

CHAPTER 6

BUILDING REGULATIONS

ARTICLE I – GENERAL PROVISIONS

6-1-1 **ADOPTION OF BUILDING CODE.** Effective **July 1, 2007**, a certain document, **one (1) copy** of which is on file in the office of the Zoning Administrator of the Village, being designated as Chapter 7, Building Regulations of the Revised Code of Ordinances of the County of St. Clair, Illinois is hereby adopted as the Building Code of the Village of Freeburg. Each and all of the regulations, provisions, conditions, and terms of said Building Regulations are hereby referred to, adopted, and made a part hereof as if fully set out in this Chapter, with the exception of Article I, Division VII, Fees. **(Sec. 150.001)**

6-1-2 **ADOPTED CODEBOOKS.** Within the above referenced Chapter 7 Building Regulations, the following Codebooks are adopted:

International Building Code 2003 (IBC)
International Residential Code 2003 (IRC)
International Mechanical Code 2003 (IMC)
International Fuel Gas Code 2003 (IFGC)
International Energy Conservation Code 2012 (IECC)
National Electrical Code NEC 2005 (NEC)
International Code Council Electrical Code 2003 (ICCEC)
Illinois Accessibility Code 1997 (IAC)
Illinois Plumbing Code, Current
(Ord. No. 1427; 06-18-12) (Sec. 150.002)

ARTICLE II – FEES

6-2-1 **GENERAL.** A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until the fees prescribed in this Chapter shall have been paid to the Department of Building Inspection or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating an additional fee be approved until the additional fee has been paid. **(Sec. 150.003)**

6-2-2 **SPECIAL FEES.** The payment of the fee for the construction, alteration, removal or demolition for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of signs and display structures, marquees or other appurtenant structures, or fees of inspections, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Department of Building Inspection. **(Sec. 150.004)**

6-2-3 **RESIDENTIAL CONSTRUCTION PERMIT FEES.**

(A) The fee for a building permit and inspections of residential construction, of new structures, alterations and additions on one and two family residential structures and apartment structures, shall be calculated by applying the table of fee rates (listed in Appendix A) to the total estimated cost of construction as determined heretofore or by applying **Sixty Dollars (\$60.00)** per square foot of construction to determine building value, whichever is greater.

(B) Residential in-ground swimming pools, accessory buildings and all other miscellaneous residential construction shall be determined by applying the table of fee rates to the total estimated cost of construction.

(C) Permit processing, plan review, and inspection charges are included in the fee rate.

(D) The minimum total permit fee shall be **Thirty Dollars (\$30.00)**.

(E) The standard permit fee, review fee and inspection fee are all included in the total fee shown. Fees for any "additional inspection" (an "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction) required including inspections for compliance with approved development or site plans or fees for any "extra inspection" (an "extra inspection" is defined as an inspection which is made as a result of noncompliance, not ready, lock out and the like) that may be required are not shown here and shall be added to the total permit fee at the rate of **Fifty Dollars (\$50.00)** for each inspection. **(Ord. No. 1259; 08-06-07)**

(F) For duplex and multi-family structures, in addition to the above described building permit fees, a development fee equal to **One Thousand Five Hundred Dollars (\$1,500.00)** per dwelling unit for all dwelling units in excess of **one (1)** per structure shall be paid prior to issuance of a building permit. All such development fees shall be deposited to a special account designated as the Infrastructure Development Account. The use of such funds shall be limited to capital expenditures for infrastructure improvement and/or expansion projects. **(Ord. No. 1209; 02-21-06)**

(G) For Specialized Living Facilities, in addition to the above described building permit fees, a development fee per dwelling unit for all dwelling units in excess of **one (1)** per structure shall be paid prior to issuance of a building permit. Specialized Living facilities include nursing homes, assisted living centers, group homes for the disabled, and similar facilities. For those types of facilities, the dollar amount of the development fee shall be determined on a case-by-case basis by the Village Board after due consideration to the anticipated impact of the proposed project on the existing or planned infrastructure of the Village utilizing the Illinois Environmental Protection Agency Resident Occupancy Criteria and Commonly Used Sewage Flows From Miscellaneous Type Facilities as provided in Title 35 of the Illinois Administrative Code, Subtitle C, Chapter II, Part 370, Appendix A and Appendix B. All such development fees shall be deposited to a special account designated as the Infrastructure Development Account. The use of such funds shall be limited to capital expenditures for infrastructure improvement and/or expansion projects. **(Ord. No. 1230; 11-06-06)**
(Sec. 150.005)

6-2-4 **MANUFACTURED HOME PERMANENT FOUNDATIONS.** Permanent foundations installed for the placement of a manufactured home shall be inspected prior to the placement of said home. Permit processing, plan review and inspection charges are included in the fee rate shown. **(Sec. 150.006)**

6-2-5 **COMMERCIAL AND INDUSTRIAL CONSTRUCTION PERMIT FEES.**

(A) The fee for a building permit and inspection of commercial and industrial shall be determined by applying the table of fee rates (listed in Appendix B) to the total estimated cost of construction, as determined heretofore. Permit processing, plan review and inspection charges are included in the fee rate shown.

(B) The minimum total permit fee shall be **Sixty-Five Dollars (\$65.00)**.

(C) Fees for any "additional inspection" (an "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction) required included inspections for compliance with approved development or site plans or fees for any "extra inspection" (an "extra inspection" is defined as an inspection which is made as a result of noncompliance, not ready, lock out and the like) that may be required are not shown here and shall be added to the total permit fee at the rate of **Fifty Dollars (\$50.00)** for each inspection. **(Ord. No. 1259; 08-06-07)**

(Sec. 150.007)

6-2-6 **ELECTRICAL FEES.**

(A) A **Fifty Dollar (\$50.00)** permit shall be required prior to any upgrading of service or change of service made to any existing installation of electrical wiring or equipment. Permit processing and one inspection are included in the fee rate shown.

(B) An additional **Fifty Dollar (\$50.00)** fee shall apply for each additional or extra inspection, if required. **(Ord. No. 1259; 08-6-07)**

(Sec. 150.008)

6-2-7 **CONSTRUCTION PERMIT FEES - TAX EXEMPT ENTITIES.** The Village hereby waives its portion of construction permit fees required under **Sections 6-2-3 through 6-2-5** for all tax exempt, non-profit entities. Zoning fees and that portion of construction permit fees which the Village is required to pay St. Clair County, or other non-village agencies or inspectors, are not waived. **(Ord. No. 1264; 10-01-07)**

6-2-8 **FIRE FLOW REQUIREMENTS.** Notwithstanding any exemptions allowed in the various adopted codes listed under **Section 6-1-2**, all new and substantially renovated structures, with the exception of structures regulated under the International Residential Code, within Village which are subject to the provisions of Chapter 6: Building Regulations of the Revised Code of Ordinances of the Village of Freeburg shall be evaluated by the applicant's Registered Professional Engineer for required fire flow needs according to the fire suppression rating schedule of the Insurance Services Office, Inc. (ISO) (or any successor agency thereto) as part of the building permit process. Any such new or substantially renovated structure which, under normal operating conditions, will not have the fire flow required by the ISO Grading Schedule shall be required to install an automatic fire suppression system in accordance with NFPA (National Fire Protection Association) Standard 13 for sprinkler systems or an equivalent system or a private water system sufficient to meet the ISO Grading Schedule. The method and/or equipment employed to meet this requirement shall be subject to the approval of Village. A certification of a Registered Professional Engineer shall be submitted certifying that the proposed construction or structure will, under normal operating conditions, have the required fire flow or that the automatic fire suppression system installed in the structure will meet or exceed the requirements of this Section. **(Ord. No. 1266; 10-15-07)**

(Ord. No. 1254; 07-02-07)