

## TITLE 16

### BUILDING REGULATIONS

#### Chapters:

- 16.01 Village of Dunlap Building Code
- 16.02 Building Code Compliance

## Chapter 16.01

### Village of Dunlap Building Code

#### Sections:

16.01.01	Title
16.01.02	Adopted Code
16.01.03	Insertions to IBC
16.01.04	Inconsistencies
16.01.05	Validity of Building Code

**§16.01.01 Title.** This chapter shall be known and may be cited as the Village of Dunlap Building Code (or "Building Code").

**§16.01.02 Adopted Code.** Except as otherwise provided in this Chapter, the construction, alteration, addition, use, and occupancy of all buildings and structures and their service equipment in the Village shall be in conformity with the provisions of this Chapter. The International Building Code, 2006 Edition ("IBC") published by the International Code Council is hereby adopted and made a part of this Chapter by reference thereto and shall be applicable to all buildings and structures and their service equipment in the Village.

**§16.01.03 Insertions to IBC.** The following sections of the IBC are hereby revised or completed as follows:

- A. *Section 101.1.* Insert at "Name of Jurisdiction" the following: "the Village of Dunlap".
- B. *Section 1612.3.* Insert in place of bracketed material "Peoria County".
- C. *Section 3410.2.* Insert in place of bracketed material the following date: April 20, 2015.

**§16.01.04 Inconsistencies.** In the event of any inconsistency between the provisions of the IBC and any other code adopted or incorporated by reference by the Village Code, the terms of the more stringent code as determined by the Building Inspector shall apply.

**§16.01.05 Validity of Building Code.** Should any section, clause or provision of the Building Code under this Chapter or Chapter 16.02 be declared by the court to be invalid, the same shall not affect the validity of the Building Code under this Chapter or Chapter 16.02 as a whole or any part thereof, other than the part so declared to be invalid.

## Chapter 16.02

### Building Code Compliance

#### Sections:

16.02.01	Responsibility for Building Code Administration
16.02.02	Building Inspector
16.02.03	Construction Board of Appeals
16.02.04	Appeals
16.02.05	Permit Fees
16.02.06	Violations and Penalties

**§16.02.01 Responsibility for Building Code Administration.** The authority for administration of the Building Code is hereby vested in the Building Inspector, along with other Village officials and employees as may be provided by the Village Board. The Building Inspector shall have the authority and responsibility as set forth in this Chapter, subject to review by the Construction Board of Appeals and the limitations set forth in the Building Code.

#### **§16.02.02 Building Inspector.**

- A. The Building Inspector shall be appointed by the Village President with the concurrence of the Village Board. The Building Inspector may be provided with assistance by other persons as the Village Board may direct.
- B. The Building Inspector shall administer and enforce the Building Code and shall carry out and perform duties as follows:
  1. Issue all Building Permits, and make and maintain records thereof.
  2. Issue all Certificates of Occupancy, and make and maintain records thereof.
  3. Conduct inspections of buildings, structures and use of land to determine compliance with the terms of the Building Code.
  4. Maintain permanent and current records of the Building Code, including but not limited to, all permits and related materials, certificates of occupancy, appeals and applications therefor.
  5. Provide and maintain a source of public information relative to all matters arising out of the Building Code.

6. Receive, file, and forward to the Construction Board of Appeals all applications for appeals.
  7. Investigate alleged violations of the Building Code.
  8. Inform persons or entities in violation of the Building Code of the provisions and requirements of the Building Code with which they are in non-compliance and the available remedies.
  9. Collect fees for building permits, and any other fees authorized by the Building Code, promptly providing such fees to the Village Treasurer for proper deposit in a village account;
- C. The Building Inspector, at the direction of the village engineer shall condemn and order closed any building or structure that, in the opinion of the village engineer, is no longer safe for occupancy or use.

#### **§16.02.03 Construction Board of Appeals.**

- A. Creation. A Construction Board of Appeals is hereby established and shall have the authority and responsibility as set forth in the Building Code and as otherwise provided in this Chapter. The Zoning Board of Appeals shall act as the Construction Board of Appeals for the Village and is hereby vested with the jurisdiction and authority to handle and decide all matters upon which it is required to pass under this Chapter and the Building Code.
- B. Jurisdiction. The Construction Board of Appeals is hereby vested with the jurisdiction and authority to hear and decide appeals from any order, requirement, decision or determination made by the Building Inspector or his authorized agent under the Building Code.
- C. Meeting and Rules. The Construction Board of Appeals shall meet as necessary to review any appeals as provided herein. All hearings conducted by said Board shall be open to the public. Any person may appear and testify at a hearing either in person or by a duly authorized agent or attorney. A copy of every rule or regulation, every order, requirement, decision or determination of the Construction Board of Appeals shall be filed immediately in the office of the Village Clerk and shall be a public record. The Construction Board of Appeals shall adopt its own rules of procedure not in conflict with the Illinois Municipal Code or the Building Code.
- D. Finality of Decisions of the Construction Board of Appeals. All decisions and findings of the Construction Board of Appeals on appeals after a hearing shall, in all instances, be final administrative decisions.

**§16.02.04 Appeals.** An appeal may be taken to the Construction Board of Appeals by any person aggrieved by a decision of the Building Inspector or by any office, department, committee, or governing body of the Village. Such appeal shall be taken within twenty (20) days from the date of the action appealed from by filing with the Village Clerk a written notice of appeal specifying the grounds thereof, which may include electronic submission pursuant to applicable guidelines established by the Construction Board of Appeals. The Village Clerk shall forthwith transmit to the Construction Board of Appeals all of the papers constituting a record upon which the action appealed from was taken.

**§16.02.05 Permit Fees.** When applying for a permit under the Building Code, the following permits shall be paid to the Village with the submission of a building permit application:

- A. One-Family and Two-Family Residential: New Construction, Additions, or Alterations
 

Fee per square foot	\$0.50
Minimum Fee – New Construction	\$1,000.00
Minimum Fee – Additions	\$500.00
Minimum Fee – Alterations	\$500.00
  
- B. Commercial / Industrial / Multi-Family
 

Fee per square foot	\$0.75
Minimum Fee – New Construction	\$1,000.00
Minimum Fee – Additions	\$7,500.00
  
- C. Electrical / Plumbing / HVAC
 

New Construction, Additions	No Additional Fee
Alterations	\$55.00 per additional permit
  
- D. Miscellaneous Building Permits
 

Swimming Pools – Permanent Above-Ground	\$50.00
Swimming Pools – Partially or Totally Below Ground	\$100.00
Fences	\$50.00
Sign (free-standing) – No Electrical	\$50.00
Sign (free-standing) – With Electrical	\$105.00
Demolition Permit	\$50.00

Garages (detached) < 600 sf	\$250.00
Garages (detached) > 600 sf	\$500.00
Decks – Freestanding	\$250.00
Decks – Attached	\$500.00
Other Accessory Buildings < 100 sf	\$50.00
Other Accessory Buildings > 100 sf	\$100.00

If work has not commenced within one hundred eighty (180) days of permit issuance, the permit may be extended for another one hundred eighty (180) days upon payment of one-half of the initial permit fee, provided that no changes have been made or will be made to original construction documents, and that suspension of work has not exceeded one year. A permit shall not be extended more than one time, before a new permit will be required.

**§16.02.06 Violations and Penalties.**

- A. Any person, firm or corporation who violates any provision of this Chapter or the Building Code under Chapter 16.01 for which another penalty is not already otherwise specifically provided by ordinance shall, upon conviction, be subject to a fine of not more than \$750. Each day that a violation is permitted to exist shall constitute a separate offense.
- B. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure or land is used in violation of this Chapter or the Building Code under Chapter 16.01, the proper authorities of the Village of Dunlap, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building structure or land or to prevent any illegal act, conduct, business or use in or about such premises.