

CITY OF PARK RIDGE

ORDINANCE 2024 - 17

**AN ORDINANCE AMENDING AND UPDATING THE PARK RIDGE MUNICIPAL CODE
REGARDING THE CITY'S CONSTRUCTION CODES**

WHEREAS, the City of Park Ridge is an Illinois home rule municipality operating under the Constitution and Laws of the State of Illinois; and

WHEREAS, pursuant to its home rule powers and 65 ILCS 5/11-13-1 *et seq.*, the City has enacted a set of regulations and ordinances that have been codified into the City of Park Ridge Municipal Code ("**Municipal Code**"); and

WHEREAS, the City is authorized to adopt by reference any published building codes, fire prevention codes, and other construction-related codes prepared by nationally recognized technical trade or service associations, 65 ILCS 5/1-3-2, and has incorporated various building and construction-related codes and amendments thereto into the Municipal Code;

WHEREAS, the City desires to adopt updated versions of various building and construction-related codes, as set forth in this Ordinance, in order to better provide for the public health, safety, and welfare of the City and its residents; and

WHEREAS, the Mayor and City Council desire to amend the Municipal Code to update its building and construction-related codes as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

SECTION 1: Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2: Amendment to Chapter 15. Certain sections of Article 15, entitled "Building Regulations," of the Municipal Code are amended as shown on **Exhibit A** to this Ordinance.

SECTION 3: Amendments to Section 7-1-1. Section 7-1-1 of Article 7 of the Municipal Code are amended in the following manner (deletions are shown in ~~strikeout text~~ and additions are shown in **bold, double-underlined text**):

**"7-1-1 - ADOPTION OF THE INTERNATIONAL FIRE CODE AND THE LIFE
SAFETY CODE, NFPA 101**

The ~~2015~~ **2021** edition of the International Fire Code and its appendices, published by the International Code Council, Inc., and the ~~2015~~ **2021** edition of the Life Safety Code NFPA 101 and its appendices, published by the National Fire Protection Association, are adopted for the purpose of establishing fire prevention regulations for the protection of public health, safety and welfare, as though fully set forth in this Article, with the additions, insertions, deletions and amendments prescribed in this Article. When any provision of this Article is found to be in conflict with any other applicable law, ordinance or code, or when the provisions of the International

Fire Code and its appendices conflict with those of the Life Safety Code NFPA 101 and its appendices, the provision which establishes the higher standard for the promotion of public safety shall prevail. In the event of a conflict between any provisions of the International Fire Code or the Life Safety Code NFPA 101 and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.”

SECTION 4: Amendment to Section 12-1-3. Section 12-1-3 of the Municipal Code is amended in the following manner (deletions are shown in ~~strikeout text~~ and additions are shown in **bold, double-underlined text**):

“12-1-3 - HOMEOWNER ACTING AS BUILDING CONTRACTOR

Homeowners are not required to obtain a building contractor license **for work within their own homes**. A homeowner, upon obtaining a building permit from the Building Official, may in the ~~Official's own home~~ **homeowner's own residence** install, alter, or repair any building or structure, equipment, plumbing system, and/or electrical system, provided the homeowner shall reside in the residence being altered or repaired for a period of at least six months following the final inspection for the building permit. If, during any scheduled inspections, it is found that the homeowner is not complying with the Building Code, the Building Official may require that a licensed building contractor be retained to complete the construction specified in the building permit.”

SECTION 5: Amendment to Sections 19-5-1 and 19-5-2. Sections 19-5-1 and 19-5-2 of the Municipal Code are amended in the following manner (deletions are shown in ~~strikeout text~~ and additions are shown in **bold, double-underlined text**):

“19-5-1 - NONCONFORMING SIGNS

Every sign or other advertising structure made nonconforming by the adoption of the Zoning Ordinance of the City, as passed and approved by the Mayor and City Council on ~~September 2, 1975~~ **May 9, 2007**, and as heretofore amended, shall not be altered or moved except in compliance with same Zoning Ordinance of the City.

19-5-2 - DURATION OF NONCONFORMING SIGNS

~~Every nonconforming sign or other advertising structure shall be moved or made conforming not later than the dates stipulated under Section 5.04.B and 10.05.B of the Zoning Ordinance of the City, as passed and approved by the Mayor and City Council on September 2, 1975, and as heretofore amended.”~~

SECTION 6: Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent of any conflicts.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SECTION 8: Publication. The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this 4th day of March, 2024.

VOTE:

AYES: 6

NAYS: 0

ABSENT: 1

Approved by me this
4th day of March, 2023.

Mayor Marty Maloney

Attest:

Loretta Olker, Deputy City Clerk

Exhibit A

Amendments to Certain Provisions of Article 15, Titled "Building Regulations" of the Municipal Code

(deletions are shown in ~~strikeout text~~ and additions are shown in **bold, double-underlined text**):

"ARTICLE 15 – BUILDING REGULATIONS

* * *

15-1-3 – POWERS

- A. The Building Official shall be given specific power to make inspections and shall make such orders, requirements, decisions and determinations as are necessary for the enforcement of the Building Code of Park Ridge. The Building Official shall have the authority of a conservator of the peace.
- B. ~~In the discharge of duties~~ **If, in the opinion of the Building Official, an imminent safety hazard is present**, the Building Official or authorized representative shall have the authority to enter, at any reasonable hour, any building, structure or premises in the City to enforce the provisions of this Article."

* * *

"15-1-6 - BUILDING PERMITS

A building permit is required for the construction of any building or structure, any alterations or additions to any building or structure or appurtenance thereto, including but not limited to:

1. The removal of any wall or portion thereof.
2. The removal or changing of any structural beam or bearing support.
3. The removal or changing of any required means of egress.
4. Rearrangement of parts of a structure affecting the exit requirements.
5. Construction or resurfacing of driveways and off street parking facilities, ~~excluding~~ **including** seal coating.
6. Construction of all flat work.
7. Installation of siding in excess of 100 square feet.
8. Deck, Porch, stair and stoop construction or replacement.
9. Installation or alteration to an elevator.
10. Exterior door or window replacement or installation involving structural changes.
11. Addition to, alteration of, replacement or relocation of any standpipe system, water supply, plumbing, sewer, drainage, gas, soil waste, vent or similar piping, electrical wiring, heating, air conditioning, water heater or other mechanical components.
12. The construction of any accessory structure including but not limited to a fence, sign, shed, solar collector, or garage.
13. Altering any land grade.
14. Remove a tree with a diameter of ten inches at breast height (DBH) or greater.
15. Installation of a swimming pool, hot tub or spa.
16. Structural roofing alterations (excluding re-shingling or re-coating)
17. Remodeling of any room if it involves any structural, mechanical, electrical, or plumbing components.

18. The installation of any berm or landscape wall that is within five feet of any property line or is 25 feet or more in length or is higher than 30 inches.
19. Alter any grade or drainage on any parcel of land.
20. Drainage pop-ups and other facilities used to aid in sewer maintenance, flood control or improving stormwater drainage pursuant to Section 9-2-25.

21. Low voltage electrical systems in excess of 24 volts.

A permit is not required for any ~~repairs~~ **maintenance** to a building or structure that ~~do~~ **does** not result in the installation or relocation of any structural elements; electrical, plumbing, or mechanical system or for any **non-structural** decorating of any building or structure.”

* * *

“15-1-14 - FOUNDATION ONLY PERMIT; SPOTTED SURVEY

- A. Foundation Only Permit. When any structure or addition to a structure requires the installation of a foundation, footings or a concrete pad ("Foundation"), a Foundation Only permit shall be required prior to the issuance of a Full Building Permit. ~~No Foundation Only Permit may be issued unless the Permittee shall first execute a waiver acceptable to the City Attorney, acknowledging an understanding of this Section, and the fact that the location of the structure is the sole and complete responsibility of the Permittee. For purposes of this Section, Permittee shall include the owner of the premises, the Contractor and any person applying for the permit.~~
- B. Full Building Permit. A Full Building Permit shall not be issued until the Foundation is found to be in compliance with City regulations. After the pouring of the Foundation, the permittee shall submit to the Building Official a survey bearing the certificate of a registered surveyor. The survey shall set forth the exact location and elevations of the Foundation in relation to the lot lines, and bear the registered surveyor's certification that the Foundation is in compliance with all City ordinances and regulations. If there is any encroaching work, it must be removed within 30 days of notice from the City of the encroachment or within 30 days of a denial by the Zoning Board of Appeals of a variance request.
- C. Violation; Variance; Fees. If the Foundation has been installed in violation of City regulations and the Permittee chooses to apply to the Zoning Board of Appeals for a variance with respect to the violation; the fee for such application shall be triple the amount of the typical application fee or 20% of the amount of the estimated cost of the new construction, whichever is greater. This additional fee requirement may be waived upon proof by the owner that the owner relied on an inaccurate spotted survey. The hardship of the cost of removing the violating aspect of the work shall not be considered by the Zoning Board of Appeals in determining whether or not a variance should be granted. No variance application shall be accepted after the passage of 30 days from the date of mailing of the notice of violation by the City.
- D. Penalties. If work over and above the pouring of the Foundation is done prior to issuance of a Full Building Permit, the Permittee shall be fined in an amount of \$2,500.00 per day from the date that the Foundation pour was completed until the date of the issuance of a Full Building Permit.
- E. Joint and Several Liability. The owner, the permittee and the contractor shall be jointly and severally liable for any penalties or fees accruing pursuant to this Section 15-1-14.”

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“15-1-16 - FINAL APPROVAL AND OCCUPANCY

The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance and all necessary repairs of public or private property damaged during construction have been completed. **The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until inspections have demonstrated that the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance, all necessary repairs of public or private property damaged during construction have been completed or an offer of restitution has been accepted and payment has been received for any fines, fees or taxes owed the City. If there has been damage to either public or private property during construction, the Building Official may issue a certificate of occupancy even though repairs or restitution have not been made or an offer of restitution has not been accepted when, in the opinion of the Building Official, a reasonable and good faith attempt has been made to complete the necessary repairs or to provide restitution.**

The Building Official may require the applicant to hire a civil engineer, licensed in the state of Illinois, and at the applicant's expense, to prepare an analysis of site conditions after completion of work and to submit to the City; an as-built plan identifying features listed in Article 15, Chapter 8, showing actual construction, and certifying that the as-built design shall not cause ponding or flooding.”

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“15-1-17 - APPEALS

~~The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until inspections have demonstrated that the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance, all necessary repairs of public or private property damaged during construction have been completed or an offer of restitution has been accepted and payment has been received for any fines, fees or taxes owed the City. If there has been damage to either public or private property during construction, the Building Official may issue a certificate of occupancy even though repairs or restitution have not been made or an offer of restitution has not been accepted when, in the opinion of the Building Official, a reasonable and good faith attempt has been made to complete the necessary repairs or to provide restitution.~~ **Appeals of a determination or decision of the Building Official may be filed with the City’s Zoning Board of Appeals in accordance with the process set forth in Section 4.3 of the City’s Zoning Ordinance.”**

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“15-2-1 - ADOPTION OF THE INTERNATIONAL BUILDING CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the 2015 **2021** edition of the International Building Code, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the International Building Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.”

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“15-2-2 - DEFINITIONS

Accessory Structure: **For the purposes of this Article 15, A** use, building or structure, which, other than a detached garage:

1. Is subordinate in area, extent or purpose to the principal building or structure or principal use served;
2. Is located on the same zoning lot as the principal building or structure or principal use served; and
3. Is commonly and customarily associated with the principal building or structure or principal use served.

Basement: That portion of a building, which is partly or completely below grade.

Driveway Repair: The patching or filling of holes, cracks or the renewal of any part of an existing driveway for the purpose of its maintenance.

Driveway Resurface: The application of an overlay, cap or covering over the existing driveway surface with an approved impervious material.

Driveway Sealing: The application of an approved, non-porous coating to a driveway.

Dwelling: A building or portion thereof designed or used exclusively for residential purposes, including single family, two family and multiple family dwellings, but not including mobile homes, trailers, hotels, motels, or lodging houses.

Dwelling, Attached: A dwelling joined to two or more other dwellings by unpierced party walls or vertical cavity walls from ground to roof.

Dwelling, Detached: A dwelling, which is surrounded on all sides by open spaces on the same zoning lot.

Dwelling, Multiple Family: A dwelling containing three or more dwelling units, which may have dwelling units above the first floor.

Dwelling, Semi-Detached: A dwelling joined to one other dwelling by a party wall, or vertical cavity wall, and above ground physically unifying horizontal structural elements.

Dwelling, Single Family: A detached dwelling containing one dwelling unit only.

Dwelling, Two Family: A dwelling containing two dwelling units only.

Dwelling Unit: One or more rooms, which are arranged, designed, or used as living quarters for one family only. Individual bathrooms and complete single kitchen facilities, permanently installed to serve the entire family, are customarily included within each dwelling unit.

Efficiency Unit: A dwelling unit consisting of one principal room only. A bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room are customarily included within each efficiency unit.

Grade Adjacent to a Structure: A reference plane representing the average of the existing finished ground or impervious surface adjacent to a building or structure.

Grade Existing: The elevation of the ground or impervious surface of a lot or lots prior to any form of construction.

Grade Approved: The proposed elevations of the ground, or impervious surface of a lot or lots as approved by the Building Official or City Engineer.

Off Street Parking Facilities: The land or a structure that is designed and used exclusively for the parking of motor vehicles.

Ordinary Construction: As applied to buildings and structures, means that in which all exterior walls are of masonry, concrete, or are of other non-combustible materials or an assembly of materials, which have not less than a two hour fire-resistance rating. The structural and non-structural elements may be wholly or partly of wood consistent with frame construction, which includes interior walls, floors, ceilings and roof rafters.

Story Above Grade: Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when more than one-half of its height is above the established finished grade.

Unprotected Metal: Unprotected metal construction as applied to buildings, means that in which the structural supports are unprotected metal and in which the roofing, and walls or other enclosures, are of sheet metal, or of other non-combustible materials.”

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~~15-2-5 - FOOTINGS, FOUNDATIONS AND SLABS~~

~~A. General Requirements: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered to the accepted good practice unless an alternate design is approved by the Building Official.~~

- ~~1. Footings: a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight inches.~~
- ~~2. Foundation Walls:~~
 - ~~a. The minimum edge thickness cannot be less than eight inches for foundation walls, seven feet six inches in height or less and spanning not more than 30 linear feet and supporting only one story.~~
 - ~~b. All foundation walls other than that noted in subsection 1 above shall have a minimum thickness of ten inches.~~
 - ~~c. Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four feet provided the soil is capable of supporting the intended load. Accessory Structures less than 720 square feet are exempt from this requirement.~~
 - ~~d. Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing, and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI).~~

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~~15-2-6 - WOOD FRAME WALLS AND PARTITIONS~~

~~A. Load Bearing Walls: Posts and studs in bearing walls and partitions shall be designed as columns, with due allowance for lateral support furnished by sheathing, intermediate bracing, horizontal bridging, wall coverings and the floor and roof assemblies. Walls shall be constructed to develop a strength and rigidity equivalent to wood studding, not less than two inches by four inches, nominal dimensions, spaced not to exceed 16 inches on center, except studs two inches by six inches, nominal dimensions, may be spaced at 24 inches on center. The walls shall be fabricated in such a manner as to provide adequate support for the material used to enclose the building and to provide for transfer of all lateral loads to the foundation.~~

~~B. Non-Load Bearing Walls: Studs shall be two inches by four inches, nominal dimensions spaced 16 inches on center. The studs may be facing at right angles or parallel to the bottom and top plate. A single top plate may be installed.~~

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~~“15-2-75 - GYPSUM BOARD AND PLASTER~~

~~When used on any construction project gypsum board or plaster shall not be less than 5/8 inch in thickness.”~~

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~~“15-2-86 - WINDOW WELL COVERS~~

- A. All window wells, light wells and escape windows shall have bars, grills or covers installed. If covers are used, they shall be the raised type so that the cover is a minimum of two inches above the top of the window well.
- B. All escape window well covers must be removable without the use of tools or a key and require no greater force than that needed to operate the escape window."

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"15-2-97 - ADOPTION OF THE ILLINOIS ACCESSIBILITY CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the Illinois Accessibility Code published by the State of Illinois Capital Development Board and any future revisions or amendments thereto for the purpose of establishing rules and regulations for the design, installation and construction, alteration, demolition, equipment, location and maintenance of buildings and structures to assure the safety and welfare of all members of society and to be readily accessible to and usable by environmentally limited persons. Accessibility, Chapter 11 of the International Building Code is deleted."

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"15-3-1 - ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth therein and made a part thereof the 2015 **2021** edition of the International Residential Code For One and Two Family Dwellings, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the International Residential Code For One and Two Family Dwellings and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail."

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~~15-3-5 - FOOTINGS, FOUNDATIONS, SLABS AND TRENCH FOUNDATIONS~~

~~A. General Requirements: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered as the accepted good practice unless the Building Official approves an alternate design.~~

~~1. Footings: a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight inches.~~

~~2. Foundation Walls: The minimum edge thickness cannot be less than eight inches for foundation walls, seven feet six inches in height or less and spanning not more than 30 linear feet and supporting only one story.~~

~~All foundation walls other than that noted in subsection 2 above shall have a minimum thickness of ten inches.~~

~~Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four feet provided the soil is capable of supporting the intended load. Accessory structures less than 720 square feet are exempt from this requirement. Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI).~~

~~3. Concrete Slab Thickness: The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than four inches with a minimum of a four inch granular base.~~
~~4. Trench Foundation: Trench foundations may be permitted for a one-story single-family addition when approved by the Building Official and must comply with the following:~~

- ~~a. The trenched wall must be a minimum of ten inches thick and the footing flared to 20 inches wide.~~
- ~~b. The soil supporting the trenched wall must be plumb, smooth and free of roots or other foreign materials.~~
- ~~c. The flared footing base shall be poured on a flat even surface minimizing differential settlement and capable of supporting the intended dead and live loads.~~

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~~15-3-6 - WOOD FRAME WALLS AND PARTITIONS~~

~~A. Load Bearing Walls: Posts and studs in bearing walls and partitions shall be designed as columns, with due allowance for lateral support furnished by sheathing, intermediate bracing, horizontal bridging, wall coverings and the floor and roof assemblies. Walls shall be constructed to develop a strength and rigidity equivalent to wood studding, not less than two inches by four inches, nominal dimensions, spaced not to exceed 16 inches on center, except studs two inches by six inches, nominal dimensions, may be spaced at 24 inches on center. The walls shall be fabricated in such a manner as to provide adequate support for the material used to enclose the building and to provide for transfer of all lateral loads to the foundation.~~

~~B. Non-Load Bearing Walls: Studs shall be two inches by four inches, nominal dimensions spaced 16 inches on center. The studs may be facing at right angles or parallel to the bottom and top plate. A single top plate may be installed.~~

~~* * *~~

~~15-3-75 - GYPSUM BOARD AND PLASTER~~

~~Gypsum board or plaster used for the installation, alteration, repair, addition or construction of one- and two-family dwellings shall not be less than 5/8-inch in thickness.~~

~~* * *~~

~~“15-3-86 - WINDOW WELL COVERS~~

~~A. All window wells, light wells and escape windows shall have bars, grills or covers installed. If covers are used, they shall be the raised type so that the cover is a minimum of two inches above the top of the window well.~~

~~B. All escape window well covers must be removable without the use of tools or a key and require no greater force than that needed to operate the escape window.”~~

~~* * *~~

~~“15-3-97 - FIRE RATING~~

~~Floor joist protection:~~

~~A. All open webbed floor joists and manufactured floor joists shall be protected underneath with 5/8-inch drywall or any other material that provides a one-hour fire rating, except where an approved fire sprinkler system is installed and operational or as deemed not necessary by the Building Official.~~

Wall construction in all Attached Dwelling Units:

A. All unit separations shall be constructed with a non-combustible, minimum two-hour fire rating, either vertically or horizontally.”

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“15-3-107 - DEFINITION OF NEW STRUCTURE

The Building Official will classify a Building Permit for altering an existing structure as new construction, when the proposed construction project will result in the amount of demolished existing exterior walls greater than or equal to 50% of the total lineal feet of the existing exterior walls (perimeter of the existing walls) or when the amount of demolished existing exterior walls is greater than or equal to 25% and the amount of demolished existing ceiling joists and/or floor joists is greater than or equal to 25%.”

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“15-3-118 - DEFINITION OF DEMOLITION

An exterior wall is considered demolished when the structural integrity of the wall has been compromised (no longer capable of supporting the structure) or when two or more components of the wall are removed.”

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~~15-3-12 - CHIMNEYS AND VENTS~~

~~A. Any chimney attached to a wood or solid fuel burning appliance shall extend no less than three feet above any structure located within 20 feet of the chimney.~~

~~B. Vents located ten feet—zero feet or less from the lot line shall not be directed toward any adjoining properties.~~

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~~“15-3-139- RESERVED SHORING DESIGN~~

Excavations greater than 7 feet 6 inches in depth require Shoring Design Drawings signed and stamped by an Illinois Licensed Design Professional (Architect or Structural Engineer)."

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~~15-3-14 - RESERVED~~

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“15-4-1 - ADOPTION OF THE INTERNATIONAL MECHANICAL CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the ~~2015~~ **2021** edition of the International Mechanical Code, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction of mechanical systems, except as modified by additions, insertions, deletions and amendments prescribed in this Article . In the event of a conflict between any provisions of the International Mechanical Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.”

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“15-4-4 - FUEL GAS PIPING

- A. All gas distribution piping shall be made of rigid metallic material when above grade.
- ~~B. All gas distribution piping and fittings shall be American Gas Association (AGA) approved.”~~

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“15-5-1 - ADOPTION OF THE NATIONAL ELECTRICAL CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made part thereof the 2014 ~~2014~~ **2023** edition of the National Electrical Code, published by the National Fire Protection Association, Inc., for the purpose of establishing rules and regulations for design, installation and construction of all new electrical systems and all alterations to existing wiring systems therein, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the National Electrical Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.”

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“15-6-3 - GENERAL PROVISIONS

- A. Metropolitan Water Reclamation District: There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the Metropolitan Water Reclamation District of Greater Chicago Ordinances and any future revisions or amendments thereto for the purpose of controlling the quality and quantity of sewage and industrial waste admitted to or discharged into the sewerage systems and waters under the jurisdiction of the Metropolitan Water Reclamation District of Greater Chicago.
- B. Tapping Main: No person unless authorized by the City shall be permitted to tap any street main or insert stopcocks or ferrules therein.
- C. Water Shut Off: Water may be withheld or shut off from any building or premises in which shall be found any plumbing or fixtures not conforming to the provisions of this Article or for which a permit has not been issued.
- D. Water Distribution: The water supply shall be distributed through a piping system entirely independent of any piping system conveying another water supply.
- E. Water Service Pipe Size: The water service pipe of any building shall be of sufficient size to permit a continuous ample flow of water on all floors at a given time. The minimum size of water service pipes from the curb to the dwelling shall be one inch.
- F. Water Shutoff: A main shutoff on the water supply line shall be provided near the curb. Accessible shut-offs shall be provided on the main supply line just inside the foundation wall, on each side of any water meter, for each flat or apartment of a building, for each lawn sprinkler, and for supply to each hot water tank. The water service to every plumbing fixture shall be controlled by a shut off valve that permits the fixture to be shut off without interfering with the water supply to any other fixture except bathtubs and showers.
- G. Material **(Water)**: All water supply pipes for a plumbing system shall be of galvanized wrought iron or steel, copper, brass or cast iron, with brass or galvanized cast iron, copper or galvanized malleable iron fittings. No pipe or fittings that have been used for other purposes shall be used for distributing water. Water supply pipes from the water main to the building shall be of copper or brass with copper or brass fittings. The installation of any other water piping materials is prohibited for general installation. However, the Building Official having

jurisdiction may waive specific requirements of this provision or permit its use as an alternative method when the Official is assured that the installation will maintain effective safety. Such approvals must be authorized in writing.

H. Material (Sewer): House sewer pipe material penetrating foundation walls shall be ductile iron and such material shall extend to five feet perpendicularly from the exterior face of the foundation unless otherwise approved by the Building Official.

H I. Connection Between Buildings: The drainage and plumbing system of each new building and of new work installed in an existing building shall be separate from and independent of that of any other building, and every building shall have an independent connection with a public or private sewer.

I J. Basement And Crawl Space Drains And Traps: Basement floor drains, crawl space drains and cellar floor drains shall connect into a trap so constructed that it can be readily cleaned and of a size to serve efficiently the purpose for which it is intended. The drain inlet shall be so located that it is at all times in full view. When subject to back flow or back pressure, such drains shall be equipped with an adequate backwater valve. In all residence structures in which a basement or cellar is constructed, a drain shall be installed to serve and drain the basement or cellar of said residence structure.

J K. Exterior Drainage: All buildings and structures in excess of 100 square feet in area shall be equipped with gutters and downspouts for the collection and discharge of natural sources of water on the building or structure. No downspout, footing drain, area drain, roof, paved area, yard, court or courtyard shall be drained into a sanitary or combined sewer except by special permit approved by the Building Official and the City Engineer. In all Residential Zoning Districts, all downspouts that are connected to the City sewer system shall be disconnected within 90 days of receipt of notice of disconnection from the Building Official.

Exceptions:

1. Where positive drainage away from the structure is not possible and the disconnection is likely to cause damage to the structure.
2. Where positive drainage from the structure will cause damage to immediately adjoining structures or property.

A request for exception must be submitted to the Building Official in writing. The request shall include an explanation for the request, a plan indicating the subject structure and adjoining structures, including the location of all downspouts, rear yard elevations and direction of drainage flow.

All downspouts and/or sump pumps shall be installed in such a manner that the flow of discharge shall be directed away from interior side lot lines. Downspouts shall be located within five feet of a front or rear corner of a building and must be directed towards the front or rear of the property unless attached to a drainage system approved by the Building Official. The point of discharge shall be four feet or more from any interior side lot line and ten feet or more from any other lot line. Downspouts for detached accessory buildings shall be located in a manner to minimize discharge of water onto neighboring properties. The point of discharge for downspouts on detached accessory buildings shall be located at least two feet from any property line.

K L. Subsoil Drains: Subsoil drains must be installed around the perimeter of basements or any room below grade and may be installed outside or inside of the foundation. **Draintile pipe material and fittings shall be solid, rigid pipe.** Window wells must connect directly to the subsoil drain with a four-inch diameter pipe. Subsoil drains must connect directly to a sump

that mechanically ejects the storm water at grade. Subsoil drains are prohibited from discharging into a sanitary sewer. Subsoil drains shall be four-inch diameter open or perforated drain tile pipe laid in a six-inch bed of ¾-inch stone.

L M. Overhead System Required: When the floor of any room or basement is located two feet or more below the top of the building foundation, a closed overhead sewer system must be installed.

M N. Ejector Pumps: Basement floor drains, wash tubs and all plumbing fixtures must connect directly into an ejector basin and mechanically eject into the overhead sanitary system.

N O. Metered Services: All water services must be metered with a water meter approved by the Park Ridge Public Works Department. Residential fire suppression systems may be connected prior to the water meter, if approved by the Building Official."

* * *

"15-7-7 - REGULATORY POWERS OF THE COMMISSION

No building permit required under the ordinances of the City for the following shall be issued by the Building Official and ~~Zoning Administrator~~ except upon the granting of a Certificate of Approval when such proposals are found to be consistent with the Design Guidelines.

A. The Commission shall review all new construction, including residential, commercial and institutional structures, but not including detached accessory structures on single-family residential parcels.

B. The Commission shall review all building alterations involving exterior design features of multiple-family residential, commercial, and institutional structures. The Commission shall also review alterations, ~~solar PV and solar thermal systems~~, affecting street elevations of single-family residences except alterations limited to windows, doors, exterior cladding or roof covering.

C. The Commission shall review alterations (including painting) within the B-4 Commercial Conservation District.

D. The Commission shall hear and make a determination on appeals of staff determinations regarding Design Guidelines for all ground and wall signs."

* * *

"15-7-9 - OPERATIONS OF THE APPEARANCE COMMISSION

A. Pre-application Conference. Any applicant or prospective applicant for a building permit, which may require a Certificate of approval, may file a written request for a preliminary conference with the Commission or ~~Building and~~ Zoning Administrator. Said conference shall be held within 45 days of the receipt of the request. At such conference, the Commission or Administrator shall give consideration to preliminary exterior drawings, sketches or photographic examples, landscape and site plans and materials on a specific project, and shall give the applicant its informal opinion to assist said prospective applicant in the development of a plan which would be consistent with the requirements and purposes of the Urban Design Guidelines and this Ordinance.

B. Procedure for Certificate of Approval.

1. It shall be the duty of the Administrator, after receipt of an application for a building permit, to determine and advise the applicant whether, under the provisions of this Chapter, a Certificate of Approval (Certificate) is required.
2. Upon the determination that a Certificate is required, the matter shall be reviewed by the ~~Building and Zoning Administrator~~ or scheduled for a meeting of the Commission in accordance with Section 15-7-7. Such meeting is to be held within 60 days of the receipt of a complete formal application. In cases when the review is by the ~~Building and Zoning Administrator~~, the application shall be reviewed within 15 days of its receipt.
3. The applicant shall submit the documentation necessary for the Commission or the Administrator to review the application. This documentation will be described in the rules and procedures of the Commission.
4. In conducting the review, consideration shall be given to the materials and oral comments submitted on each application and shall provide such advice, counsel, suggestions and recommendations on matters pertaining to external design features as they may deem necessary to guide the applicant to a solution that will affect the general purposes of the Urban Design Guidelines.
5. After hearing and considering the material presented, the Commission shall issue a Certificate if the design is consistent with the Urban Design Guidelines.
6. A decision on the application shall be made within 30 days after the conclusion of the review. The applicant shall be notified thereof. In the event that the Commission or the Administrator denies the issuance of a Certificate to the applicant, no permit shall be issued on the application.
7. Amendments to a Certificate may be obtained by application therefore in the same manner as provided for an original Certificate."

* * *

"15-7-10 - INSPECTIONS

Upon the granting of a Certificate of Approval or Amendments thereto, the exterior drawings, sketches, landscape and site plans, renderings and materials upon which said Certificate or Amendment was granted shall be turned ~~over to~~ **over to** the Administrator whose responsibility it shall be to determine, from time to time as the project is in progress and finally upon its completion, that there have been no deviations there from.

A. It shall be the duty of the person, firm or corporation to whom a Certificate has been granted to comply with the requirements of the Certificate and to obtain such inspections as may be necessary in order to assure compliance. The Administrator will notify such person of any deficiencies found to exist. Failure to correct any deficiencies within ten days after notification of such deficiency will constitute a violation of this Chapter.

B. Before any use may be made of improvements constructed under the provisions of this Appearance Code, a final inspection of the premises must be obtained from the Administrator who will consider the Administrator's findings in matters under the jurisdiction of the Commission together with other ones in the issuance of an occupancy permit. An occupancy permit will not be issued unless such an inspection has been made and the completed work found to be in compliance with plans approved by the Commission and under which the Certificate was issued except as provided below."

* * *

“15-7-13 - DEFINITIONS

- A. Administrator: ~~Building and~~ Zoning Administrator of the City of Park Ridge.
- B. Certificate of Approval: A certificate issued by the Appearance Commission under the provisions of this Ordinance that certifies the exterior design features of an applicant's plans as suitable and as consistent with the Appearance Code and Urban Design Guidelines.
- C. Commission: The Park Ridge Appearance Commission.
- D. Exterior Design Feature: The general arrangement of any portion of a building, sign, landscaping or structure and including the kind, color and texture of the materials of such portion and the types of roof, windows, doors, lights, attached or ground signs or other fixtures appurtenant to such portions, as will be open to public view from any street, place or way.”

* * *

“15-8-2 - PLAN SUBMITTAL REQUIREMENTS

Each applicant for a permit as set forth in 15-8-1 shall submit a proposed drainage plan. The information shall be submitted for both existing and proposed property conditions and shall conform to the following:

- A. Form of Submittal.
 - 1. Sheet size - ~~8½" x 11"~~ **11 inches x 17 inches**;
 - 2. Must be legibly drawn to the same scale throughout the plan;
 - 3. Subdivision name, lot number, and street address;
 - 4. Dimensions for all property lines;
 - 5. All easements;
 - 6. Building lines;
 - 7. North arrow (up);
 - 8. Include the benchmark used (preferably from list of Benchmarks in Engineering Department);
 - 9. All elevations shall be to ~~4/40~~ **1/100** of one foot accuracy to benchmark;
 - 10. Existing and proposed elevations to be shown:
 - a. All lot corners and midpoints;
 - b. Side yard lot line and low points;
 - c. The public sidewalk adjacent to the lot;
 - d. Curb and flow line on both sides of the lot;
 - e. Adjacent buildings and garage foundations and midpoint grades;
 - f. Centerline of roadway at center of property frontage;
 - g. Existing one-foot contours within lot and extended a minimum of 10 feet from perimeter to adjacent property;

- h. Proposed elevations to be shown (in bold or indicate with a "box");
 - i. Top of the proposed foundations for house (show all multilevel elevations and detached garage;
 - j. Side yard as well as midpoint grade elevations;
 - k. Existing and proposed grade elevations, along all lot lines, on both sides of the lot line(s), in a five-foot pattern;
 - l. Arrows indicating the proposed direction of storm water drainage (existing and proposed);
 - m. Side yard summits.
- 11. Phasing of drainage work;
 - 12. Certify that all clearing, grading, drainage and construction shall be accomplished in strict conformance with the drainage plan;
 - 13. Location of the area drain, if any;
 - 14.** The finished dirt grade of any resodding project shall be deemed to be two inches (2") below top of sod.

B. Substantive Requirements.

- 1. Storm water controls shall:
 - a. Be accomplished through the installation of area drains, on-site detention, or other approved drainage control measures;
 - b. Not increase storm water runoff to neighboring properties;
 - c. Accept the existing natural flow of water from neighboring properties.
- 2. No portion of a landscape wall or berm shall be installed within five feet of a lot line.
- 3. Except as set forth in Subsection 15-8-1.B above, no landscaping that is done within five feet of a lot line may result in an increase in elevation.
- 4. An area drain shall:
 - a. Be located in the rear yard;
 - b. Be properly connected to the combined sewer **and be equipped with an accessible check valve;**
 - c. Include a reducer inlet (minimum of two inches);
 - d. Have a clean out for every 100 feet of horizontal pipe length (cleanouts shall not be located on City property except on written permission from the City);
 - e. Not place landscape material adjacent to the drain basin so as to impede the free flow of water into the drain;
 - f. Wherever practicable, drain to City property.
- 5. New houses and additions that propose a roof height over 33 feet shall include a survey-verified roof height on as-built Civil Engineering plans."**

* * *

"15-9-1 - MACHINE ROOMS AND MACHINERY SPACES

A. All machine rooms or spaces housing any elevator equipment shall be constructed of no less than a two-hour fire resistance rating unless the space is fully protected by a sprinkler system. When a machine room or space is fully sprinkled the enclosure may be one-hour rated.

B. All machine rooms or spaces housing any elevator equipment shall have artificial light installed to provide, at a distance of 30 inches from the floor, an illumination of ten foot-candles over the entire floor area of the room.

C. Entry doors for all machine rooms shall be no less than 36 inches in width and 84 inches in height, self closing, locking, and be 1½-hour fire rated.

D. Elevator machinery, controllers, and governors shall be located overhead or adjacent to the hoist way. They shall not be located in or under the hoist way. **Machine room-less equipment located in hoist way and pit is acceptable.**

E. A heavy duty rated three-phase fused disconnect switch shall be installed for each elevator. The disconnect switch shall be installed on the lock side of the machine room access door.

F. A heavy duty fused disconnect switch shall be installed for the protection of all car lighting. The switch shall be located along side the elevator disconnect switch.”

* * *

“15-9-3 - ELEVATOR EMERGENCY DEVICES

A. All passenger and freight elevators shall have an emergency light source of not less than six volts direct current capable of operating two 0.2-foot candle lamps for four hours. The emergency lighting must turn on immediately after the elevator lighting circuit is opened.

B. All passenger and freight elevators shall have an emergency bell installed on the elevator car. The alarm bell must be capable of sounding for one hour after power to the elevator circuits have been opened.

C. All passenger and freight elevators shall be equipped with a functional emergency telephone **and a video display for communications.**”

* * *

“15-9-5 - SMOKE DETECTORS

A. Smoke detectors shall be installed in every elevator lobby, on each floor, and in all elevator machine rooms and elevator shafts in accordance with National Fire Protection Association standards.

B. When any of the required smoke detectors are activated, the elevator shall return non-stop to the designated level.

C. If a smoke detector on the designated level has been activated, the elevator shall return to an alternate floor.

D. All Initiating devices for all elevators shall be tested every 5 years. The test shall be witnessed by a qualified elevator inspector. Documentation of the results of the testing of initiating devices must be kept on site in the maintenance records. All hydraulic elevators shall have this documentation completed no later than the date set by the Illinois Office of the State Fire Marshall (OSFM). All traction elevators shall have this documentation completed at the time of their first Category 5 test after the date set by the Illinois Office of the State Fire Marshall (OSFM) . After the initial test, subsequent

tests of the elevator's initiating devices shall be conducted no later than 5 years after the date of the last test.

* * *

"15-12-1 - DEFINITION

Fence: A structure serving as an enclosure, barrier or boundary **of thirty (30) inches or more in height.**

Fence, Open: A fence including gates, which has, for each one-foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct view through the fence.

Fence, Solid: A fence, including gates, which conceals from view from adjoining properties, street, or alleys, activities conducted behind it."

* * *

"15-14-3 - RESIDENTIAL SPECIFICATIONS

A. Driveways for one- and two-family detached dwellings shall be constructed as follows:

1. A minimum of four inches of well-compacted crushed stone or C.A. 6 shall be used as a suitable base upon which four inches of concrete, six bag mix shall be placed.

a. Expansion joints shall be required at the garage apron, between the driveway and the adjacent foundation wall, where applicable, at private and public sidewalks. Expansion material shall extend the entire thickness of the slab.

b. Contraction joints shall be required every ten lineal feet of driveway length, at a minimum of one-fourth the thickness of the slab.

c. Proper placement, curing and protection of driveway slabs shall meet the recommendations found in the American Concrete Institute Standards.

2. A minimum of six inches of well-compacted crushed stone, or C.A.-6 shall be used as a suitable base upon which two inches of Class I Bituminous Surface shall be placed.

3. A minimum of one inch of Class I Bituminous Surface shall be required for all driveway resurfacing.

4. Brick pavers shall have a proper base and lateral support. Brick pavers shall be installed in accordance with manufacturers' installation instructions.

5. Any other material used for a driveway shall be approved by the Building Official and shall be installed in accordance with manufacturers' installation instructions.

6. Driveways, overlays, and approaches shall not be constructed in such a manner as to create ponding, flooding of adjoining properties, or an obstruction to natural drainage.

B. The minimum allowable driveway width for one- and two-family detached dwellings shall be eight feet **unless otherwise approved by the Building Official.**

* * *

"15-15-1 - GENERAL PROVISIONS FOR IN-GROUND AND ABOVE GROUND SWIMMING POOL INSTALLATIONS

* * *

A. Compliance Required: **There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth therein and made a part thereof the 2021 edition of the International Swimming Pool and Spa Code, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of swimming pools and spas, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the International Swimming Pool and Spa Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.** Every private residential swimming pool constructed, installed and maintained hereafter shall comply with all applicable provisions of this Chapter and [Article 5](#), Chapter 10 of the Park Ridge Municipal Code.

B. Definition: The term "private residential swimming pool: is hereby defined as a receptacle for water, or an artificial pool of water having a depth at any point of more than two feet, intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment, constructed, installed and maintained in or above the ground; provided further, that such private residential swimming pool is maintained by a person or persons primarily for the sole use of members of dwelling units or guests and not for the purpose of profit or in connection with any business operated for profit. Private residential swimming pools shall be permitted in residential districts only.

C. Building Official Approval: All plans and specifications for the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances for which a permit is required shall first be presented to the Building Official for examination and approval as to proper location, construction and use.

D. Plans and Specifications: All plans and specifications shall be drawn to scale of not less than one-eighth of an inch to the foot. 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 all appurtenances pertaining to the swimming pool, indicating depth, shall be included.

E. Deviation from Plans: All private residential swimming pools, appurtenances, water supply and drainage systems shall be constructed in conformity with the approved plans. If any deviations from such plans are desired, a supplementary plan covering that portion of the work involved shall be filed for approval and shall conform to the provisions of this Chapter.

F. Health Officer Approval: The Building Official shall refer all plans and specifications to the environmental health officer for review in order to determine whether they comply with health, safety and sanitation requirements. If the health officer determines that such plans and specifications are satisfactory, his approval shall be marked thereon prior to the issuance of a permit.

G. Setback Area:

1. Side and Rear Yards: No portion of a private residential pool, or any of its equipment or appurtenances, shall be located at a distance less than eight feet from any side or rear property line. The outer edge of elevated platforms, decks or walkways will be considered as an appurtenance. Platforms, decks or walkways constructed at grade level may encroach three feet into the eight-foot side and rear yard setback.

2. Front and Corner Side Yards: No portion of a private residential swimming pool and its appurtenances may encroach into a front yard or a corner side yard.

3. Pool Area: The inside swimming area of a private residential swimming pool shall not exceed 25 percent of the rear yard area.

4. Elevated Platforms, Decks and Walkways: An elevated platform, deck or walkway shall not be erected more than six inches above the pool rim nor exceed 60 percent of the pool area, but must have a minimum area of not less than 120 square feet.

H. Materials: Private residential swimming pool walls and floor shall be constructed of any impervious material which will provide a tight tank with light colored, easily cleaned surfaces. The floor or bottom surface of the pool shall have a non-slip finish as smooth as possible. The side and the end walls of a pool shall present a smooth finish.

I. Electrical Requirements: All electrical installation provided for, installed and used in conjunction with private residential swimming pools shall be in conformance with the National Electrical Code, as amended.

J. Fences: Fences shall be constructed as Barriers as defined by the International Pool and Spa Code."

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"15-15-2 - IN-GROUND PRIVATE RESIDENTIAL SWIMMING POOL REGULATIONS

A. Structural Design: In-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.

B. Wall Slopes: To a depth up to five feet from the pool top, the wall slope shall not be more than one unit horizontal in five units vertical (1:5).

C. Floor Slopes: The slope of the pool floor on the shallow side of the transition point shall not exceed one unit vertical to seven units horizontal (1:7). The slope of the pool floor on the deep side of the transition point shall not exceed one unit vertical to three units horizontal (1:3). The transition point between shallow and deep water shall not be more than five feet deep.

D. Diving Boards: No diving board shall be more than three meters above the water surface. International Building Code, as amended, shall determine minimum water depths and distances when diving boards are proposed.

E. Walk Areas: Unobstructed walk areas not less than 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 of such as to be smooth and easily cleaned and of non-slip construction. The slope of the walks shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage from entering the pool.

F. Steps or Ladders: Two or more means of egress in the form of steps or ladders shall be provided. The means of egress shall be located at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of non-slip material and shall have a handrail on both sides.

G. ~~Fences~~ **Barriers**: All in-ground swimming pools shall be completely enclosed by a ~~fence~~ **barrier** five feet in height above the existing grade. The ~~fence~~ **barrier** shall enclose either the periphery area of the pool walks or the entire yard where the pool is located. The finished side of all pool ~~fences~~ **barriers** shall face the abutting properties. All ~~fence~~ **barrier** openings shall be equipped with gates five feet in height, having self-closing and self-latching devices placed at the top of the gate. All ~~fencing~~ **barrier** material shall be approved by the Building Official. Dense planted shrubs, bushes or any other living screening shall not be construed as meeting the requirements of this Chapter.

H. Demolition: Swimming pools that are demolished shall remove all below grade structures and appurtenances.

* * *

“15-15-3 - ABOVE GROUND PRIVATE RESIDENTIAL SWIMMING POOL REGULATIONS

A. Structural Design: All above ground pools shall be designed to withstand the water pressure from within.

B. Diving Boards: Diving boards for above ground pools are prohibited.

C. Steps and Ladders: All above ground swimming pools shall have one or more means of egress in the form of steps or ladders; except pools with an area exceeding 400 square feet shall provide two means of egress. Such means of egress shall be located on opposite sides of the pool. Treads of steps, ladders or step holes shall be constructed of non-slip materials. All steps, ladders or step holes shall have a handrail on both sides.

D. ~~Fences~~ **Barriers**: All above ground swimming pools shall be completely enclosed by a ~~fence~~ **barrier** five feet in height above the existing grade. The ~~fence~~ **barrier** shall enclose either the immediate pool area or the entire yard where the pool is to be located. The finished side of all pool ~~fences~~ **barriers** shall face the abutting properties. All ~~fence~~ **barrier** openings shall be equipped with gates five feet in height, having self-closing and self-latching devices placed at the top of the gates. ~~Whenever a pool has an attached raised deck or walk area not less than three feet, nor more than 4½ feet above grade, a deck fence may be installed. Said deck fence shall be three feet above the deck level.~~

E. Maximum Depth: No above ground pool shall exceed five feet in depth measured from the top rim of the pool to the pool floor. The top of the pool floor cannot be inserted more than one foot below the finished grade. No pool shall exceed four feet in height measured from the top of the pool rim to the approved grade.

F. Raised Deck Privacy Fences: Whenever a pool has an attached raised deck or walk area not less than three feet, nor more than 4 ½ feet above grade, a raised deck privacy fence may be installed. Raised deck privacy fences shall be a maximum height of three feet above deck level.

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“15-16-4 - INSTALLATION AND MATERIALS

Materials shall be approved and installed according to rules and regulations set forth in the **International Residential Code**, International Building Code, International Mechanical Code and provisions of this Chapter.”

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“CHAPTER 17 - RESIDENTIAL STRUCTURE RELOCATION AND DEMOLITION[16]”

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“15-17-10 - RESTORATION

A vacant lot created by the relocation **or demolition** of a structure shall be filled, graded and maintained in conformity to the established grades of the adjoining properties. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions

which endanger the life or health of the public. Provisions shall be made to prevent the accumulation of water on the lot or the drainage of storm water to an adjoining lot. **A topographic survey of the lot shall be produced by an Illinois Licensed Surveyor prior to and after demolition or relocation identifying grades at five foot increments and at five feet from both sides of all adjacent property lines confirming the land grades have not changed.**

The foundation, footing and/or slab shall be broken up and removed from the site. The sewer service shall be capped **at the property line** ~~within five feet of the foundation~~ and the water service shall be removed **at the water service main and capped** ~~up to the curb stop.~~"