CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

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Revised 12/16/2020, 3/17/10, 4/20/11,7/05/06, 2/06/08, 4/30/08

CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 1. BUILDING CODE

SECTION

6-1-1: Building Code
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6-1-1: BUILDING CODE:

(a) "The 2021 International Building Code" as published by the International Code Council, Inc. is hereby adopted as the Building Code of the Village with the following changes, additions or insertions:

Section 101.1, insert "Village of Bridgeview".

Section 101.4.3, Change the words "International Plumbing Code" to "Illinois Plumbing Code". Change the last sentence to read "Private sewage disposal systems are prohibited". Add the following sentence: "Whenever the International Plumbing Code is referenced, the reference shall be to the Illinois Plumbing Code".

Section 102.4.1, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the Village, the most stringent provisions shall be applied unless the building official otherwise determines".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner"

Section 105.2, delete paragraph 1,2,4, and 6 under Building.

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Revised 03/17/2010, 7/20/2011
Revised 10/06/2004, 02/07/2007

Section 109.4, add the following to read "A penalty of not less than $100 nor more than $750 is hereby imposed for each violation. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 113.1, delete the last two sentences and add "The board of appeals shall be the Board of Trustees."

Section 113.2, change the last sentence to read "The board shall have the authority to waive the requirements of this Code for due cause in hardship situations, which decision to waive shall not be subject to further appeal."

Section 114.4, add the following, "A penalty of not less than $100 nor more than $750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Section 903.2, add the following: "Automatic sprinkler systems are required to be installed in residential structures only where the residential structure contains more than 10,000 square feet of dwelling space or where the residential structure also contains commercial space within the same structure and the commercial space is required to be sprinklered."

Section 1209.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2-inch concrete cement floor with vapor barrier."

Section 1209.2, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section 1612.3, change the second sentence to read "The flood hazard map shall be the most recent flood insurance rate map issued by the Federal Emergency Management Agency, as amended from time to time."

Section 1807.1, add the following, "All foundations and foundation walls shall be concrete foundations and no other materials may be used."

Section 1807.1.3, delete in full.

Section 1807.1.4, delete in full.

Section 1807.1.5, add the following, "Masonry foundation walls are not permitted."

Section 1809.9 delete in full.

Section 1809.12, delete in full.

The following Appendixes are hereby declared to be mandatory: Appendix D, Appendix F, Appendix G, Appendix H, Appendix J, Appendix K.

Appendix D, Fire Districts, Section D101.l change first sentence to read "The fire district shall include all territory within the Village".

Appendix H, Signs, is hereby adopted, but nothing therein shall permit the erection or maintenance of any sign unless permitted by the zoning ordinance.

Appendix K, Administrative Provisions, Section K111.l, is changed by adding a sentence to read "The Chicago Electrical Code shall apply within the Village and shall be the electrical code and govern all electrical installation and maintenance".

6-1-2: INTERNATIONAL RESIDENTIAL CODE.

(a) The "2021 International Residential Code", as published by the International Code Council, Inc. is hereby adopted as the International Residential Code (for One- and Two-Family Dwellings) of the Village with the following changes, additions or insertions:

Section R101.1, insert "Village of Bridgeview."

Section R102.4.1, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the Village, the most stringent provisions shall be applied unless the building official otherwise determines."

Section R103.1, delete in full.

Section R103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section R105.2, delete paragraph 1, 2, 3, 5, 9, and 10 under Building.

Section R108.6, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be $50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued."

Section R112.1, change to read "All appeals shall be taken as provided in the Building Code."

Section R112.3, delete in full.

Section R112.4, delete in full.

Section R113.4, add the following, "A penalty of not less than $100 nor more than $750 is hereby imposed for each violation of this Code. Each day that a violation occurs shall be considered a separate violation and subject to penalty."

Table R301.2 (1), Insert, "The building official shall determine the applicable criteria from the referenced tables and figures."

Section R401.2, insert "All foundations and foundation walls shall be poured concrete and no other materials may be used."

Section R402.1, delete, in full, including Section R402.1.1 and Section R402.1.2.

Section R402.3, delete in full, including Section R402.3.1.

Section R402.4, delete in full.

Section R403.1, change the first sentence to read, "All footings shall be poured concrete footings and no other materials may be used."

Section R404.1, change the last sentence to read, "All foundation walls and retaining walls shall be concrete and no other materials may be used."

Section R404.1.1, delete the last sentence as masonry foundation walls are prohibited.

Section R404.1.2, delete in full, including Section R404.1.2.1.

Section R404.1.4.1, delete in full.

Section R404.1.5.1, delete in full.

Section R404.1.5.3, delete in full.

Section R404.1.8, delete in full.

Section R404.2 delete in full.

Section R404.5, delete in full.

Section R408.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2-inch concrete cement floor with vapor barrier."

Section R807.1, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section P2601.1, change paragraph to read "Only methods, materials, construction and systems allowed by the Illinois Plumbing Code are permitted."

Section P2603.5.1, delete in full as private sewage disposal systems are not permitted.

Section P2904.1, add the following: "Automatic sprinkler systems are required to be installed in residential structures only where the residential structure contains more than 10,000 square feet of dwelling space or where the residential structure also contains commercial space within the same structure and commercial space is required to be sprinklered."

Section E3401.1, Change paragraph to read "Only wiring methods, materials, construction and systems allowed under the Chicago Electrical Code are permitted."

The following Appendixes are hereby declared to be mandatory: Appendix AA, Appendix AB, Appendix AC, Appendix AD, Appendix AF, Appendix AG, Appendix AH, Appendix AJ, Appendix AK, Appendix AM,. Appendix AN, Appendix AP, and Appendix AT.

6-1-3: ADOPTION OF AMENDMENTS: The following exceptions, deletions, additions and modifications to the Building Code of the Village of Bridgeview are hereby adopted:

Section 709.2.1 of Article 7 is amended to read as follow: In buildings and structures constructed without basements, a space shall be provided under the first floor no less than 18 inches in depth as measured from the bottom of the floor joists; and such space shall be vented with screened openings having a clear area of not less than 1/3 of one percent of the enclosed building area, or shall be provided with other means of ventilation approved by the Building Commissioner, and such space shall be provided with a vapor barrier of a type and material as approved by the Building Commissioner.

Sections 1207.0, 1207.10, 1207.2, and 1207.3 of Article 12 are deleted.

Section 1209.7 of Article 12 shall be added as follows:

No trenching or bell footings shall be allowed.

Section 1210.0, 1210.1, and 1210.2 of Article 12 are deleted.

Section 1211.0 of Article 12 is deleted.

Section 1602.0 of Article 16 is deleted and, in lieu of the language in that section, shall read as follows and shall be applicable:

No exterior wall shall be of stucco construction.

Sections 1704, 1704.1, 1704.1.1, 1704.1.2, 1704.1.3, 1704.2, 1704.2.1, 1704.2.2, 1704.3.2 of Article 17 shall be deleted and in lieu of the language in those sections, shall read as follows and shall be applicable: Glued and laminated beams shall be of framing material.

6-1-4 Blank

6-1-5: SIDEWALKS: The construction of public sidewalks is required on all public right-of-ways adjoining property on which a new residential structure is being constructed. No occupancy permit shall be granted until the public sidewalks have been constructed. The provisions of this section may only be waived by the Mayor and Board of Trustees.

6-1-6: STORAGE CONTAINERS AND TRUCK TRAILERS PROHIBITED: It shall be unlawful for any person to use, or to allow to be maintained on any property, any storage container, ocean cargo container, shipping container, truck container, truck trailer, or similar type container which is used to store materials. All indoor storage of materials must be in a permanent structure which is constructed on a foundation. The use of a storage container, ocean cargo container, shipping container, truck container, truck trailer, or similar type container is not permitted when located outside of a permitted permanent building on the property.

6-1-7 ADMINISTRATIVE VARIATIONS: The Director of Buildings and Inspectional Services shall, with the consent of the Mayor, have the authority and power to waive or modify any provisions of the Building Code, Electrical Code, Plumbing Code, Mechanical Code and Property Maintenance Code when such waiver or modification would not endanger the public health, safety or welfare; or where there are practical difficulties, economic hardship, or other circumstances in carrying out the strict provisions thereof. The Director of Buildings and Inspectional Services shall, with the consent of the Mayor, have this discretionary authority and shall not be subject to any liability for such waiver or modification. The terms and provisions of any waiver of modification shall be placed in writing and shall be accepted by the property owner or property occupant.

6-1-8 TEMPORARY ROOF COVERINGS: No person shall place a tarp on a roof or any temporary roof covering on any structure, including main structures and accessory structures, without first obtaining a permit therefor. All tarps and temporary roof coverings shall be fire resistant effective against light fire exposure. All permits issued shall expire 30 days after the date of issuance, unless extended by the Building Commissioner. The fee for a temporary roof covering permit shall be $25.00 for each 30 days or part thereof. Applicants are required to post a $100.00 cash bond as a prerequisite to obtaining such permit, which bond shall be returned to the applicant upon removal of the temporary roof covering within the timeframe allowed by the permit. If a temporary roof covering is not removed by the expiration date of the permit for such temporary roof covering, the Village may cause the removal of such temporary roof covering and use the cash bond to pay for said removal.

Revised 8/7/19

CHAPTER 6.

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 2. CLASSIFICATION OF BUILDINGS

SECTION

6-2-1: Establishment of Classification.
6-2-2: Other Classification.
6-2-3: Change of Classification.
6-2-4: Rules and Regulations.
6-2-5: Minimum Area/Class A.
6-2-5.1: Class B, Multifamily Buildings/Fireproof Construction.
6-2-6: Construction/Class C.
6-2-7: Special Provisions.
6-2-8: Construction/Classes D and E.
6-2-9: Fireproof Construction.
6-2-10: Live Loads in Construction of Floors.
6-2-11: Entrance Halls.
6-2-12: Means of Egress.
6-2-13: Stairways.
6-2-14: Stair Halls.
6-2-15: Windows in Halls.
6-2-16: Habitable Rooms; Requirements.
6-2-17: Rooms; Sizes and Height.
6-2-18: Air Quantity for each Person.
6-2-19: Sanitary Requirements.
6-2-20: Access to Rooms.
6-2-21: Fire Walls.
6-2-22: Walls in Courts and Shafts.
6-2-23: Walls Below Ground.
6-2-24: Bulkhead in Roof.
6-2-25: Drainage of Enclosed Areas.
6-2-26: Basements.
6-2-27: Openings Around Pipes.
6-2-28: Lights in Public Halls.
6-2-29: Repair and Sanitation.
6-2-30: Construction/Class F.
6-2-31: Live Loads for Floors.
6-2-32: Fire Walls.
6-2-33: Stairways.
6-2-34: Heating; Boiler Room Construction.
6-2-35: Fire; Prohibited.
6-2-36: Housing of Vehicles.
6-2-37: Electric Lights and Equipment.
6-2-38: Oil and Grease Traps.

6-2-1: ESTABLISHMENT OF CLASSIFICATION: For the purpose of this Article, buildings shall be classified as follows:

Class A Buildings; Used as single family dwellings.

Class B Buildings: Used as apartment houses.

Class C Buildings: Used as private garages.

Class D Buildings: Used for commercial purposes

Class E Buildings: Used for the purpose of Class D Buildings and in which is located one apartment.

Class F Buildings: Used as public garages and as automobile filling stations.

6-2-2: OTHER CLASSIFICATIONS: Buildings not included within any of the above classes, shall be fireproof unless such requirement is modified by resolution of the Board of Trustees on recommendation of the Building Commissioner.

6-2-3: CHANGE OF CLASSIFICATION: If buildings, erected for, or converted to, the uses of any classification mentioned in this Article, are to be applied to the uses of any other class for which a better system of construction is required by this Article, the construction and equipment of such buildings shall be made to conform to the requirements of this Article as specified for their intended use. It shall be unlawful to use any such building for a new or different purpose from that to which its structure and equipment adopt it under this Article, unless the provisions of this Article and the provisions of the Zoning Ordinance for such new or different use shall first have been complied with.

6-2-4: RULES AND REGULATIONS: Those certain rules and regulations entitled 'Rules and Regulations for the Construction, Alteration, Repair and Conversion of Buildings for Residential Purposes', August 1947 Edition as heretofore printed in book form by the Suburban Building Officials Conference, with the exception hereinafter noted, are hereby adopted by reference and the same shall be and are hereby made a part of this Code with the same force and effect as though specifically and particularly set forth herein, and all of such rules and regulations except Sections 209, 210 and 313D which are hereby expressly excluded shall apply to all buildings for residential purposes. Dry wall finish for interior walls and ceilings shall be permitted.

6-2-5: CONSTRUCTION/CLASS A & B RESIDENTIAL:

a. Class A & B residential exterior veneers shall contain face brick or stone on not less than 75 percent of the exterior walls on all sides and shall contain face brick or stone on 100 percent on all first floor and ground levels above foundation. Hereafter, all additions to existing structures shall match the existing structure.

b. Minimum Area/Class A: Buildings of Class 'A' shall have the following minimum area:

One story residences shall have at least 700 square feet in total living area and two story residences shall have at least 500 square feet on the first floor, provided that there are at least two complete rooms on the second floor comprising of not less than 200 square feet. These areas are exclusive of all porches, bays, furnace rooms, laundry rooms and attached garages.

6-2-5.1: CLASS B, MULTIFAMILY BUILDINGS/FIREPROOF CONSTRUCTION: Buildings constructed in the R-3 and R-4 Multifamily Residence Districts, that are allowed in the permitted Uses and the permitted Special Uses, shall have flexicore construction for floors; corridor walls shall be of masonry construction with a minimum fire rating of 2 hours. Fire walls of upper floors of the building shall extend tot he underside of the roof line. Electric closets shall be enclosed with masonry walls of 2 hour fire ratings.

6-2-6: Construction/Class C: No structure erected for or converted to the purpose of Class 'C' shall exceed eight feet in wall height, 30 feet in length, 24 feet in width, or 720 square feet in floor area. No Gambrel or Mansard roofs shall be allowed. All overhead doors shall be on the street side (front side) of the garage. In the case of a unique design or layout, the Building Commissioner shall determine the location, numbers, and size (s) of the door (s), but under no circumstances shall overhead door (s) be allowed on more than one wall of any garage.

All Class C structures shall be located (1) at least ten feet from the primary structure on the property or (2) shall be at least five feet from the primary structure and maintain a one-hour fire code rating by installing 5/8" fire coded drywall on garage walls and ceiling. A Class C structure is allowed one 15 amp electrical circuit for lighting and one 20 amp electrical circuit for outlets. in garages that exceed 24 feet in length, the footings shall be a bond beam on all four sides and a bond beam shall be installed along the centers with regard to both length and width. Footing depth shall be 12 inches below grade and footing width shall be 16 inches at grade and 10 inches at the bottom. Floor slabs shall be made of concrete with 6"x6" wire mesh of No. 11 gauge and shall be at least 5" thick. Each header shall be constructed of at least three boards with dimensions of at least 2"x12" with bolts of at least 3/8" diameter. (Laminated beams measuring 2"x4"x12" may be used in place of the previous requirement for headers.) Wall corners shall be constructed of 4'x8'x1/2" CDX plywood. Cross ties and hangers shall be located at every other rafter.

6-2-7: SPECIAL PROVISIONS: Buildings used for the purpose of a private garage shall not contain living quarters. Private garages attached to residences, or located in the basements of residences, shall have walls and ceilings plastered on metal lath, and the floors thereof shall be of fireproof construction. All openings between the vehicle room and other parts of the building shall be provided with metal covered doors and frames.

6-2-8: CONSTRUCTION/CLASS D AND E: All Commercial and Industrial Buildings in the C-1, C-2, C-3, C-4 and I-1 zoning shall be constructed of brick or stone. All buildings in the I-2 zone shall be constructed of brick, stone or other non-combustible materials.

6-2-9: FIREPROOF CONSTRUCTION:

a. Class 'D' and 'E' buildings, including but not limited to Hotels and Motels, Convalescent, Nursing Homes, Sanitariums, Hospitals and Residences above a business, constructed in the Commercial and Industrial Zoning Districts, that are allowed in the permitted Uses and permitted Special Uses, shall have flexicore construction for floors; corridor walls shall be of masonry construction with a minimum fire rating of 2 hours. Fire walls of upper floors of the building shall extend to the underside of the roof line. Electric closets shall be enclosed with masonry walls of 2 hour ratings.

b. Every building erected for or converted to the purposes of Class E shall have the basement and first floor portions, including the floor construction which forms the ceiling of the first floor, entirely of fireproof construction. All stairways shall be constructed of fireproof material, and the stair halls shall be as required in Section 6-2-14.

6-2-10: LIVE LOADS IN CONSTRUCTION OF FLOORS: In every building of classes D and E, the floor shall be designed and constructed in such manner as to be capable of bearing in all their parts, in addition to the weight of the floor construction, partitions, permanent fixtures and mechanism that may be set upon same, a live load of 100 pounds for every square foot of surface on the first floor and of 50 pounds for every square foot of surface on the second floor.

6-2-11: ENTRANCE HALLS: Every main entrance hall in buildings of Classes D and E shall be at least 3 feet 6 inches wide, in the clear, from the entrance up to and including the stair enclosures, and beyond this point such halls shall be at least 3 feet wide in the clear. Every apartment or office shall be directly accessible from an entrance hall by means of at least one flight of stairs.

6-2-12: MEANS OF EGRESS: In every building of Classes D and E, every apartment or office, above the first floor, shall have at least two independent means of egress located remote from each other and extending continuously to a street, or to a court or yard connecting with the street, and so arranged that each may be reached from any office or apartment without having to pass through another. One of such means of egress shall be an interior stairway and the other may be an additional interior stairway or outside exit stairway. In every building of Class E, the second means of exit, in case it is not a regular stairway, shall be so located and arranged as to connect directly to at least one room or private hallway in each apartment and such room or private hallway shall be accessible to every room of the apartment. The connection shall not be made through a bathroom or water closet compartment, and shall not be obstructed in any manner.

6-12-13: STAIRWAYS: Every flight of stairs required in buildings of Class D and E shall have an entrance on the first floor from a street or alley, or from a yard or court which opens into a street or alley. All stairs, except rear stairs, shall have risers not more than 7 ¾ inches high, and treads not less than 9 ½ inches deep, exclusive of nosings, except that in winding stairs, all treads 18 inches from the stringers on the wall side, shall be at least 9 ½ inches wide, exclusive of nosings.

6-12-14: STAIR HALLS: In every building of Class D and E not of fireproof construction, the stairs, landings and those portions of the public halls through which it is necessary to pass going from the entrance hall tot he top story, shall be enclosed on all sides with walls of incombustible material, not less than 4 inches in thickness.

6-12-15: WINDOWS IN HALLS: In every building of Class D and E, every public hall or corridor, shall be lighted by at least one window in each story, opening directly upon a street, yard, court or other open space, or by skylight. Such window shall be so placed that light may pass directly through it, and the hall to the opposite end of the hall, or else there shall be at least one window opening directly upon a street, yard, court, or other open space in every 20 feet in length or fraction thereof, of such hall.

Skylights shall be ventilating skylights and shall have under them a wire netting of wire not lighter than No. 12 and with mesh not courser than one inch by one inch, unless constructed of wire glass.

6-2-16: HABITABLE ROOMS; REQUIREMENTS: The provisions and requirements of this Article shall apply to every building of Classes D and E; provided that in every building erected for, or converted to, the purposes of Classes D or E, every room not otherwise specifically provided for in this Chapter shall, where practicable, have a window, or windows with a total glass area not less than 1/10 of the floor area of such room opening directly onto a yard, court, street, or other open space, and no such window shall have a total glass area of less than 10 square feet.

6-2-17: ROOMS; SIZES AND HEIGHT: In each apartment in buildings of Class E, there shall be at least 3 habitable rooms, at least two of which shall contain not less than 120 square feet each of floor area, and no other habitable room shall contain less than 70 square feet of floor area. Each room shall be in every part not less than 8 feet high from the finished floor to the finished ceiling; except attic rooms which must be 8 feet high for more than ½ of their area, provided there are not less than 750 cubic feet of air space therein.

6-2-18: AIR QUANTITY FOR EACH PERSON: No room in any building of Classes D and E shall be occupied so that the allowance of air to each adult person living or sleeping or working in such room shall at any time be less than 400 cubic feet or less than 200 cubic feet for each person under 12 years of age.

6-2-19 SANITARY REQUIREMENTS: Every building, excepting temporary offices used less than one year by real estate operators or contractors where regular office hours are not maintained, containing a retail store or stores, shop or shops, office or offices, or any other business establishments are not provided with a toilet room for each store, shop, office or other business establishment, shall be provided with separate toilet rooms for males and females. Each such toilet shall open into a public hall or corridor, and shall be equipped with at least one water closet and with at least one lavatory with a cold water supply. There shall be not less than one such separate toilet room for males and females for every two floors or fraction thereof.

Every building containing stores or shops where food is stored, sold or distributed, or kept for sale or distribution, including restaurants, tea rooms, soft drink establishments and candy stores shall be provided with at least one lavatory with a hot and cold water supply for each separate store or shop.

In every building of Class E, there shall be a separate water closet compartment within each apartment.

All water closet compartments shall be enclosed with plastered walls extending from floor to ceiling, and shall have windows as provide elsewhere in this Article. Such compartments shall also be provided with proper means for artificial lighting.

6-2-20 : ACCESS TO ROOMS: In every apartment of every building of Classes E, access to every living room and bedroom, and to at least one water closet compartment, shall be had without having to pass through any bedroom.

6-2-21 :FIRE WALLS: The floor area between fire walls of buildings of Classes D and E shall not exceed 4,000 square feet, except in the case of the first story, when occupied by not more than one business establishment. Fire walls shall be of solid masonry at least 8 inches thick and shall extend continuously from the foundation to 3 feet above roof level and shall be coped.

6-2-22: WALLS IN COURTS AND SHAFTS: In every building of Classes D and E, the walls enclosing every court, light or vent shaft, shall be constructed of incombustible material not less than 4 inches thick, and in case such court, light or vent shaft begins above the first story, said walls shall be carried on fireproof steel or iron beams supported on masonry.

6-2-23 : WALLS BELOW GROUND: In every building of Classes D and E, all walls below grade of adjacent ground shall be of concrete construction and shall be made damp proof. The basement floor shall be constructed of concrete with a suitable vapor barrier beneath it and the concrete floor shall be at least 4 inches thick.

6-2-24 : BULKHEAD IN ROOF: In every building of Classes D and E, unless the pitch of the roof thereof exceeds one foot rise in every four foot run, there shall be at least one bulkhead scuttle, fireproof or covered with fireproof materials, with stairs or ladder leading thereto. No such roof opening shall be less than 2 feet by 3 feet. No scuttle or bulkhead door shall have upon it any lock; provided, however, that such door may be fastened on the inside by moveable bolts or hooks.

6-2-25: DRAINAGE OF ENCLOSED AREAS: In every building of Classes D and E, all shafts, courts, or other enclosed areas shall be properly graded and drained.

6-2-26: BASEMENTS: In every building of Classes D and E, basement ceilings shall be plastered on metal lath, unless the floor above be of fireproof construction. Basements shall be ventilated from both sides.

6-2-27: OPENING AROUND PIPES: In every building of Classes D and E, where plumbing or other pipes pass through floors or ceilings or partitions, the opening around such pipes shall be sealed or made air tight with plaster or other incombustible material.

6-2-28: LIGHTS IN PUBLIC HALLS: In every building of Class E, all halls and stairways shall from sunset to sunrise be supplied with adequate artificial lighting.

6-2-29: REPAIR AND SANITATION: All buildings of Classes D and E, and every part thereof, shall be kept in good repair by the owner thereof, or his agent, and shall be kept clean and free from any accumulations of standing water, dirt, filth, garbage or other matter in or about the same, or in yards, courts, passages, areas or alleys connected with or belonging thereof. The owners of such buildings shall provide suitable separate incombustible receptacles for ashes, garbage, and rubbish.

6-2-30 : CONSTRUCTION/CLASS F: All Commercial and Industrial Buildings in the C-1, C-2, C-3, C-4 and I-1 zoning shall be constructed of brick or stone. All buildings in the I-2 zone shall be constructed of brick, stone or other non combustible materials. All buildings of Class F shall be of fireproof construction throughout.

6-2-31: LIVE LOADS FOR FLOORS: In every building of Class F the floors shall be designed and constructed in such manner as to be capable of bearing all their parts, in addition to the weight of the floor construction, partitions, permanent fixtures and mechanism that may be set upon the same, a live load of 100 pounds for every square foot of surface on the first floor and of 50 pounds for every square foot of surface on the second and third floors; provided, however, that the strength of such buildings shall be increased above the capacity to carry such a live load of 100 pounds per square foot of floor surface when the uses to which such building, or part thereof, is to be applied, involve greater stress or where greater stresses are produced by concentration or eccentric loading.

6-2-32 : FIRE WALLS: The floor area between fire walls of buildings of Class F in which the second or third floors are occupied by offices or apartments, shall not exceed 4,000 square feet. Fire walls shall be of solid masonry at least 8 inches thick, and shall extend continuously from the foundation to 3 feet above roof level and shall be coped.

6-2-33: STAIRWAYS: In every building of Class F, over one story in height, stairways to the second floor shall communicate directly to the ground with no opening in to the vehicle room, unless the same is provided with an approved self-closing fire door.

6-2-34: HEATING; BOILER ROOM CONSTRUCTION: No stove or hot air furnace shall be allowed in any garage or automobile filling station. Heating shall be by means of hot water or steam. Boilers shall be enclosed in rooms having no opening except to the outside of the building. Boiler rooms shall have walls, ceiling and floors of masonry construction, and wall shall not be less than 8 inches thick; provided, however, that boiler rooms located on the ground floor of buildings occupied as public garages prior to the adoption of this Code may have impervious walls and ceilings constructed of wire lath or metal framing, plastered on both sides, or brick or concrete , but the floors, if wood, must be replaced by fireproof floors.

6-2-35: FIRE; PROHIBITED: No flame, fire or fire heat shall be used in any part of a public garage or automobile filling station where vehicles containing volatile inflammable liquids are housed; provided, however, that forges, emery wheels, and flame soldering iron heaters may be used is enclosed in a room of incombustible or fireproof materials having approved fire doors and thoroughly ventilated to the outside.

6-2-36: HOUSING OF VEHICLES: Vehicles containing volatile inflammable liquid, shall not be housed above any room containing a boiler, forge, emery wheel or flame soldering iron heater unless such room has a ceiling constructed of concrete or other impervious materials, or unless the floor of the room in which such vehicles are housed is constructed of or surfaced with concrete or other impervious material.

6-2-37 : ELECTRIC LIGHTS AND EQUIPMENT: All nonportable electric machinery or appliances, not actually a part of a vehicle, shall be located not less than 4 feet above the floor.

Lighting shall be by means of incandescent electric lamps only. Movable lights shall be protected by vapor-tight globes enclosed in approved metal cages, and shall be fitted with approved keyless sockets and portable cords. All electric switches and blocks shall be permanently located at least 4 feet above the floor in rooms where vehicles containing volatile inflammable liquid are housed, and shall be enclosed in a fireproof cabinet.

6-2-38: OIL AND GREASE TRAPS: There shall be no direct connection between any garage waste basin, sink, floor drain, or waste pipe, and any house drainage or

sewer system. All such drains or waste mains to the sewer system shall have intercepting grease and oil traps or separators which will completely separate such substances from water and sewerage, and allow the safe and convenient removal thereof. Such traps shall be adequately ventilated.

CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 3 INSTALLATION OF UNDERGROUND STORAGE TANKS

SECTION

6-3-1: Installation
6-3-2: Permit
6-3-3: New Installations and Enlargements
6-3-4: Leakage
6-3-5: Sump Hole and Pump
6-3-6: Testing

6-3-1: INSTALLATION: It shall be unlawful to construct, install or enlarge any tank, pump or piping equipment for the storage and handling of any red label liquid as an underground storage tank without having first obtained a permit therefor. Application for such permits shall be made to the Building Commissioner and shall be accompanied by a drawing to scale showing the location, as well as plans showing the type and nature of installation or alteration.

6-3-2: PERMIT: No permit shall be issued until the Building Inspector and the Chief of the Fire Department has certified that the contemplated work fully complies with all municipal ordinances and all existing safety regulation.

6-3-3: NEW INSTALLATIONS AND ENLARGEMENTS: On all new enlargements or installations of any underground storage tank containing in excess of 3,999 gallons of any red label liquid, there must be constructed a sump hole and pump to collect any leakage or spillage. A sump hole and pump may be capable of servicing more than one tank, and if so designed, must be shown in the application for a permit.

6-3-4: LEAKAGE: Whenever a leakage or spillage of any red label liquid occurs or is detected, said leakage or spillage shall be immediately reported to the municipal Fire Department and immediate steps shall be taken by the owner or occupant of the premises where the leakage or spillage is occurring to abate and remove the effects of said leakage or spillage. All tanks where a leakage occurs shall be immediately repaired.

6-3-5: SUMP HOLE AND PUMP: Whenever a sump hole and pump are required, they shall be maintained in good working order and the sump hole shall be emptied when unable to accommodate any possible leakage or spillage.

6-3-6: TESTING: All new and existing underground storage tanks and associated lines, valves, or connections to any underground storage tanks containing any red label liquid shall be pressure tested every four (4) years to detect any possible leaks in the said underground storage tanks. Said tanks shall also be pressure tested after any underground construction which takes place within Twenty Five (25) feet of any underground storage tank, associated line, valve or connection. The owner or occupant of any premises where any underground storage tank, associated line, valve or connector is located shall furnish proof to the Chief of the Fire Department of full compliance with the requirements for pressure testing every four (4) years.

CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 4 PRIVATE RESIDENTIAL SWIMMING POOLS

SECTION

6-4-1: Applicability
6-4-2: Definitions
6-4-3: Location of Pool and Equipment
6-4-4: Permit Required
6-4-5: Plans and Drawings
6-4-6: Pool Construction
6-4-7: In-Ground Pools; Water Pressure; Walks
6-4-8: Above-Ground Pools; Walkway
6-4-9: Fencing
6-4-10 : Steps and Ladders
6-4-11: Handholds
6-4-12: Skimming Devices, Generally
6-4-13: Skimming Devices, In-the-Ground Pools
6-4-14: Water Source; Recirculation
6-4-15: Chlorination and Disinfection
6-4-16: Electrical Requirements
6-4-17: Health and Safety Requirements
6-4-18: Nuisances and Noise Prohibited
6-4-19: Exceptions; Deviations

6-4-1: APPLICABILITY: Every private residential swimming pool, as herein defined, shall be constructed, installed and maintained in compliance with the provisions of this Article and other applicable provisions of this Code.

6-4-2: DEFINITIONS: For the purposes of this Article, the following words and phrases shall have the meanings described to them as follows:

a. PRIVATE RESIDENTIAL SWIMMING POOL: A receptacle for water or an artificial pool of water having a depth at any point of more than two (2) feet, which is intended for the purpose of complete or partial immersion therein of human beings, and including all appurtenant equipment, constructed, installed and maintained in or above the ground outside of a building used for a single family dwelling unit. A private residential swimming pool is one which is maintained by an individual primarily for the sole use of his household and guests, and not for the purpose of profit or in connection with any business operated for profit. No outdoor swimming pool intended for the use of members of a non-profit club or organization and their

guests, or limited to residents of a multiple dwelling unit, a block, subdivision, neighborhood, community or other specified area of residence shall be permitted in a residential zoning district without specific authorization of the corporate authorities.

b. ABOVE-THE-GROUND PRIVATE RESIDENTIAL SWIMMING POOL: A private residential swimming pool, as defined hereinabove, in which twenty percent (20%) or less of the total water volume is contained below grade level.

c. IN-THE-GROUND PRIVATE RESIDENTIAL SWIMMING POOL: A private residential swimming pool, as defined hereinabove, in which more than twenty percent (20%) of the total water volume is contained below grade level.

6-4-3: LOCATION OF POOL AND EQUIPMENT: No portion of a private residential swimming pool shall be located at a distance of less than five (5) feet from any side or rear property line or building line. Pumps, filters, pool disinfection equipment installations and heaters shall be located at a distance of not less than five (5) feet from any side or rear property line. No pool or pool equipment shall be located within any setback area.

6-4-4: PERMIT REQUIRED: It shall be unlawful to construct, install, enlarge or alter any private residential swimming pool, or any appurtenance thereof, within the municipality unless a permit therefor shall have been first obtained from the Building Commissioner.

6-4-5: PLANS AND DRAWINGS:

a. No permit shall be issued unless and until drawings and plans for the proposed construction, installation, enlargement or alteration of any private residential swimming pool, or any appurtenant equipment or fixtures, shall first be presented to the Building Commissioner for examination and approval.

b. All plans and drawings shall be drawn to a scale of not less than one-eighth (1/8) inch to the foot, on paper or cloth, in ink or by some process that will not fade or obliterate. All distances and dimensions shall be accurately figured and drawings made explicit and complete, showing the lot lines and including information pertaining to the pool, walk and fence construction, water supply system, drainage and water disposal systems, and pertaining to all appurtenances of the swimming pool. Detailed plans and vertical elevation also shall be provided in accordance with the Building Code.

c. All private residential swimming pools, appurtenances, water supply and drainage systems shall be constructed in conformity with the approved plans. If any deviation from such plans is desired, a supplementary plan covering that portion of the work involved shall be filed for approval and shall conform to the provisions of this Article.

6-4-6: POOL CONSTRUCTION: Private residential swimming pool walls and floors shall be constructed or any impervious material which will provide a tight tank with white or light colored finish and easily cleaned surfaces. The floor or bottom surface of the pool shall have a non-slip finish, as smooth as possible. The side and walls of a pool shall present a smooth finish. The slope of the bottom of any part of any pool in which the water is less than four (4) feet in depth shall not be more than one (1) foot in each ten (10) feet. The maximum slope where water is four (4) or more feet in depth shall not exceed one (1) foot in two (2) feet.

6-4-7 IN-GROUND POOLS; WATER PRESSURE; WALKS: In-the-ground residential swimming pools shall be designed to withstand the water pressure from within and to resist the pressure of the earth when the pool is empty, to a pressure of two thousand two hundred (2,200) pounds per square foot. Unobstructed walk areas not less than thirty six (36) inches wide shall be provided to extend entirely around the pool. The walk area shall be constructed of impervious material, and the surfaces shall be smooth, easily cleaned and of non-slip construction. The slope of the walk shall have a pitch of at least one quarter (1/4) inch to the foot, designed so as to prevent back drainage from entering the pool.

6-4-8: ABOVE-GROUND POOLS; WALKWAY: Above-the-ground swimming pools shall be provided with an unobstructed walkway not less than thirty six (36) inches wide extending entirely around the pool. Such pools shall be constructed to withstand the water pressure solely from within.

6-4-9: FENCING: All private residential swimming pools shall be completely enclosed by a fence. All fence openings or points of entry into the pool area shall be equipped with gates. The fence and gates shall be at least four (4) feet six (6) inches in height above the grade level, and shall be constructed of a minimum No. 9 gauge woven wire mesh corrosion-resistant material, or other material approved by the Building Commissioner. All gates shall be equipped with self-closing and self-latching devices placed towards the top of the gate and made inaccessible to small children.

All fence posts shall be decay or corrosion-resistant, and shall be anchored in concrete bases or other types approved by the Building Department. No enclosed fence shall be closer than five (5) feet to the edge of the pool area.

All in-the-ground private residential swimming pools shall have an additional fence around the immediate periphery of the pool walks, and such fence shall be constructed as specified hereinabove. The property owner, at his option, may elect to provide a fence six (6) feet high, with self-closing and self-latching gates, the latching devices of which shall be placed not less than five (5) feet above the ground. This shall be in lieu of the additional fence around the immediate periphery.

6-4-10 : STEPS AND LADDERS:

a. At least one (1) means of egress in the form of steps or ladders shall be provided for all private residential swimming pools. Where the depth of the water varies by more than one (1) foot within the center area of the pool as measured two (2) feet from the pool walls, at least one (1) such means of egress shall be located on a side of the pool at both the deep end and the shallow end of the pool. Treads of steps and ladders shall be constructed on non-slip material and shall be at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

b. Ladders or steps for entry to and egress from above-the-ground pools shall provide either for the complete removal and storage (not less than five (5) feet from the pool wall), or for the elevation of the out-of-pool portion of the steps or ladders to a position where the bottom of the raised portion is at least four (4) feet from the grade level and the raised portion is as close to the vertical as possible and is latched or locked in that position.

6-4-11: HANDHOLDS: Handholds shall be provided around the entire periphery of all pools and shall consist of a bullnosed coping not over two and one-half (2 ½) inches thick. The handhold must be no more than nine (9) inches above the normal water line.

6-4-12 SKIMMING DEVICES, GENERALLY: In every private residential swimming pool, at least one (1) skimming device shall be provided for each six hundred (600) square feet of surface area or fraction thereof, and it shall adequately remove floating oils and wastes and shall meet the following general specifications:

a. Each skimmer shall be designed for a flow-through rate of at least twenty (20) gallons per minute, and the total capacity of all skimmers in any pool shall be at least fifty percent (50%) of the required filter flow of the recirculation system.

b. Skimmers shall be automatically adjustable to variations in water level over a range of at least three (3) inches.

c. An easily removable and cleanable basket or screen through which all overflow water must pass shall be provided to trap large solids.

d. The skimmer shall be provided with a device to prevent airlock in the suction line.

6-4-13: SKIMMING DEVICES, IN-THE-GROUND POOLS: In-the-ground private residential swimming pools shall be equipped with skimming devices which shall be built into the pool wall. In addition to the specifications of Section 6-4-12, skimming devices for in-the-ground pools shall meet the following general specifications:

a. If an equalizer pipe is used to prevent airlock, it shall provide an adequate amount of make-up water for pump suction in the event the water level of the pool drops below the weir level. This pipe shall be at least one (1) foot below the lowest overflow level of the skimmer.

b. An equalizer line shall be provided with a valve that will remain tightly closed under normal operating conditions, but will automatically open at a differential of not more than four (4) inches between the pool level and the level of the overflow tank.

c. The overflow weir shall be of sufficient design to maintain a rate of flow of at least twenty (20) gallons per minute per lineal foot of weir lip.

6-4-14: WATER SOURCE; RECIRCULATION:

a. No source of water other than that approved by the corporate authorities shall be used in private residential swimming pools.

b. All private residential swimming pools shall be of the recirculation type in which the circulation of the water is maintained through the pool by pumps, the water drawn from the pool being clarified before being returned to the pool.

c. Water recirculation system inlets shall be located so as to porduce, so far as possible, uniform circulation of water throughout the pool without the existence of dead spots, and to carry pool bottom deposits to the outlets. A minimum of one recirculation system inlet shall be provided for every six hundred (600) square feet or fraction thereof of surface area of the pool.

d. Pools shall be equipped with a suitable method for adding make-up water as needed. There shall be no physical connection between the water supply line and the pool system. If the make-up water is added directly to the pool, the outlet shall be at least six (6) inches above the upper rim of the pool. If the make-up water is added to a surge or balancing tank, the point of discharge shall be at least six (6) inches above the rim of the tank.

e. The systems supplying recirculated water and make-up water to the pool shall be constructed in conformance with the Building Code.

f. Above-the-ground private residential swimming pools shall have at least one (1) water circulation system outlet to provide the best possible flow of water in the pool. The outlet shall be located at least eight (8) feet from the nearest water recirculation system inlet and shall be positioned so as to have no direct flow of water from the inlet to the outlet. There shall be at least one (1) outlet for each six hundred (600) square feet or fraction thereof of pool surface area.

g In-the-ground private residential swimming pools thirty (30) feet in width or less shall have water circulation system outlets located so as to provide at lease one outlet at the deepest point of the pool. If the pool width is more than thirty (30) feet, multiple outlets shall be provided and spaced not more than thirty (30) feet apart, and not nearer than four (4) feet to any adjacent wall. In-the-ground pool outlets shall be equipped with gratings having an area of openings not less than four (4) times the cross-sectional area of the outlet pipe. The gratings shall be so designed that they cannot be readily removed by bathers and will not injure bathers. At lease one (1) outlet shall be provided for each eight hundred (800) square feet of fraction thereof of pool surface area.

h. All pools shall be equipped with facilities for completely emptying the pool. Discharge of pool water to the storm sewer or drainage swale shall be at a rate not exceeding two hundred fifty (250) gallons per minutes. No drainage shall be allowed into a sanitary sewer system. No direct connection shall be made to the storm sewer. No drainage shall contact or flow upon private property other than that of the owner of the property where the pool is located. Water drainage from a pool shall not be allowed to stand in any rear or side yard, but must be immediately conducted to the nearest storm water drainage facility.

i. Private residential swimming pool recirculation systems shall consist of pumping equipment, hair and lint catcher, filters, together with the necessary pipe connections necessary for backwashing filters, and facilities and equipment for disinfecting the pool water.

j. Every private residential swimming pool shall have a recirculation system with an hourly capacity equal to the pool volume (in gallons) divided by a factor of six(6).

k. The recirculation system pump or pumps shall have a combined capacity sufficient to discharge the volume of water required for the six (6) hour turnover of the pool against the maximum head pressure in the recirculating system.

l. The pump used for backwashing the filters shall have sufficient capacity to provide a filter backwash rate of at least twelve (12) gallons per minute per square foot of filter area.

m. A hair and lint catcher or strainer shall be installed on the suction side of the circulation pump to prevent hair, lint, and other extraneous matter from reaching the pump and filters. Hair and lint catchers shall be so designed that they can be easily dismantled for cleaning and inspection and shall be so located as to be easily accessible for cleaning. The design features shall be as follows: water passes through the strainer from the outside; the strainer is made of non-corrosive material the width or diameter of strainer openings is not more than one-eighth (1/8) inch; the area of the strainer openings shall be at least five (5) times the cross-sectional area of the inlet pipe of the strainer.

n Recirculation systems shall contain rapid pressure filters. Sufficient area shall be provided to filter the entire contents of the pool in eighteen (18) hours at a rate of not more than three (3) gallons per square foot of filter area per minute. All backwash water and effluents shall be discharged to the sanitary sewer through an indirect connection. Pressure filters shall be equipped with readily accessible air relief valves, loss of head or pressure gauges on the inlet pipe, and an access head or fitting large enough to permit inspection, maintenance, and repair work.

6-4-15: CHLORINATION AND DISINFECTION:

a. Equipment shall be provided for the disinfection of all pool water. Any disinfection method using materials other than chlorine compounds shall be subject to the approval of the Building Department. When using a calcium chloride compound, the chlorine residue in the pool water shall be maintained at a level of 0.5 to 1.5 parts per million. When any stabilized chlorine compound (long life) is used, the chlorine residue in the pool water shall be maintained at a level of 1.0 to 2.0 parts per million.

b. Gaseous chlorination systems shall not be made use of as a disinfection method for private residential swimming pool water.

c. Provisions shall be made and chemicals maintained to maintain the pool water ion concentration factor (pH) at a level of 7.2 to 7.6.

d. During the season of use, all pool water shall be tested for chlorine residue and pH at least once every two (2) days, or more often, depending upon the frequency of usage. Test chemicals shall not be more than one (1) year old from the date of manufacture.

6-4-16 : ELECTRICAL REQUIREMENTS:

a. All electrical installations provided for, installed, and used in conjunction with private residential swimming pools shall conform to the requirements of the Electrical Code. Such installations shall be equipped with a 'Ground Fault Detector' of sufficient size and sensitivity to protect bathers from harm due to faulty components in said installations.

b. No current carrying electrical conductors shall cross private residential swimming pools, either overhead or underground, or within ten (10) feet of such pools.

c. All metal fences, enclosures or railings near or adjacent to private residential swimming pools, which might become live as a result of contact with broken overhead conductors, or from any other cause, shall be effectively grounded.

6-4-17 : HEALTH AND SAFETY REQUIREMENTS:

a. A skilled swimmer shall be present at all times that private residential swimming pools are in use.

b. Every private residential swimming pool shall be equipped with one (1) or more throwing ring buoys, not more than fifteen (15) inches in diameter and having a length of three-sixteenths (3/16) inch manila hemp line or equivalent material, attached equal in length to ten (10) feet more than the maximum dimension of the pool, and one (1) or more light but strong poles with blunted ends and not less in length than two-thirds (2/3) of the narrowest width of the pool, or twelve (12) feet, whichever is shorter, for making reach assists or rescues.

c. No diving platform or board more than four (4) feet above the nominal water level shall be installed for use in connection with any private residential swimming pool.

d. Means shall be provided for protection by covering all private residential swimming pools that are not drained during the seasonal period when the pool is not in use. Such covers shall be capable of supporting a weight equivalent to two (2) each two hundred (200) pound persons anywhere upon the surface of the pool, and shall be locked into place.

e. No private residential swimming pool shall be used, kept, maintained, or operated in the municipality if such use, keeping, maintaining, or operating shall be the occasion of any nuisance or shall be dangerous to life or detrimental to health.

f. All fuel lines, either gaseous or liquid, and all heaters which are provided, installed and used in conjunction with private residential swimming pools and shall conform to the requirements of the Plumbing Code.

g. The Health Department shall have the right to periodically inspect all private residential swimming pools to determine whether the provisions of this Code regarding health, sanitation and safety applicable thereto are being adhered to.

6-4-18: NUISANCES AND NOISE PROHIBITED: No private residential swimming pool shall be used or maintained in a manner constituting a nuisance. Without limiting the foregoing, between the hours of 9:00 p.m. and 9:00 a.m., all persons using such a pool shall refrain from making or causing loud noises detrimental to the peace and tranquility of the neighborhood.

6-4-19 : EXCEPTIONS; DEVIATIONS: The Building Commissioner is authorized to allow exceptions to or deviations from the provisions of this Article where, in his sound discretion and judgment, strict compliance with these requirements would not be practical or would work undue hardship.

a. All such exceptions or deviations must be approved in writing.

b. No exception or deviation shall be allowed unless the property owner agrees in writing to indemnify and hold harmless the Village of Bridgeview against any claim, action or judgment arising out of the use or operation of a private residential swimming pool with the benefit of such exception or deviation.

c. All private residential swimming pools installed prior to June 27, 1974, shall comply with the provisions of this Article, except where such compliance, in the judgment of the Building Inspector, is not practical. The Building Commissioner shall record all such non-compliance and the date of installation of the subject pool.

CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 5. DANGEROUS BUILDINGS

SECTION

6-5-1: Dangerous Buildings a Nuisance
6-5-2: Dangerous Buildings
6-5-3: Proceedings
6-5-4: Notice to Be Posted
6-5-5: Owner to Pay Cost of Repair or Removal
6-5-6: Immediate Action to Prevent Accident
6-5-7: Dangerous Building May Be Closed
6-5-8: Repairing Dangerous Buildings

6-5-1: DANGEROUS BUILDINGS A NUISANCE: Any building or part thereof or any structure of like nature, in a condition dangerous to the occupants, or those passing, or to any adjacent building, by reason of bad condition of walls, overload of floors, defective heating apparatus, violations from machinery, defective flues, confined or cramped stairways, insufficient exits, narrow or dark passageways, or which is unsafe or dangerous for the purpose for which it is used or intended to be used, or is in danger of being set on fire from any defect in its construction or is especially dangerous in case of fire by reason of its dilapidated condition or defective construction, or from other causes, or which may be prejudicial to the public health or the health of the inhabitants of the neighborhood, shall be deemed and is hereby declared a public nuisance.

6-5-2: DANGEROUS BUILDINGS: Whenever it shall come to the knowledge of the Building Commission or Health Officer, a complaint shall be made to any one of them in writing by any two (2) reputable citizens, that any building, wall or structure within the municipality is in such dangerous condition as described in this Article, said Building Commissioner or Health Officer shall forthwith report the same to the corporate authorities.

6-5-3: PROCEEDINGS: If it shall appear to the corporate authorities after due investigation of such report, that such building, wall, or structure is in such dangerous condition as aforesaid, and the owner or owners or his or their agents, or the lessee or occupant thereof, if within his or their power or duty to do so, shall fall within a reasonable time to be fixed by the corporate authorities, and after notice thereof in writing served on such owner or owners or his or their agents, or upon such lessee or occupant, as directed by the corporate authorities, specifying wherein such building is unsafe, defective or unlawful, to make the same safe, in such a way as the corporate authorities may direct, said building, wall or structure shall, upon the order of said corporate authorities, be torn down and removed by the Building

Commissioner, or made safe as the corporate authorities may order.

6-5-4: NOTICE TO BE POSTED: Every building which shall appear to the Building Commissioner or Health Officer to be especially dangerous in case of fire by reason of bad condition of walls, overloaded floors, defective construction, decay or other causes, shall be held to be an unsafe building. The Building Commissioner or Health Officer, in addition to proceeding as provided in Section 6-5-3 shall also affix a notice of the dangerous character of the building in a conspicuous place on the exterior wall thereof, and any person removing, defacing or disturbing such notice so affixed, other than a duly authorized representative of the municipality shall be fined not to exceed One Hundred Dollars ($100).

6-5-5: OWNER TO PAY COST OF REPAIR OR REMOVAL: An itemized account of the expenses of tearing down and removing such structure or of putting the same into safe condition shall be kept by the Building Commissioner, and shall be presented to the owner or owners of said structure or his or their agents, or to such lessee or occupant for payment, and in a case where such owner or owners, lessee or occupant shall refuse or fail to pay the same, then the same may be recovered from such owner or owners, lessee or occupant in an action of debt in the name of the municipality.

6-5-6: IMMEDIATE ACTION TO PREVENT ACCIDENT: In case the Building Commissioner or Health Officer finds any building or part of a building in such a condition to endanger life, or liable to cause serious accident, and that such danger may be averted by the immediate application of precautionary measures, said officers shall have an exercise the power, without the preliminary direction of the corporate authorities, to take such precautionary measures as in his or their opinion may be necessary to render any building or part thereof safe; provided, the owner, lessee, occupant or agent of said building refuses or neglects to take such precautionary measures after being notified to do so by said officers. The decision and order of said officers shall be absolute and final.

6-5-7: DANGEROUS BUILDING MAY BE CLOSED: The Building Commissioner or Health Officer may order that no person shall be permitted to enter or occupy or use a dangerous building or any portion thereof until the same shall have been made safe; and may post such order in a conspicuous place on the exterior wall of such building. No person shall enter, occupy or use, except for the purpose of repairing and making safe, any building or portion thereof until said building or condition has been made safe.

If the building or portion thereof found dangerous shall be devoted to any purpose requiring a municipal license, the Village President may suspend the license pending the period of making repairs; and he may revoke the license in case of failure on the part of the owner or agent having an interest in such unsafe building or portion thereof to make it safe without delay at their expense.

6-5-8: REPAIRING DANGEROUS BUILDINGS: It shall be unlawful to occupy for human habitation any building which is declared by the Health Officer to be unfit for habitation by reason of defective sanitary conditions, until such conditions have been remedied and the premises approved by said Health Officer is fit for occupancy.

If work has been done and expense incurred by the municipality in connection with dangerous buildings, a bill of cost shall be rendered by the municipality to the owner or agent of the property. The municipality may refuse to issue a permit for the reconstruction, alteration or repair of any building or portion thereof on the property involved until the expenditure incurred by the municipality on account of the work and material supplied has been repaid.

CHAPTER 6

BUILDING CONSTRUCTION AND MAINTENANCE CODES

ARTICLE 6. PROPERTY MAINTENANCE CODE

SECTION

6-6-1: Property Maintenance Code
6-6-2: Accessible Parking and Signage

6-6-1: PROPERTY MAINTENANCE CODE: The "2021 International Property Maintenance Code" as published by the International Code Council, Inc. is hereby adopted as the Property Maintenance Code of the Village with the following changes, additions or insertions:

Section 101.1, insert "Village of Bridgeview".

Section 102.3, Application of other codes, change to read "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Code, Plumbing Code, Mechanical Code, and Electrical Code adopted by the Village. Nothing in this Code shall be construed to cancel, modify or negate any provision of the zoning ordinance."

Section 102.4, Existing remedies, add "The Village shall have the right to cause the demolition, repair or enclosure of unsafe buildings as provided for in the Illinois Municipal Code without following any of the procedures and notice requirements of this code."

Section 103, Code Compliance Agency, delete in full

Section 104.1, Fees, add "The Building Commissioner shall be the code official. The code official may designate any employee of the Village with the enforcement of this code."

Section 107, Means of Appeal, delete in full.

Section 108, Board of Appeals, delete in full.

Section 109.2, Inspections, change to read "The code official may serve a notice of violation, but no such notice is a prerequisite to the existence of a violation or to action by the Village to restrain, correct or abate such violation."

Revised 08/01/2012, 07/18/2018, 07/07/2021
Revised 04/07/2004, 7/05/2006, 9/05/2007, 3/03/2010
See attached Int'l Property Maintenance Code 2021

Section 109.3, Right of entry, change to read "The code official may institute court proceedings to restrain, correct or abate any violation, or to require the removal or termination of the unlawful occupancy of any structure, or the order or direction of the code official. Any action taken on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Section 109.4, Violation penalties, change to read "Any person who violates any provision of this code shall be subject to a fine not less than $100 nor more than $750 for each violation thereof. Each day that a violation occurs shall constitute a separate offense and violation."

Section 110.4, Failure to Comply, change to read "Any person who shall continue any work 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 condition, shall be subject to a fine of not less than $100 nor more than $750 for each violation thereof. Each day that a violation occurs shall constitute a separate offense and violation."

Section 111.1.1, Unsafe conditions, add "No structure may be boarded up for more than 6 months. An unsafe structure includes any structure boarded up for more than 6 months."

Section 111.4.1, Unlawful structure, change to read "Whenever the code official has condemned a structure or equipment, notice shall be sent by first class mail to the taxpayer of record or the party responsible for paying any water bill. The notice shall include a statement of the violations and a deadline by which to correct the violations."

Section 113.1, General, change to read "The code official may order the demolition of any structure which is:

1. Dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy.
2. A public nuisance.
3. Vacant or abandoned for more than 6 months.
4. Boarded up for more than 6 months.
5. Under construction where there has been a cessation of normal construction activity for a period or more than 6 months.
6. Maintain in violation of the provisions of this code for more than 6 months.

Section 113.2, Notices and orders, change to read "A notice of order of demolition shall be served as provided for in the Illinois Municipal Code."

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See attached Int'l Property Maintenance Code 2021

Section 201.6, Local Codes, add Section to read "Whenever reference is made to the International Building Code, International Fire Code, International Zoning Code, International Plumbing Code, or International Mechanical Code, such reference shall be to the Building Code, Fire Code, Zoning Ordinance, Plumbing Code, Mechanical Code, currently in effect."

Section 301.3, Vacant structures and land, add "No structure shall be maintained which is:

1. Dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy.
2. A public nuisance.
3. Vacant or abandoned for more than 6 months.
4. Boarded up for more than 6 months.
5. Under construction where there has been a cessation of normal construction activity for a period of more than 6 months.
6. In violation of the provisions of this code for more than 6 months. "

Section 302.4, Weeds, insert "8 inches" at the end of the first sentence.

Section 304.3, Premises identification, add "Street numbers must be attached to the structure (or light pole or mailbox) and may not be painted thereon. Street numbers may not be painted on any stairway, stoop, sidewalk, curb or other area."

Section 304.14, Insect screens, insert "May 1" and "October 1."

Section 404.5, Overcrowding, add "If any room used for residential purposes is overcrowded, the code official may order the number of persons sleeping or living in said room to be reduced in order to conform to the minimum area requirements of this Chapter. It shall be prohibited to use for sleeping purposes any kitchen, hallway, closet, basement, storage room, public area, dining room or living room (except that a living room may be used for sleeping purposes of a guest for not more than 2 consecutive nights)."

Section 602.3, Heat supply, insert "October 1" and "May 1". Delete the Exception.

Section 602.4, Occupiable work spaces, insert "October 1" and May 1".

Appendix A, Boarding Standard, is mandatory and shall be in effect.

Appendix B, Board of Appeals, is deleted and shall not be in effect.

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See attached Int'l Property Maintenance Code 2021

6-6-2 ACCESSIBLE PARKING AND SIGNAGE

A. All public facilities (meaning any building intended for use by the public, whether privately owned or governmentally owned, used for the purpose of gathering, recreation, lodging, education, employment, institutional care, or the purchase, rental, or sale of any goods or services) shall provide accessible parking spaces as required by the Illinois Accessibility Code and the Bridgeview Zoning Ordinance. Accessible parking spaces shall be located on level pavement on the shortest accessible route to an accessible entrance. Each accessible parking space shall be 16-foot wide with either an 8-foot or a 5-foot wide diagonally striped access aisle.

B. Accessible parking spaces shall be designated as reserved by the installation and maintenance of a R7-8 (U. S. Department of Transportation standard) sign which contains the international symbol of accessibility and an R7-I101 sign indicating the amount of fine for violation. Such signs shall be vertically mounted on a post or wall at the front center of the accessible parking space not more than 5 feet horizontally from the front of the parking space and set a minimum of 4 feet from finished grade to the bottom of the signs.

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