

RESOLUTION 11-1

RESOLUTION AMENDING THE SANGAMON COUNTY CODE BY  
AMENDING TITLE 15  
BUILDINGS AND CONSTRUCTION

WHEREAS, Sangamon County has the authority to promulgate rules and regulations governing the construction and alteration of all buildings and structures to protect the public health, safety, and welfare of its citizens; and

WHEREAS, as the 2018 International Building Code series was adopted by the county in 2021, now adopting of provisions of the 2018 International Existing Building Code series will further protect county citizens by filling a gap of coverage not addressed in the 2018 International Building Code; and

WHEREAS, as the current 2006 International Property Maintenance Code series was adopted by the county in 2009, now adopting provisions of the 2018 International Property Maintenance Code will further protect the county citizens by requiring modern solutions to property maintenance issues; and

NOW THEREFORE BE IT RESOLVED by the members of the Sangamon County Board this 8th day of April, 2024, in order to obtain the objectives set forth above, that Title 15 of the Sangamon County Code be revised and amended as set forth in Exhibit A hereto, effective May 1, 2024.

  
\_\_\_\_\_  
ZONING AND LAND USE CHAIRMAN

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

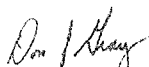
**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
DATED

**FILED**

MAR 22 2024

  
Sangamon County Clerk

# Exhibit A

## 15.05.050 State And Public Health Laws

These regulations shall not be enforced if any are in conflict with any law of this state or with any rule of the Department of Public Health.

(Res. 12 §1 (part), May 8, 2001).

## Article 15.05-II Technical Codes

### 15.05.060 Purpose

### 15.05.070 Technical Codes And Public Records Adopted By These Regulations

### 15.05.080 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Building Code, 2018 Edition

~~15.05.085 The following insertions, deletions, additions or changes shall be made to the International Existing Building Code, 2018 Edition~~

### 15.05.090 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Residential Code, 2018 Edition

### 15.05.100 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Mechanical Code, 2018 Edition

### 15.05.110 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fire Code, 2018 Edition

### 2018 Edition

### 15.05.130 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fuel Gas Code, 2018 Edition

### 15.05.140 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Property Maintenance Code, ~~2006 Edition~~ 2018 Edition

### 15.05.150 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The NFPA 70: National Electric Code, 2017 Edition

### 15.05.060 Purpose

To further the purpose of promoting and safeguarding the public health, safety, comfort and welfare by regulating the buildings and other structures more specifically described in Section 15.01.020 of this chapter, it is necessary and desirable to adopt the regulations of national model codes promulgated by expert organizations long devoted to establishing technical requirements after thorough study and consideration of the public interest. The provisions of 55 ILCS 5/5-6002 of the State of Illinois authorize the County of Sangamon to adopt the technical codes and public records set out in Section 15.05.070 below without setting forth the provisions in full. Provided, however, that at least three copies of such codes and public records shall be kept on file in the office of the county clerk and there kept available for public use, inspection and examination.

(Res. 12 § 1(part), May 8, 2001).

#### 15.05.070 Technical Codes And Public Records Adopted By These Regulations

The technical codes and public records listed below are adopted as codes of the county of Sangamon and each and all of the regulations, provisions, penalties, conditions and terms of each technical code and public record listed are adopted and made a part of the binding regulations of this chapter governing the construction and alteration of buildings and structures and camps or parks accommodating persons in house trailers, house cars, cabins or tents and parts and appurtenances thereof. Said codes and public records are made a part hereof as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in Sections 15.05.080 through 15.05.150 of this article.

The International Building Code, 2018 Edition, including Appendix B but excluding all other appendixes published by the International Code Council, Inc.;

The International Existing Building Code, 2018 Edition, including Appendix B but excluding all other appendixes published by the International Code Council, Inc.;

The International Residential Code, 2018 Edition, including Appendixes A, B, C, G, J, Q, R & S but excluding all other appendixes published by the International Code Council;

The International Mechanical Code, 2018 Edition, excluding Appendix B, but including all other appendixes as published by the International Code Council;

The International Fire Code, 2018 Edition, excluding all Appendixes, as published by the International Code Council;

The International Fuel Gas Code, 2018 Edition, excluding Appendix D, but including all other appendixes as published by the International Code Council, Inc.;

The International Property Maintenance Code, ~~2006~~ 2018 Edition, as published by the International Code Council, Inc.

The National Electrical Code, 2017 Edition, as published by the National Fire Protection Association (NFPA 70).

The current State of Illinois Code, Part 890 Illinois Administrative Code, hereby adopted by reference. (The Illinois State Plumbing Code)

The Illinois Accessibility Code, effective April 24, 1997, and any future amendments thereto as published by the Capital Development Board, State of Illinois.

(Res. 10 § 1(part), December 11, 2007; Res. 8, July 12, 2005; Res. 12 § 1(part), May 8, 2001).

(Res. No. 12, 8-9-2011)

#### 15.05.080 The International Building Code, 2018 Edition

The following insertions, deletions, additions or changes shall be made to the International Building Code, 2018 Edition:

References in codes adopted herein by reference.

- a) Any reference to the "code official", "fire code official" or "building official" shall be read as the "Zoning Administrator."
- b) Any reference to the "International Zoning Code" shall be read as the "zoning regulations of the County of Sangamon, Illinois," which are found in Chapter 17, "Zoning Ordinance".
- c) Any reference to the "International Plumbing Code" shall be read as the "Illinois Plumbing Code, Part 890 Illinois Administrative Code."
- d) Any reference to the "ICC Electrical Code" shall be read as the "NFPA 70, National Electrical Code, 2014-2017 Edition."

Section 101.1. Insert: Sangamon County, Illinois.

Section 101.4.3 Substitute: In place of the words, "International Plumbing Code" and "International Private Sewage Disposal Code," substitute the words, "Illinois Plumbing Code" and "Illinois Private Sewage Code."

Section 105.2. Substitute: Delete the first paragraph of this section and insert in its place the following:

"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. If located in a 100-year flood plain a flood plain development permit may be required; otherwise, permits shall not be required for the following:"

Section 903.2.1.2. Substitute: Delete 2. As written and insert in place the following:

2. The fire area has an occupant load of 100 or more for Nightclubs and 300 or more for Banquet Halls, Casinos (gaming areas), Restaurants, cafeterias and dining facilities (including associated commercial kitchens), Taverns and Bars provided a minimum of one hundred feet (100') travel distance to an approved exit is provided.

Section 903.2.5.1. Substitute: As written and insert the following:

903.2.5.1. General. An automatic sprinkler system shall be installed in Group H occupancies. Provided, however, that in Group H occupancies in which the use involves the retail or wholesale sale and storage of agri-chemicals as that term is commonly understood in the agricultural industry, no automatic sprinkler system or alternate automatic fire-extinguishing system shall be required."

(Res. 9, March 11, 2003)

Section 1612.1. Substitute: Delete the section as written and insert in its place the following:

"1612.1. General. Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage or repetitive loss to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads."

Section 1612.2. Substitute and Insert: Delete the definition of DESIGN FLOOD ELEVATION as written and in its place insert the following:

"DESIGN FLOOD ELEVATION. The design flood elevation is the base flood elevation plus one foot."

Add the following definition in its proper alphabetical order:

"REPETITIVE LOSS. Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs ~~at the time of each such flood event on the average, equals or exceeds 25%~~ cumulatively equals or exceeds 50% of the market value of the structure before the damage occurred."

Section 1612.3. Substitute: Delete the section as written and in its place insert the following:

"1612.3 Establishment of flood hazard areas. The flood hazard areas, or 100-year flood plains, are as established by the Flood Insurance Study for Sangamon County, dated August 2, 2007, as amended or revised, with the accompanying Flood Insurance Rate Map (FIRM) and related supporting data along with any revisions thereto, or as calculated in compliance with Chapter 16.72.040."

Chapter 11. Delete in its entirety. The provisions of the Illinois Accessibility Code referenced in Section 15.05.070 shall be applicable in place of Chapter 11, and whenever reference is made to the accessibility provisions of this code, the reference shall be construed to be to the accessibility provisions of the Illinois Accessibility Code.

Chapter 29. Delete in its entirety. The provisions of the Illinois Plumbing Code referenced in Section 15.05.070 shall be applicable in place of Chapter 29, and whenever reference is made to the provisions of the International Plumbing Code in the plumbing provisions of this code, the reference shall be construed to be to the provisions of the Illinois Plumbing Code referenced in Section 15.05.070.

Appendix B. Amend as follows:

Section B101.1. Substitute: Delete the printed provision. In its place substitute the following:

"The application for appeal shall be filed on a form obtained from the building official or code official within 20 days after the notice from which the appeal is taken was served upon the applicant."

Section B101.2. Substitute: Delete the printed provision. In its place substitute the following:

"B101.2. Membership of Board. The Board of Appeals shall consist of seven persons appointed by the Chairman of the County Board. The terms of all members of the Board of Appeals shall be for one year and the terms shall commence on September 1 of each year and shall expire on August 31 of the following year. The building official shall be an ex officio member of said Board but shall have no vote on any matter before the Board."

Amendment: Section B101.2.2 shall be amended by changing five (5) individuals to seven (7) individuals and adding subsection 6 as follows:

6. "A qualified health professional."

Section B101.2.7 is deleted as written. It shall provide as follows:

"B101.2.7. Compensation of Members. Compensation of members shall be one hundred fifty dollars (\$150.00) per meeting attended. Compensation of the chairperson shall be two hundred dollars (\$200.00) per meeting attended."

(Res. 10 § 1(part), December 11, 2007; Res. 9 § 1, March 11, 2003; Res. 21-1 § 6, 2001; Res. 12-1 § 1(part), 2001).

(Res. No. 2, § 2, 6-25-2009; Res. No. 17, § 2, 8-11-2009)

15.05.085 The International Existing Building Code, 2013 Edition

The following insertions, deletions, additions, or changes shall be made to the International Building Code, 2018 Edition:

Section 101.1. Insert: Sangamon County, Illinois.

Section 105.2. Substitute: Delete the first paragraph of this section and insert in its place the following:

"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. If located in a 100-year flood plain a flood plain development permit may be required; otherwise, permits shall not be required for the following:"

Section 403.1 Substitute: In place of the words, "International Plumbing Code" substitute the words, "Illinois Plumbing Code".

Errata. The International Existing Building Code, 2013 Edition, is adopted.

#### **15.05.090 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Residential Code, 2018 Edition**

**Section R101.1. Insert: Sangamon County, Illinois.**

**Section R105.2. Insert: At the end of the first paragraph, add the following sentence: "If located in a 100-year flood plain, a flood plain development permit is required."**

**Section R105.3.1.1. Substitute: Delete the last three sentences of the paragraph and in their place insert the following sentences:**

**"For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its pre-damage condition. If the building official finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure, or if during a ten-year period, damages are sustained by a building or structure on two separate occasions with the average cost of repair equal to or exceeding 25% of the market value on each occasion, the work shall meet the requirements of Section R 322 Flood-Resistant Construction."**

**Section R106.1.4. Substitute: Delete the paragraph beginning with the number 4. and in its place insert the following:**

"4. If the base flood elevation is not available on the Flood Insurance Rate Map then it shall be calculated in compliance with Chapter 16.72.040 of the Sangamon County Code."

Section R112. Substitute: Board of Appeals. This section is deleted as printed. It shall be replaced as follows:

"Section R112. Board of Appeals.

R112.1. Appeal Process. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this Code shall be as allowed and shall be heard by the Board of Appeals and 98pursuant to its procedures as provided in Section 112 and Appendix B of the International Building Code, 2018 Edition."

Section R112.2.1. Delete this section.

Section R112.2.2. Delete this section.

Table R301.2 (1). Insert: Under Roof Snow Load, insert "20 lb/F+2"; under Ground Snow Load insert "20"; under Wind Speed (mph), insert "115 mph"; under Seismic Design Category, insert "B"; under Weathering, insert "Severe"; under Frost Line Depth, insert "36""; under Termite, insert "Moderate to Heavy"; under Ice Barrier Underlayment Required, insert "yes"; under Decay, insert "Slight to Moderate"; under Winter Design Temp, insert "2°"; under Flood Hazard, (a) insert "1-6-83"; under Flood Hazard, (b) insert "8-2-07"; under Air Freezing Index, insert "1,285"; under Mean Annual Temp, insert "52.6."

Section R302.13. Fire Protection of Floors. Delete this Section.

Section R313. Automatic Fire Sprinklers. Delete this Section.

Section R322.1.4. Substitute: Delete the section as written and in its place insert the following:

"Section R322.1.4. Establishing the design flood elevation. The design flood elevation shall be used in areas designated as FLOODPLAIN IN Chapter 16.72 and shall be defined as the base flood elevation plus one foot."

Section R322.1.7. Substitute: Delete the section as written and in its place insert the following:

"Section R322.1.7. Protection of water supply and sanitary sewage systems. New and replacement water supply systems shall be designed to minimize infiltration of flood waters into the system in accordance with the plumbing provisions of this code. New and replacement private sanitary sewage systems are prohibited in a 100-year flood plain."

Section R506.2.1. Substitute: Delete the section as written and its place insert the following: "Section R506.2.1 Fill. Fill materials shall consist only of clean fill as defined by the ~~Sangamon County Department of Public Health~~ Illinois Environmental Protection Act. The fill shall be compacted to assure uniform support of the slab, shall be placed in layers no greater than one foot deep before compaction, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth."

Chapter 11 Energy Efficiency. Delete this Chapter.

Section M2201.2. Substitute: Delete the section as written and in its place, insert the following:

"Section M2201.2. Above-ground tanks. The maximum amount of fuel oil stored above ground or inside of a building shall be 660 gallons (2498 L). The supply tank shall be supported on rigid noncombustible supports to prevent settling or shifting and if located in a flood plain shall be anchored to resist flotation, collapse, or permanent lateral movement."

Part VII-Plumbing (Chapter 25-33). Delete this Part

Plumbing References. Whenever reference is made to the provisions of the International Plumbing Code, the reference shall instead be construed to be to the Illinois Plumbing Code, as referenced in Section 15.05.070.

Errata. The International Residential Code, 2018 Edition, is adopted.

(Res. 10 § 1(part), December 11, 2007; Res. 12-1 § 1(part), 2001).

15.05.100 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Mechanical Code, 2018 Edition

Section 101.1. Insert: Sangamon County, Illinois.

Section 106.5.2. Insert in parenthesis: "As provided in Section 15.05.200 of the Sangamon County Code."

Section 106.5.3. Substitute: Delete the paragraph as printed. Insert in its place the following:

"106.5.3. Fee Refunds. The code official is authorized to establish a refund policy."

Section 108.4. Insert in first parenthesis "petty offense." Delete all language after the words, "petty offense."

Section 108.5. Substitute: Delete the following words in the last sentence of the section, "shall be liable for a fine of not less than [Amount] dollars or more than [Amount] dollars," and insert in their place, "shall commit a petty offense."

Section 109. Means of Appeal. Substitute: This section is deleted as printed. It shall be replaced as follows:

"Section 109. Means of Appeal.

109.1 Appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code shall be allowed and shall be heard by the Board of Appeals and pursuant to its procedures as provided in Section 112 and Appendix B of the International Building Code, 2018 Edition."

Plumbing References. Whenever reference is made to the provisions of the International Plumbing Code the reference shall instead be construed to be to the Illinois Plumbing Code as referenced in Section 15.05.070.

Errata. The International Mechanical Code, 2018 Edition, is adopted.

(Res. 10 § 1(part), December 11, 2007; Res. 12 § 1(part), May 8, 2001).



15.05.110 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fire Code, 2018 Edition

Section 101.1. Insert: Sangamon County, Illinois.

Section 109. Substitute: Board of Appeals. This section is deleted as printed. It shall be replaced as follows:

"Section 109. Board of Appeals.

109.1. Appeal Process. Appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this Code shall be allowed and shall be heard by the Board of Appeals and pursuant to its procedures as provided in Section 113 and Appendix B of the International Building Code, 2018 Edition."

Section 110.3. Insert in the first parenthesis "petty offense." Delete all language after the words, "petty offense."

Section 112.4. Substitute: Delete the language, "shall be liable to a fine of not less than (AMOUNT) dollars or more than (AMOUNT) dollars." Insert in its place, "shall be guilty of a petty offense."

Plumbing References. Whenever reference is made to the provisions of the International Plumbing Code, the reference shall instead be construed to be to the Illinois Plumbing Code, as referenced in Section 15.05.070.

Errata. The International Fire Code, 2018 Edition, is adopted.

(Res. 10 § 1(part), December 11, 2007; Res. 9 § 2, March 11, 2003; Res. 12-1 § 1(part), May 8, 2001).

15.05.130 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Fuel Gas Code, 2018 Edition

Section 101.1. Insert: Sangamon County, Illinois.

Section 106.6.2. Insert in parenthesis: "As provided in Section 15.05.200 of the Sangamon County Code."

Section 106.6.3. Substitute: Delete the paragraph as printed. Insert in its place the following:

"106.65.3 Fee Refunds. The code official is authorized to establish a refund policy."

Section 109. Substitute: This section is deleted. The section shall be replaced as follows:

"Section 109. (IFGC). Means of Appeal.

109.1. Appeal Process. Appeals of orders, decisions or determinations made by the Code official relative to the application and interpretation of this Code shall be allowed and shall be heard by the Board of Appeals and pursuant to its procedures as provided in Section 112 and Appendix B of the International Building Code, 2006 Edition."

Plumbing Reference. Whenever reference is made to the provisions of the International Plumbing Code, the reference shall instead be construed to be to the Illinois Plumbing Code as referenced in Section 15.05.070.

Errata. The International Fuel Gas Code, 2018 Edition is adopted.

(Res. 10 § 1(part), December 11, 2007; Res. 12 § 1(part), May 8, 2001).

15.05.140 The Following Insertions, Deletions, Additions Or Changes Shall Be Made To The International Property Maintenance Code, ~~2006~~ 2018 Edition

Section 101.1. Insert: Sangamon County, Illinois.

Section 103.5. Substitute: Delete 103.5 as written. Insert in its place, "103.5 Fees. The fees for activities and services performed by the Department in carrying out its duties under this Code should be as provided by the Sangamon County Board by separate ordinance."

Section 104.2. Delete.

Section 110.1. Substitute: Delete the words, "two years," and insert in their place the words, "six months."

Section 111. Substitute: Section 111 is deleted as written. It shall be replaced as follows:

"Section 111. Means of Appeal. Appeals of orders, decisions or determinations made by the Code official relative to the application and interpretation of this Code shall be heard by the Board of Appeals and pursuant to its procedures as provided in Section 112 and Appendix B of the International Building Code, 2018 Edition."

Section 301.3. Delete the word "clean."

Section 302.3. Delete.

Section 302.4 All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers, ornamental grasses, and gardens. This section does not apply to property used agriculturally or with a housing density of less than 3 houses per acre.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Section 303.1 Add: Add a second sentence which shall read as follows:

"Swimming pools shall comply with Chapter 17.46 of the Sangamon County Zoning Ordinance and be enclosed with approved fencing with self-closing gates which are to be kept locked when the pool is not in use."

Section 303.2 Delete Section 303.2.

Section 304.8. Delete.

Section 304.14. Insert: Insert in [Date] to [Date] the following dates, "~~June 1~~ May 1] to [October 1]."

### Section 506.3 Grease Interceptors

Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system, or the sewage treatment plant and processes. Records of maintenance, cleaning, and repairs shall be available ~~for inspection by the code official~~ to the plumbing inspector, health inspector, or sanitary district upon request.

### Section 507 Storm Drainage

507.1 General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates ~~a public nuisance~~ mosquito harborage.

Sections 602.3 and 602.4. Insert: Insert in [Date] to [Date] the following dates, "[October 1] to [June 1]."

Section 602.6. Add Section 602.6 as follows:

Every home is required to have at least one carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Homes that do not rely on the burning of fuel for heat, ventilation, or hot water; are not connected to a garage; and are not near a source of carbon monoxide as determined by the building official are not required to install carbon monoxide detectors.

~~Chapter 5—Delete. In the place of Chapter 5 the provisions of the plumbing facilities and fixture requirements of the Illinois Plumbing Code as referenced in Section 15.05.070 shall be followed. Whenever reference is made to the provisions of the International Plumbing Code, the reference shall instead be construed to be to the Illinois Plumbing Code as referenced in Section 15.05.070.~~

Errata. The International Property Maintenance Code, 2018 Edition is adopted.

(Res. 10 § 1(part), December 11, 2007; Res. 12 § 1(part), May 8, 2001).

(Res. No. 7, 6-10-2014)

The NFPA: National Electrical Code, 2017 Edition is adopted.

Plumbing References. Whenever reference is made to the provisions of the International Plumbing Code, the reference shall instead be construed to be to the Illinois Plumbing Code as referenced in Section 15.05.070.

Errata. Adopted to The NFPA 70: National Electrical Code 2017 Edition is adopted.

(Res. 12 § 1(part), May 8, 2001).

### Article 15.05-III Administration

15.05.160 Department Of Building Safety

15.05.170 Additional Powers And Duties Of Building Official

15.05.180 Department Of Property Maintenance

15.05.190 Permits

15.05.200 Fee

#### 15.05.160 Department Of Building Safety

The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official. The Department of Building Safety shall be a sub-department of the Department of Building and Zoning. The building official shall be designated by resolution of the Sangamon County Board which shall be deemed the chief appointing authority of Sangamon County. The duties and powers of the building official and the power to appoint assistants shall be provided in Sections 103 and 104 of Chapter 1 of the International Building Code, 2018 Edition, and Sections R103 and R104 of the International Residential Code, 2018 Edition. The salary of the building official and any assistants shall be set by the Sangamon County Board.

(Res. 12 § 1(part), May 8, 2001).

(Res. No. 13, 10-13-2009; Res. No. 12, § V, Exh. E, 7-11-2017)

#### 15.05.170 Additional Powers And Duties Of Building Official

The building official appointed pursuant to Section 15.05.160 shall also administer the departments created and exercise the powers and duties conferred upon the code official by the following codes: International Mechanical Code, 2018 Edition; The International Fire Code, 2018 Edition; ; The International Fuel Gas Code, 2018 Edition; The NFPA 70: The National Electric Code, 2017 edition. The building official shall also provide for the administration and enforcement of the Illinois Plumbing Code by requiring permits, inspection and fees all as provided in 225 ILCS 320/37, and provide for the inspections and administration required to enforce the Illinois Accessibility Code.

(Res. 10 § 1(part), December 11, 2007; Res. 21 § 9, August 14, 2001; Res. 12 § 1(part), May 8, 2001).

#### 15.05.180 Department Of Property Maintenance

The Department of Property Maintenance Inspection is hereby created. The Department shall be a sub department of the Public Health Department of Sangamon County. The code official for the Department and for the administration of the International Property Maintenance Code as defined in Section 15.05.070 shall be the Director of Public Health of Sangamon County.

(Res. 12 § 1(part), May 8, 2001).

#### 15.05.190 Permits

Permits shall be required as provided in all the Codes referenced in Section 15.05.070. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid in accordance with Section 15.05.200.

(Res. 12 § 1(part), May 8, 2001).

#### 15.05.200 Fee

Residential Building Permit Fee Schedules.

Residential Construction: Single Family/Duplex/Town homes.

Based on Fair Market Value at \$81.00 a sq. ft. for footings, foundations structure and finishes.

Fee-\$7.00 per \$1000.00 of fair market value or fraction there of.

Electrical-\$7.00 a sq. ft × .007

HVAC-\$7.00 a sq. ft. ×.007

Plumbing-\$7.00 a sq. ft. ×.007

Decreasing Scale Residential: Single Family/Duplex/Town Homes

Cost

\$0.00 to \$500,000.00 × \$7.00 per \$1000.00

\$500,000.01 to \$1,000,000.00 × \$7.00 per \$1000.00

\$1,000,000.01 to \$1,500,000.00 × \$5.00 per \$1,000.00

\$1,500,000.01 and above × \$4.00 per \$1000.00

Accessory Structures-detached garages, pole barns, storage sheds over 120 sq. ft.

Fee-\$20.00 a sq. ft. × 007

If any mechanicals are installed then the fee will be computed at \$7.00 a sq. ft. × .007.

Accessory structures fee does not include zoning inspection feet of \$50.00.

Zoning Inspection Fee-\$50.00

Mobile Home Fees-\$270.00

Includes Zoning, Electrical, Mechanical, Plumbing hookups.

Modular Homes-\$540.00

Includes Zoning, Building, Electrical, Mechanical, Plumbing hookups.

Homes that are moved to another locations-\$541.00. Includes Zoning, Building, Electrical, Mechanical, Plumbing hookups.

Demolition Fee-\$68.00

Furnace change outs-Cost ×.007 with a \$41.00 minimum fee.

Condensing unit change outs-Cost × .007 with a \$41.00 minimum fee.

Roofing, re-roof, siding, gutters, windows and door replacements-Cost ×.007 with a \$41.00 minimum fee.

a. The installation of each Hydronic Boiler:	\$41.00
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b. Fuel Gas piping systems not combined with Other plumbing, mechanical systems or permits.	\$41.00
c. The installation of water heaters, Electric, Natural Gas or LP Gas fired:	\$41.00
d. The installation of water treatment systems, Alternatively, water softeners:	\$41.00
e. The installation of RPZ, Dual Check or Cross connection control devices not Combine with other plumbing permits:	\$41.00
f. Transfer fee: In the event, a plumbing permit is to be transferred to another contractor, the person to whom The transfer has been made shall obtain a new permit. If no changes in the scope of work have occurred from the original permit, and the permit has not expired the fee will be.	\$41.00
g. All other plumbing work as defined by the Illinois State Plumbing Code will require a permit, inspection, Approval or disapproval by the Sangamon County Zoning and Building Safety Department.	

Fireplaces - Included in new home construction otherwise-Cost  $\times .007$  with a \$41.00 minimum fee.

Swimming Pools - above ground-\$68.00, in-ground-\$135.00. Includes Pool, Electrical, Plumbing and Zoning. This does not include decks, and misc. electrical outlets.

Residential Sign Permit-\$50.00

Additional Plumbing Fees-

Commercial/Industrial Building Permit Fee Schedules

Commercial Fees are figured at \$9.00/1000 of the fair market value with the following decreasing scale.

Cost

\$0.00 to \$500,000.00  $\times$  \$9.00 per \$1000.00

\$500,000.01 to \$1,000,000.00  $\times$  \$7.00 per \$1000.00

\$1,000,000.01 to \$1,500,000.00  $\times$  \$5.00 per \$1,000.00

\$1,500,000.01 and above  $\times$  \$4.00 per \$1000.00

Commercial Demolition Permit Fee-\$135.00

Commercial Sign Permit Fee-\$100.00

Electrical permit fee maybe needed at an extra cost.

General Fee-\$40.00

Re-inspection Fee-\$54.00

Inspections out of hours-\$54.00(normal hours-7:00 am-4:30 pm)

Minimum Building Permit Fee-\$41.00

Change of Occupancy without Building Permit-Fee-\$68.00. Needed when occupancy classification change.

Any types of construction not specifically addressed in the above fee schedule. Fees shall be determined by the Sangamon country building and zoning department using acceptable industry resources to determine fair market values.

Commercial Solar Farm and Garden Construction Fees:

0-10 kW-\$200.00

11-50 kW-\$375.00

51-100 kW-\$750.00

101-500 kW-\$1,500.00

501kW-1 MW-\$3,000.00

1 MW-2 MW \$6,000.00

over 2 MW-\$6,000.00 plus \$200.00 for each additional 100 kW or \$2,000.00 per each additional MW (nameplate capacity).

Any types of construction not specifically addressed in the above fee schedule. Fees shall be determined by the Sangamon County Building and Zoning Department using acceptable industry resources to determine fair market values.

(Ord. 12 §1, April 19, 2002; res. 12 §1 (part), May 8, 2001).

(Res. No. 12, § V, Exh. E, 7-11-2017; Res. No. 12-1, Exh. A, 7-10-2018)

Article 15.05-IV Violations

15.05.210 Violation Penalties

Any person who violates a provision of the codes referenced in Section 15.05.070 or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official or code official, or of a permit or certificate issued under the provisions of the codes, commits a petty offense.

Any person who commences construction without having made application to the Department of Building Safety and received authorization from said department to begin said construction shall be subject to an application fee of one hundred fifty percent of the normal fee.

The state's attorney may bring action to enforce compliance of the requirements of this ordinance by filing an action before the Sangamon County Ordinance Violation Hearing Department or by filing an action in Sangamon County Circuit Court requiring conformance with this article, fines, fees and costs for violation of this article or such other order as the Court or hearing officer may deem necessary.

Any person who violates this article shall be fined not less than twenty-five dollars nor more than two thousand five hundred dollars. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

(Res. 15, § 2(Exh. B), 2-10-2009; Res. No. 12, § V, Exh. E, 7-11-2017)

#### Article 15.05-V Board Of Appeals

##### 15.05.220 Appeal

A Board of Appeals is hereby created which shall be constituted and shall function as provided in Appendix B of the International Building Code, ~~2000~~ 2018 Edition, as amended by Section 15.05.080. The Board of Appeals shall hear all appeals authorized by any of the codes defined in Section 15.05.070. The fee required for an application for appeal shall be two hundred dollars. No appeal shall be permitted unless the fee is paid to the building or code official at the time of the application for appeal.

(Res. 12 §1 (part), May 8, 2001).