

ORDINANCE NO. 17-04

AN ORDINANCE AMENDING TITLE 8, BUILDING REGULATIONS, CHAPTER 1,  
BUILDING CODE, BY AMENDING SECTION 13, TECHNICAL CODES, OF THE  
MUNICIPAL CODE FOR THE VILLAGE OF MANTENO

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WHEREAS, the Village of Manteno is a non-home rule municipality duly existing and subject to the laws of the State of Illinois; and

WHEREAS, Title 8, Chapter 1, Section 13, of the Manteno Municipal Code sets forth the requirements for Technical Codes; and

WHEREAS, the Village of Manteno believes such Section 8-1-13, Technical Codes, should be amended, and therefore is desirous of amending Section 8-1-13 to update the adopted building codes; and

NOW THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Manteno, Kankakee County, Illinois, as follows:

**Section 1**

The recitals set forth in the above prefatory clauses are hereby adopted as the findings of Village of Manteno and are expressly incorporated herein as a part of this ordinance.

**Section 2**

That Title 8, Building Regulations, Chapter 1, Building Code, be changed by amending Section 8-1-13, Technical Codes, to read as follows:

**8-1-13: TECHNICAL CODES:**

(A) Scope: The purpose of this title is to provide minimum requirements to safeguard life or limb, health and public welfare, and the protection of property as it relates to these safeguards by regulating and controlling the design, construction, prefabrication, equipment or appliance installation, quality of materials, use and occupancy, location and repair of all buildings and structures within the village. Also, the purpose is to further standardize requirements by using a compilation of data from the following technical codes.

(B) Building Codes: The technical codes listed below are hereby adopted as the building codes of the Village of Manteno for the control of buildings, structures, and sites as herein provided:

1. 2015 International Building Code and appendices C, F & I
2. 2015 International Residential Code and appendix H
3. 2015 International Mechanical Code
4. 2015 International Fire Code and appendices

5. 2015 International Property Maintenance Code and appendices
6. Illinois Plumbing Code (latest edition)
7. 2011 National Electrical Code
8. 2015 International Fuel Gas Code
9. 2015 International Energy Conservation Code
10. The Illinois accessibility code, as amended
11. The Village of Manteno subdivision ordinance, as amended from time to time
12. 2015 International Performance Code

(C) International Building Code: The following insertions, deletions, additions or changes shall be made and supersede any of the regulations of the 2015 International Building Code:

Section 101.1 Title: Insert: Village of Manteno

Section 101.4.3 Plumbing: Delete in its entirety. Replace with the Illinois Plumbing Code, latest edition)

Section 105.2 Work Exempt from Permit: Delete in its entirety

Section 105.5 Expiration: Replace with section 8-1-4 of the Manteno Code

Section 1612.3 Establishment of Flood Hazard Areas: Insert: Village of Manteno, dated January 20, 2010

Chapter 11 Accessibility: Delete in its entirety. Replace with Illinois Accessibility Code, as amended

Chapter 29 Plumbing Systems: Delete in its entirety. Replace with Illinois Plumbing Code, (latest edition)

(D) International Residential Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Residential Code:

Section R101.1 Title: Insert: Village of Manteno

Section R105.2 Work Exempt from Permit: Delete in its entirety

Section R112 Board of Appeals: Replace with section 8-1-5 of the Manteno Code

Table R301.2(1) Climatic and Geographic Design Criteria: Insert:

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject To Damage From			Winter Design Temp.
			Weathering	Frost Line Depth	Termite	
25	115	A	Severe	42"	Moderate	0
Ice Barrier		Flood Hazards		Air	Mean Annual	

Underlayment Required		Freezing Index	Temp.
Yes	See local maps	2000	50 deg.

Section R302.13 Fire Protection of Floors: Delete this section in its entirety

Section R313 Automatic Fire Sprinkler Systems: Delete this section except for R313.2.1 Design and Installation.

Chapters 25 through 32, Plumbing: Delete in their entirety. Replaced by the Illinois Plumbing Code, latest edition.

Chapters 34 through 40, Electrical: Delete in their entirety. Replaced by the National Electrical Code, 2011 version.

(E) International Mechanical Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Mechanical Code:

Section 101.1 Title: Insert: Village of Manteno

Section 106.5 Fees: Delete in its entirety and replace with section 8-1-7 of the Manteno Code

Section 108.4 Violation Penalties: Delete in its entirety and replace with section 8-1-6 of the Manteno Code

Section 108.5 Stop Work Orders: Insert: \$75.00 or more than \$750.00

Section 109 Means of Appeal: Delete in its entirety and replace with section 8-1-5 of the Manteno Code

(F) International Fire Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Fire Code:

Section 101.1 Title: Insert: Village of Manteno

Section 108 Board of Appeals: Delete in its entirety and replace with section 8-1-5 of the Manteno Code

Section 109.4 Violation Penalties: Delete in its entirety and replace with section 8-1-6 of the Manteno Code

Section 111.4 Failure to Comply: Insert \$75.00 or more than \$750.00

Appendix A Board of Appeals: Delete in its entirety and replace with section 8-1-5 of the Manteno Code

(G) International Property Maintenance Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Property Maintenance Code:

Section 101.1 Title: Insert "Village of Manteno".

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 adopted versions of the International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, National Electrical Code, and the latest edition of the Illinois Plumbing Code. Nothing in this code shall be construed to cancel, modify or negate any provision of the Manteno 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 chapter 65, article 11, division 31, of the Illinois Compiled Statutes without following any of the procedures and notice requirements of this code."

Section 103.5 Fees: Delete in full.

Section 106.2 Notice of Violation: Add "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."

Section 106.3 Prosecution of Violation: 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 106.4 Violation Penalties: Change to read "Any person who violates any provision of this code shall be subject to a fine of not less than \$50.00 nor more than \$750.00 for each violation thereof. Each day that a violation occurs shall constitute a separate offense and violation."

Section 108.1.1 Unsafe Structures: 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 110.1 Demolition 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 of more than 6 months.
6. Maintained in violation of the provisions of this code for more than 6 months."

Section 110.2 Notices and Orders: Change to read "A notice of order of demolition shall be serviced as provided for in chapter 65, article 11, division 31, of the Illinois Compiled Statutes."

Section 111 Means of Appeal: Replace with section 8-1-5 of the Manteno Code

Section 201.3 Terms Defined in Other Codes: Change to read "Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Mechanical Code, National Electrical Code, the latest version of the Illinois

Plumbing Code or the Manteno Zoning Ordinance, such terms shall have the meanings ascribed to them in those codes."

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 304.3 Premises Identification: Add "Street numbers must be attached to the structure, 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 602.3 Heat Supply: Insert "October 1" and "May 1". Delete the last sentence in exception #1.

Section 602.4 Occupiable Work Spaces: Insert "October 1" and "May 1".

. . .

(J) International Fuel Gas Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Fuel Gas Code:

Section 101.1 Title: Insert: Village of Manteno.

Section 106.5.3 Expiration: Replace with section 8-1-4 of the Manteno Code.

Section 106.5.4 Extensions: Replace with section 8-1-4 of the Manteno Code.

Section 106.6 Fees: Replace with section 8-1-7 of the Manteno Code.

Section 108.4 Violation Penalties: Replace with section 8-1-18 of the Manteno Code.

Section 108.5 Stop Work Orders: Replace with section 8-1-18 of the Manteno Code.

Section 109 Means of Appeal: Replace with section 8-1-5 of the Manteno Code.

(K) International Energy Conservation Code: The following insertions, deletions, additions or changes shall be made to the 2015 International Energy Conservation Code:

Section 101.1 Title: Insert: Village of Manteno

Section 109 Means of Appeal: Replace with section 8-1-5 of the Manteno Code

### **Section 3**

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

### **Section 4**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

**Section 5**

This ordinance shall be immediately in full force and effect after passage, approval and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 5<sup>th</sup> day of June, 2017.

DEPOSITED with the Village Clerk

this 5<sup>th</sup> day of June, 2017.

Alisa Blanchette

ALISA BLANCHETTE, Village Clerk

APPROVED by me this 5<sup>th</sup>

Day of June, 2017.

Timothy O. Nugent

TIMOTHY O. NUGENT, Village President

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Manteno, in accordance with the law, this 5<sup>th</sup> day of June, 2017.

Alisa Blanchette

ALISA BLANCHETTE, Village Clerk