—5-195. Reserved.

ARTICLE XIII. CODE HEARING DEPARTMENT

Sec. 5-196. Code hearing department.

Division 31.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes is hereby adopted and the Code Hearing Department is hereby created.

The function of the hearing department is to expedite the prosecution and correction of code violations.

Sec. 5-197. Definitions.

As used in this article, unless the context requires otherwise the following words and/or phrases shall have the following meaning:

Code means any Village of Vernon Hills ordinance, law, housing or building code or zoning ordinance that establishes construction, plumbing, heating, electrical, fire prevention, sanitation or other health and safety standards that are applicable to structures in a municipality.

Building inspector means a full time village employee whose duties include the inspection or examination of structures or property in a municipality to determine if zoning or other code violations exist.

Property owner means the legal or beneficial owner of a structure or the owner's agent, rent collector or trustee.

Hearing officer means a village employee other than a building inspector or law enforcement officer whose duty it is to:

- (1) Preside at an administrative hearing called to determine whether or not a code violation exists.
- (2) Hear testimony and accept evidence from the building inspector, the building owner and all interested parties touching on the existence of a code violation.
- (3) Preserve and authenticate the transcript and record of the hearing and all exhibits and evidence introduced at the hearing.
- (4) Issue and sign a written finding, decision and order stating whether a code violation exists.

Sec. 5-198. Hearing procedures exclusive.

The procedures set forth in the Article shall exclusively govern all legal actions instituted by the Village of Vernon Hills to impose a fine because of the existence of a code violation.

Sec. 5-199. Instituting code hearing proceedings.

When a building inspector finds a code violation while inspecting a structure, he shall note the violation on a multiple copy violation notice and report form, indicating the name and address of the structure owner, the type and nature of the violation, the date and time the violation was observed, the names of witnesses to the violation, and the address of the structure where the violation is observed. The violation report form shall be forwarded by the building inspector to the code hearing department where a docket number shall be stamped on all copies of the report, and a hearing date noted in the blank spaces provided for that purpose on the form. The hearing date shall not be less than 30 nor more than 40 days after the violation is reported by the building inspector.

One copy of the violation report form shall be maintained in the files of the code hearing department and shall be part of the record of hearing, one copy of the report form shall be returned to the building inspector so that he may prepare evidence of the code violation for presentation at the hearing on the date indicated, and one copy of the report form shall be served by registered or certified mail on the owner of the structure, along with a summons commanding the owner to appear at the hearing. If the name of the owner of the structure cannot be ascertained or if service on the owner cannot be made by mail, service may be made on the owner by posting a copy of the violation report form on the front door of the structure where the violation is found, not less than 20 days before the hearing is scheduled.

Sec. 5-200. Subpoenas—Defaults.

At any time prior to the hearing date the hearing officer assigned to hear the case may, at the request of the building inspector or the attorney for the village, or the owner or his attorney, issue subpoenas directing witnesses to appear and give testimony at the hearing. If on the date set for hearing the owner or his attorney fails to appear, the hearing officer may find the owns in default and shall proceed with the hearing and accept evidence touching on the existence of a code violation.

Sec. 5-201. Continuance—Representation at code hearings.

No continuances shall be authorized by the hearing officer in proceedings under this article except in cases where a continuance is absolutely necessary to protect the rights of the owner, or if the inspector is not available due to illness or emergency. Lack of preparation shall not be grounds for a continuance. Any continuance authorized by a hearing officer under this article shall not exceed 25 days. The case for the village may be presented by the building inspector, by any other village employee or by an attorney designated by the village. However, in no event shall the case for the municipality be presented by an employee of the code hearing department. The case for the structure owner may be presented by the owner, his attorney, or any other agent or representative.

Sec. 5-202. Hearing—Evidence.

At the hearing, a hearing officer shall preside and shall hear testimony and accept any evidence touching on the existence or non-existence of a code violation in the structure indicated. The strict rules of evidence applicable to judicial proceedings shall not apply to hearings authorized by this article.

Sec. 5-203. Eviction—Rights of the occupants.

No action for eviction, abatement of a nuisance, forcible entry and detainer or other similar proceeding shall be threatened or instituted against an occupant of a structure solely because such occupant agrees to testify or testifies at a code violation hearing.

Sec. 5-204. Defenses to code violations.

It shall be a defense to a code violation charged under this Article if the owner, his attorney, or any other agent or representative proves to the hearing officer's satisfaction that:

- a) The code violation alleged in the notice does not in fact exist, or at the time of the hearing the violation has been remedied or removed.
- b) The code violation has been caused by the current property occupants and that in spite of reasonable attempts by the owner to maintain the structure free of such violations, the current occupants continue to cause the violations.
- c) An occupant or resident of the structure has refused entry to the owner or his agent to all or a part of the structure for the purpose of correcting the code violation.

Sec. 5-205. Findings, decision, order.

At the conclusion of the hearing the hearing officer shall make a determination on the basis of the evidence presented at the hearing whether or not a code violation exists. The determination shall be in writing and shall be designated as a finding, decision and order. The findings, decision and order shall include the hearing officer's findings of fact, a decision whether or not a code violation exists based upon the findings of fact, and an order, ordering the owner to correct the violation or dismissing the case, in the event a violation is not proved. If a code violation is proved, the order may also impose the sanctions that are provided in the code for the violation proved.

Sec. 5-206. Review under Administrative Review Law.

The findings, decision and order of the hearing officer shall be subject to review in the circuit court of Lake County, Illinois, and the provisions of the Administrative Review Law, and all amendments and modifications thereto, and the rules adopted pursuant thereto are adopted and shall apply to and govern every action for the judicial review of the final findings, decision and order of a hearing officer under this article. The record, for the purposes of this section, shall consist of the notice of violation, the finding, decision and order of the hearing officer, and written notes of the hearing made by an authorized individual or the hearing officer. A transcript of a court reporter shall also be considered as part of the record, if such transcript has been provided by a party.

Sec. 5-207. Judgement on finding, decision, order.

- a) Any fine, other sanction or costs imposed, or part of any fine, other sanction or costs imposed remaining unpaid after the exhaustion of, or failure to exhaust, judicial review procedure under Administrative Review Law shall be a debt due and owing the Village of Vernon Hills and, as such, may be collected in accordance with applicable law.

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- b) After expiration of the period within which judicial review under the Administrative Review Law may be sought for a final determination of the code violation, the Village may commence a proceeding in the circuit court of Lake County, Illinois for purposes of obtaining a judgment on the findings, decision and order. Nothing in this section shall prevent a municipality from consolidating multiple findings, decisions and orders against a person in such a proceeding. Upon commencement of action, the village shall file a certified copy of the findings, decision and order, which shall be accompanied by a certification that recites facts sufficient to show that the findings, decision and order was issued in accordance with this article and other applicable village ordinances. Service of summons and a copy of the petition may be by any method provided by law or by certified mail, return receipt requested, provided that the total amount of fines, other sanctions and costs imposed by the findings, decision and order does not exceed \$2500.00.

Sec. 5-208. Sanctions applicable to owner of property.

The order to correct a code violation and the sanctions imposed by the Village as the result of a finding of a code violation under this Article shall attach to the property as well as to the owner of the property, so that a finding of a code violation against one owner cannot be avoided by conveying or transferring the property to another owner. Any subsequent transferee or owner of property takes subject to the findings, decision and order of a hearing officer under this article.

Secs. 5-209—5-300. Reserved.

ARTICLE XIV. SWIMMING POOL AND SPA CODE

Sec. 5-301. Adoption.

The regulations of the 2024 edition of the International Swimming Pool and Spa Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing swimming pools and spas in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Swimming Pool and Spa Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-302. Reference to State Regulations.

The State of Illinois has promulgated rules and regulations for public swimming pools, spas and beaches under Illinois Administrative Code Title 77 Chapter 1 Subchapter n Part 820. Additional references to this can be found under 210 ILCS 125\et seq. The adoption of the 2024 International Swimming Pool and Spa Code does not supersede the State of Illinois rules and regulations/laws unless the Swimming Pool Code is more restrictive in requirements.

Secs. 5-303—5-315. Reserved.

ARTICLE XV. CONDOMINIUMS

Sec. 5-316. Definitions.

For the purposes of this article, the following words shall have the meanings respectively ascribed to them by this section:

Blanket encumbrance means a trust deed, mortgage, judgment or other lien [against] a condominium including any lien or other encumbrance arising as a result of the imposition of any tax assessment by a public authority.

Board of managers means the board of managers provided and referred to in the Illinois Condominium Property Act.

Closing of the sale means the operation of transferring ownership of a condominium unit to the purchaser from the developer.

Common elements means all of the condominium except the condominium units. "Common elements" shall also include limited common elements.

Condominium means a form of property established pursuant to the Illinois Condominium Property Act.

Condominium project or project means the sale of or plan by a developer to sell or offering for sale of residential condominium units in an existing building or building to be constructed or under construction.

Condominium unit or unit means a separate three-dimensional area within the condominium identified as such in the declaration and on the condominium plat and shall include all improvements contained within such area except those excluded in the declaration.

Conversion, convert or like words means the offering for sale by a developer or his agent of a condominium unit occupied or rented for any purpose by any person before commencement of a condominium project which includes such unit.

Declaration means the declaration referred to in the Illinois Condominium Property Act.

Developer means any person who submits property legally or equitably owned by him to the provisions of the Illinois Condominium Property Act including any successor to such developer's entire interest in the property; or any person who offers units legally or equitably owned by him for sale in the ordinary course of his business. "Developer" does not include a corporation owning and operating a cooperative apartment building unless more than six units are to be sold to persons other than current stockholders of the corporation.

Offering means any inducement, solicitation, advertisement, publication or announcement by a developer to any person or the general public to encourage a person to purchase a condominium unit in a condominium or prospective condominium.

Person means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

Property report means the property report required in accordance with section 5-317 of this article.

Prospective purchaser means a person who visits the condominium project site for the purpose of inspection for possible purchase or who requests the property report.

Sec. 5-317. Property report.

The property report shall contain the following:

- (1) A statement indicating name and address of:
 - a. The developer and legal and beneficial owner, if different, of the land and improvements, including all general partners of a partnership or principal executive officers and directors of a corporation.
 - b. Interim and permanent mortgages or construction lenders secured by a blanket encumbrance.
 - c. The principal sales and management agents, attorneys, accountants, architects, engineers and contractors for the project.

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- (2) A description of all property and improvements including the following:
 - a. Map, plat or architect's drawing showing location and dimensions of the condominium project and the land it occupies together with all improvements, including recreational facilities, proposed construction and present and planned location of streets and driveways.
 - b. The share of ownership of each unit in the common elements. The identity of owners of such condominium unit including the percentage of former renters who have purchased or contracted to purchase a condominium unit when the property is a conversion, if known. If such units are owned, in trust or by nominees, the beneficiaries or principal shall be named, if known.
 - c. A description of all of the common elements in the project including a description of all existing and proposed recreational facilities, and other such facilities within the project. Limited common elements, if any, and their ownership shall also be indicated.
 - d. A description of the nature and ownership of all improvements occupying the same zoning lot but which are not part of the condominium.
 - e. Location, nature and ownership of easements, streets and driveways on or contiguous to the condominium.
 - f. The identification of drawings, architectural plans and other suitable documents setting forth the necessary information for location, maintenance and repair of all condominium facilities and equipment, to the extent these documents exist, their location, and times at which they may be inspected.
 - g. Projected initiation and completion dates, for proposed construction, renovation and conversion.
 - h. A description of limitations upon uses permitted in individual condominium units as contained in the declaration, and by-laws of the condominium association and applicable zoning provisions. Such description shall state whether or under what conditions the condominium units may be rented together by the unit owner.
 - i. Statement as to whether a purchaser may purchase more than one unit and under what circumstances or conditions.
 - j. Statement of legal ownership, listing all restrictions, notices, lis pendens and encumbrances of record.
 - (3) Method of timing of transfer of control of the condominium to the board of managers and the nature and extent of any interest retained by the developer thereafter.
 - (4) A statement disclosing the existence of penalties if the construction, renovation, or conversion or completion date is not met and the additional costs to be imposed upon unit owners if such date is not met.
 - (5) The nature and extent of any protection of a purchaser if the developer defaults on blanket encumbrances.
 - (6) A statement of any litigation which would affect the condominium or the developer's ability to convey clear title.
 - (7) A statement of the current taxes and estimated changes in the tax assessment of the condominium units which prospective purchasers may encounter during the first two years.
 - (8) Copies of the forms of sales documents applicable to the individual units, including but not limited to:
 - a. Basic purchase contract form being used by developer.
 - b. Deed of conveyance.

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- c. Deed of trust, mortgage and promissory note, if any.
- (9) Statement of sales prices, terms, options and conditions of sale of each unsold unit, including estimated closing and settlement costs and transfer taxes.
- (10) Statement of estimated monthly payments for each unit to be itemized as to taxes, utilities, operating costs, assessments, parking, recreational facilities and all other payments in the first year after the projected date of assumption of control by the board of managers.
- (11) If financed by the developer, the proposed financing of each unit, including percent of sales price required for down payment, duration of the loan, interest rate, service charge, appraisal charge, closing charges and total monthly payment.
- (12) A description of all appliances and personal property included with each unit.
- (13) Copies of the following documents:
- a. The declaration and plat. However, prior to the recordation of the declaration, a preliminary declaration and plat may be supplied, provided it is accompanied by a statement in type size and style equal to at least 10 point bold face type as follows:
- "The description of units and percentage of ownership interest in common elements herein is preliminary and may be changed in material respects upon the recording of the declaration and plat."
- b. The articles of incorporation or charter of the condominium association, if any.
- c. The by-laws and regulations of the condominium association.
- (14) The description of the following documents:
- a. Any leases of real or personal property in the condominium expiring later than two years after the first unit is offered for sale.
- b. Any management contract, employment contract, insurance policy or other contract affecting the use, maintenance or access of all or part of the condominium expiring later than two years after the first unit is offered for sale.
- c. The coverage and amounts of insurance policies applicable to the condominium, maintained by or on behalf of the developer.
- (15) A statement of management and expected management costs of the condominium including:
- a. Name of management agent, if any, and the services the agent will perform.
- b. Length of term of any management contract, its costs, and the circumstances, if any, under which the charges may be increased.
- c. The conditions, if any, under which the management contract may be canceled or terminated.
- d. A statement stating the relationship between the developer and the management company and their respective corporate officers and controlling interests, if any.
- (16) An estimated operating budget, including the basis on which each item included in such operating budget was formulated for the condominium projected for a period of one year from the expected date that control of the condominium project passes to the board of managers. The operating budget shall include at least the following:
- a. Operating costs
- Utilities

Heating fuels
Janitorial services
Trash and garbage disposal
Ground and building maintenance
Security
Maintenance and operation of recreational and other facilities
Building insurance
Elevator maintenance
Sidewalks and street maintenance

Other operating costs

b. Management costs
Accounting and bookkeeping services
Legal services

Management fees

c. Reserve costs
Reserve for improvements
Reserved for unexpected repair work
Reserve for replacement and upkeep of common area and facilities

Reserve for taxes and special assessments

If no reserve is provided for any one or more of the costs listed herein, the following statement must be inserted in the property report in a type the size and style equal to at least 10 point bold type:

"The developer has not provided a reserve for certain possible future costs of the condominium in his budget. Accordingly, it may be necessary to provide for a special assessment to all condominium unit owners to pay for such costs should they occur."

- (17) Provisions, if any, the developer has made to cover the proposed operations and maintenance budget in the event an insufficient number of units are sold.
- (18) If a conversion, a report from a qualified licensed engineer or registered architect describing the condition and expected useful life of the roof, foundation, external and supporting walls, mechanical, electrical, plumbing, heating and structural elements and all other common facilities, together with an estimate of repair and replacement costs, for those items needing repair or replacement, at current market prices. This report shall include the approximate dates of installation of the facilities listed above and the dates of major repairs to such facilities. There shall be attached to such report (1) a statement of the developer that no notice of violations of the building provisions of the building ordinance pertaining to the condominium building have been received by the owner or his predecessors for ten years preceding the property report and its latest amending; or (2) a list of all notices of violations of the building provisions of the building ordinance received, together with a detailed statement of all violations referred to in such notices, for the prior ten years.
- (19) A statement of whether, and under what circumstances, the unit owners are required to be a member of, support, or participate financially in recreational facilities, such as but not limited to health clubs, exercise rooms, swimming pools, party rooms and golf putting greens. If any such facility is not part of

the common elements, the following warning shall be included in capital letters, in a type size and style equal to at least 10 point bold type:

"The (here name facilities) are not included in the common elements. These facilities are available to unit owners for (here describe monthly charge and initiation fee). Unit owners area/are not (as applicable) required to participate financially."

- (20) A description of the location, ownership and availability to unit owners and the general public of accessory off-street parking associated with the condominium. If all of such parking facilities are not (a) part of the common elements; or (b) divided as individual parking space among and designated as being part of the units, the following statement shall be included in a type size and style equal to at least 10 point bold type:

"Parking facilities associated with this building are not owned by the unit owners and may be subject to being denied to or taken from unit owners."

- (21) A statement, if there are any restrictions upon the free sale, transfer, conveyance, encumbrance or leasing of a unit.

"The sale, lease or transfer of your unit is restricted or controlled."

Immediately following this statement, there shall appear a reference to the documents, articles, paragraphs and pages in the property report where the restriction, litigation or control on the sale, lease or transfer of units is set forth or described in detail.

- (22) A statement on the first page of the property report stating the following warning in capital letters, in a type size and style equal to at least 10 point bold type:

"Village of Vernon Hills Ordinance specifically prohibits any representation to the effect that the village has passed upon the merits of or given approval to make or cause to be made to any prospective purchaser any representations which differ from the statements in this property report. Oral representations cannot be relied upon as correctly stating the representations of the developer and are not binding on the developer, refer to the property report for binding representations."

- (23) The signature of the executive officer of the developer and statement affirming that the property report and any supplements, modifications and amendments are true, full, complete and correct.

The developer shall amend the property report from time to time when any material change occurs in any matter contained in such property reports. Amendments shall be made as soon as practicable after such change occurs or the developer has reason to know of such change. Amendments shall be attached to property reports subsequently distributed to prospective purchasers and shall be immediately distributed to all persons who have purchased or agreed to purchase condominium units.

Sec. 5-318. Amendments to property report.

No later than 30 days prior to the recording of the declaration and plat, the developer shall give notice of any material changes in such declaration and plat as described in the property report to each person who has executed a contract to purchase a unit.

Sec. 5-319. False statements.

No person shall with the intent that a prospective purchaser rely on such act or omission, advertise, sell or offer for sale any condominium unit by (a) employing any statement or pictorial representation which is false or (b) omitting any material statement or pictorial representation.

Sec. 5-320. Nondiscrimination.

No person shall be denied the right to purchase or lease a unit because of race, religion, sex, sexual preference, marital status or national origin.

Sec. 5-321. Offering for sale.

- (a) Not later than the offering for sale of the first unit, a developer of a condominium of more than six units must:
 - (1) Have a property report available for distribution to each prospective purchaser and for examination by the village. A developer may charge for each property report so distributed, but not to exceed \$10.00 for each property report so distributed.
 - (2) Make available for inspection by prospective purchasers copies of all documents that were filed or required to be filed in connection with the condominium project with the recorder of deeds of the county.
 - (3) Keep a receipt signed by each prospective purchaser acknowledging that the person entering a contract to purchase a unit has received and has had an opportunity to review the property report. Such receipts are to be kept on file in the possession of the developer for a period of three years from the date of signature of the prospective purchaser and such receipts are subject to the inspection of the village at any reasonable time.
- (b) The board of managers shall keep a copy of the latest property report for seven years following the date of the property report's initial distribution. Upon reasonable notice, the property report shall be made available for inspection by any prospective purchaser of a unit from a unit owner.

Sec. 5-322. Notice of intent.

- (a) No less than 120 days prior to recording the declaration submitting the property to the provisions of the Illinois Condominium Property Act, a developer shall give notice of such intent to record to all persons who are tenants of the building on the property on the date notice is given.
- (b) Any person, who was a tenant as of the date of the notice of intent and whose tenancy expires other than for cause prior to the expiration of 120 days from the date on which a copy of the notice of intent was received by the tenant, shall have the right to an additional tenancy on the same terms and conditions and for the same rental until the expiration of such 120-day period by the giving of written notice thereof to the developer within 30 days of the date upon which a copy of the notice of intent was received by the tenant; provided that in the case of any tenant who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, said tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental for 180 days following receipt of such notice of intent to record by giving notice, as aforesaid.
- (c) During the period of 120 days following his receipt of the notice of intent, and during a period of 180 days following his receipt of notice of intent in the case of any person who is over 65 years of age or who is deaf or blind or who is unable to walk without assistance, any person who was both a tenant on the date of the notice of intent and a current tenant shall have the right of first refusal to purchase his unit. The tenant must exercise the right of first refusal, if at all, by giving notice thereof to the developer prior to the expiration of 30 days from the giving of notice by the developer to the tenant that a contract to purchase the unit has been executed. Each contract for sale of a unit shall conspicuously disclose the existence of and shall be subject to, such right of first refusal. The statement in the deed conveying the unit to a prospective purchaser to the effect that the tenant of the unit either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to the unit shall extinguish any legal or equitable right or interest to the possession or acquisition of the unit which the tenant may have or claim with respect to the unit

arising out of the right of first refusal provided for in this section. The foregoing provision shall not affect any claim which the tenant may have against the developer for damages arising out of the right of first refusal provided in this section, nor shall it affect the penalties provided in section 5-326 below.

- (d) No occupied unit shall be shown to any prospective purchaser for 30 days after notice of intent to record, as provided herein, is given.
- (e) Any notice provided for in this section shall be given by a written notice delivered in person or mailed certified or registered mail, return receipt requested, to the party who is being given the notice.

Sec. 5-323. Membership to recreational facilities.

The developer may not require, nor, except as established by the board of managers following assumption of control by unit owner, may the condominium by-laws require that a unit owner be a member of or participate in recreational or similar facilities which are not owned in fee by the unit owners or by an association in which they are members, individually or through the board of managers.

Sec. 5-324. Review of books and records.

No person shall fail to allow the unit owners to inspect the financial books and records of the condominium association within three business days after written request for examination of the records is received.

Sec. 5-325. Remedies.

The rights, obligations and remedies set forth in this article shall be cumulative and in addition to any others available at law or in equity. The village or any prospective purchaser, purchaser or owner of a unit may seek compliance of any provision of this article, provided, however, that only the village may enforce the provisions of section 5-326 below. In any action brought to enforce any provision of this article except section 5-326 below, the prevailing party shall be entitled to recover, in addition to any other remedy available, his reasonable attorneys' fees.

Sec. 5-326. Fines.

Any person found guilty of violating any of the provisions of this article, upon conviction thereof, shall be punished by a fine as specified in Chapter 25, Comprehensive Fees and Penalties, provided, however that all actions seeking the imposition of fines only shall be filed as quasi-criminal actions subject to the provisions of the Illinois Civil Practice Act. Repeated offenses in excess of three within any 180-day period may also be punishable as a misdemeanor by incarceration in the county jail for a term not to exceed six months under the procedure set forth in the Illinois Municipal Code under the provisions of the Illinois Code of Criminal Procedure in a separate proceeding. Each failure to comply with the provisions of this article with respect to each person shall be considered a separate offense. A separate and distinct offense shall be regarded as committed each day on which such person shall continue or permit any such violation. In addition to such fines and penalties violation of any provision of this article shall be cause for revocation of any license issued to such violator or offending party by the village. Nothing herein shall be construed to preclude the revocation of any license for violation of any other provision of the municipal code of the village.

Secs. 5-327—5-329. Reserved.

ARTICLE XVI. ENERGY CONSERVATION CODE

Sec. 5-330. Adopted.

The Village hereby adopts the Illinois Energy Conservation Code, as may be subsequently amended from time to time, as the Energy Code for the Village of Vernon Hills. The provisions of the Illinois Energy Conservation

Act, 20 ILCS 1115/1 et seq., and the regulations adopted thereunder, shall apply to all buildings as specified in the act and all buildings in the Village of Vernon Hills, including residential structures. The requirements of the State of Illinois are the minimum energy code requirements for buildings in the State of Illinois.

Secs. 5-331—5-339. Reserved.

ARTICLE XVII. INTERNATIONAL EXISTING BUILDING CODE

Sec. 5-340. Adopted.

The regulations of the 2024 edition of the International Existing Building Code as published by the International Code Council Incorporated are hereby adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the Village of Vernon Hills, Illinois, with such amendments as hereafter set forth. Where any provision of the International Existing Building Code as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Sec. 5-341. Amendments.

(a) *Section 101.1* is deleted and in its place is approved to read as follows:

101.1 Title: These regulations shall be known as the Existing Building Code of the Village of Vernon Hills, hereinafter referred to as, "This Code".

Secs. 5-342—5-349. Reserved.

ARTICLE XVIII. SOLAR ENERGY PROVISIONS

Sec. 5-350. Adopted.

The regulations of the 2021 edition of the International Solar Energy Provisions as published by the International Code Council Incorporated are hereby adopted as the regulations governing the design and installation of solar energy systems within the Village of Vernon Hills. Where any provision of the International Solar Energy Provisions as adopted, conflicts with the provisions of the Code of Ordinances of the Village of Vernon Hills, the Code of Ordinances shall prevail as the applicable law of the village.

Secs. 5-351—5-359. Reserved.

ARTICLE XIX. ELEVATOR SAFETY INSPECTION PROGRAM

Sec. 5-360. Program authorized.

The village is exercising its authority to operate a local elevator safety inspection program; and in furtherance of electing to operate this program, the president and board of trustees authorize execution of an agreement between the Village of Vernon Hills and the office of the state fire marshal. The execution of the agreement was most recently authorized by Resolution 2025-004.

Sec. 5-361. Program standards.

In accordance with the current Illinois Elevator Safety Act (225 ILCS 312) and its rules, the village has adopted the following standards as an amendment to Chapter XXX of the International Building code, and will enforce these standards as part of the elevator safety inspection program:

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1. Safety Code for Elevators and Escalators (ASME) A17.1
 2. Standard for the Qualification of Elevator Inspectors (ASME) QEI-1
 3. Automated People Mover Standards (ANSI/ASCE/T&DI 21),
 4. Safety Standards for Platform Lifts and Stairway Chairlifts (ASME) A18.1

ARTICLE XX. STORMWATER MANAGEMENT

Sec. 5-370. Stormwater management regulations.

The Lake County Watershed Development Ordinance, as most recently amended by the County of Lake on July 11, 2023, is hereby adopted by reference and is in full force and effect within the Village of Vernon Hills and is found in its own compilation.

ARTICLE XXI. ACCESSIBILITY CODE

Sec. 5-380. Accessibility Code

(a) Enforcement of Illinois Accessibility Law. The Village shall enforce the provisions of the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq., and the regulations adopted hereunder in 71 Ill. Admin. Code 400.110 et seq. (collectively Illinois Accessibility Law) shall regulate the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of the Illinois Accessibility Law are hereby referred to, adopted and made a part thereof, as if fully set forth in this title with the additions, insertions, deletions and changes hereinafter prescribed.

(b) Purpose. The purpose of this Illinois Accessibility Code (IAC or Code) is to implement the Environmental Barriers Act (EBA) [410 ILCS 25] and to replace the former version of the Code (71 Ill. Adm. Code 400) effective May 1, 1988. This Code is intended to ensure that the built environment, including all spaces and elements of all applicable buildings and facilities in the State of Illinois, is so designed, constructed, and/or altered to assure the safety and welfare of all members of society and to be readily accessible to, and usable by, environmentally limited persons.

(c) Reference to Federal Standards. This Code is also intended to resolve areas of difference between the Federal Accessibility Standards, Americans with Disabilities Act Accessibility Guidelines (ADAAG), which are applicable to buildings and facilities covered by the Americans with Disabilities Act (ADA), and the Illinois Accessibility Standards, IAC, which are applicable to buildings and facilities in the State of Illinois covered by the EBA. The drafters of this code compared and adopted the stricter of State or Federal accessible design standards.

Sec. 5-381. Accessibility Features for Multi-family Residential Buildings

(a) Multi-family residential buildings with a total of 50 or more units in a single structure (new construction) shall provide the following:

i. Automatic doors designed in accordance with Section 404.3 of the IAC, allowing resident access along the route from accessible parking stalls into an accessible unit.

ii. Accessible units shall provide equal numbers of accessible bathtubs (per Section 607 of the IAC) and accessible showers (per Section 608 of the IAC). Convertible units may be designed with adequate dimensions to accommodate either option.
