

DIVISION 4 – ADOPTION OF CODES

SEC. 11.4-1 ADOPTION OF APPLICABLE CODES. The following Codes are adopted by the Town of Normal. Not less than one copy of any Code adopted by this Division with the specified additions, deletions, insertions, modifications, and amendments shall be filed and kept at the Office of the Town Clerk of the Town of Normal.

5. **ADOPTION OF THE INTERNATIONAL BUILDING CODE 2015 WITH AMENDMENTS.** There is hereby adopted by the Town of Normal for the purpose of establishing rules, standards, regulations and procedures for the location, construction, maintenance, alteration, removal, demolition, use and occupancy of buildings and structures and the service equipment located within such buildings or structures, a Building Code known as the International Building Code 2015, published by International Code Council, with specific additions, deletions, insertions, modifications and amendments as set forth in this Chapter, which said Code as so amended is hereinafter referred to as the “IBC.” The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and the provisions thereof as added, deleted, inserted, modified and amended by this Chapter shall be controlling in regard to all buildings and structures within the corporate limits of the Town. Amendments to the Building Code. The International Building Code, 2015, is amended as follows:

5. Insert the phrase “Town of Normal, Illinois” in all locations in the IBC where parenthetical reference is made to the “name of jurisdiction”.
2. Section 101.2 - Scope. Add the Phrase “in zero lot-line construction,” before the words “multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress.”
3. Section 101.4.3 – Plumbing. Substitute the word “Town’s” for the word “International” in the first sentence and delete the second sentence.
4. Delete Section 102.4, 102.4.1, and 102.4.2 and substitute the following:

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and other adopted codes and standards, the more restrictive provisions shall apply.

5. Delete Section 103 – Department of Building Safety and insert in lieu thereof the following:

“Section 103.0 – Department of Building Safety”

Section 103.1 – Building Inspection Department. The Building Inspection Department of the Town of Normal shall be the “Department of Building Safety” as that term is used in this Code.

Section 103.2 – Building Commissioner. The Building Commissioner of the Town of Normal shall be the “Building Official” as that term is used in this Code.

Section 103.3 – Restriction of Employees. The Building Official or employee connected with the Department of Building Inspection except one whose only connection is that of a member of the Board of Appeals established under the provisions of SEC. 11.2-1 of the Municipal Code of the Town of Normal, Illinois, 1969, as amended, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the preparation of plans or the specifications therefore, unless he is the owner of the building, nor shall such officer or employee engage in any work which conflicts with his official duties or with the interests of the Department.

6. Delete Sections 104.8 and 104.8.1.
7. Add a new sentence at the beginning of Section 105.5 Expiration as follows:

Every permit issued shall expire and become invalid 180 days after issuance or a later date if a later date is indicated on the permit by the building official.

8. Add the following Section 105.8 Additional Permit Requirements:

Section 105.8 – Miscellaneous Permit Requirements: No building permit shall issue until the following conditions are met:

- a. Storm Water Storage. No person, firm, corporation or agency shall be issued a building permit under this Chapter unless and until all applicable requirements are met as set forth in Chapter 7, Division 31 of the Municipal Code, Town of Normal, 1969, as amended.
- b. No person, firm, corporation or agency shall be issued a building permit under this Chapter unless and until a Bloomington-Normal Water Reclamation District connection permit has been obtained for the proposed construction. This subsection shall not apply to building permits issued solely for the alteration, repair, shoring, or maintenance of existing buildings or structures.

- c. No person, firm, corporation, agency, partnership or other entity shall undertake or cause to be undertaken any type of alteration to the exterior of any property designed a historical landmark by the Town of Normal or any property located within an area designated as a historical district by the Town of Normal without first submitting plans and obtaining from the Town a building permit for such alteration. As used herein, the term alteration means any type of modification or repair including but not limited to maintenance, shoring, repair work, alteration, additions, rejuvenations, rehabilitations, remodeling, or any other action which changes in any manner the existing physical appearance of such property, except for painting.

In addition to the general penalties set forth in this Chapter, any violation of the foregoing shall be subject to the following: (a) Equitable relief as provided by law; or (b) A fine in any amount no more than five hundred dollars (\$500.00) for each offense. A separate and distinct offense shall be regarded each day upon which said violation shall continue after knowledge or notification of the existence thereof to or by the violator.

- 9. Section 107.5 Retention of Construction Documents. Delete this Section.
- 10. Add at the end of Section 109.2 Schedule of Permit Fees the following:
 - a. General. The fee for a permit shall be based upon the reasonable cost of the improvements, including material and labor in accordance with the fee schedule of sub-section (b) of this Section. Estimated cost shall include all cost of labor and material given a fair market value. In the absence of a bona fide contract establishing the estimated costs, the values for arriving at the fee for a permit shall be established by the Code Official upon the basis of area and type of construction.

If any person initiates construction without first taking out a permit, such person shall pay, in addition to the regular fees prescribed for permits, an additional amount equal to one hundred per cent (100%) of the fee required, and may be subject to all penalty provisions of this Chapter.
 - b. Fee Schedule. Fees shall be as set forth in Chapter 25 of the Municipal Code of the Town of Normal.
- 11. Add to the existing language of Section 111.3 – Temporary Occupancy, the following:

Temporary use or occupancy may be granted by the Code Official for a maximum duration of one (1) month from the date of issuance. Such occupancy may be further extended only by approval of the City Manager, subject to a favorable safety inspection by the Building Inspection Department.

12. Add to the existing language of Section 112.1 – Connection of Service Utilities the following:

No utility meters shall be placed on the street side(s) of any commercial or multiple-family building.

13. Delete the existing language of Section 113 – Board of Appeals and substitute therefore the following:

Section 113 – General. Decisions of the Building Official may be appealed to the Building Board of Appeals pursuant to SEC. 11.2-5 of the Municipal Code of the Town of Normal except no appeal may be filed after the Town has initiated legal or administrative proceedings seeking compliance with this Code or penalties for violation of this Code.

14. Delete Section 114.3 – Prosecution of Violation and substitute therefore the following:

In case of a violation of any provision of this Code, the Building Official may cause to be instituted the appropriate proceeding at law or in equity or with the Town's Administrative Hearing Unit to obtain penalties or to restrain, correct or abate such violation, or to require the removal or termination of an unlawful occupancy of the structure. The Town may take action to abate any violation, and any costs incurred in abating such violations may be charged against the real estate upon which such abatement occurs and shall be a lien upon such property.

15. Delete the existing language of Section 114.4 – Violation Penalties, and insert in lieu thereof, the following:

Section 114.4 – Penalties. Any person found guilty of violating, disobeying, omitting, neglecting or refusing to comply with, or resisting or opposing the investigation or enforcement of any of the provisions of this Chapter or any of the Codes as adopted and modified hereby may be subject to the penalties prescribed in SEC. 11.3-5 of the Municipal Code of the Town of Normal, Illinois, 1969, as amended.

16. Add to Section 1027.1 – Exterior Exit Stairways and Ramps, as follows:

No exterior stairways shall be placed or construed on the street side(s) of commercial or multi-family buildings.

17. Add to Table 1607.1 Balconies (exterior) and Decks. Section 5 – Hotels and Multiple-Family Dwellings – 100.

18. Delete the existing language of Section 2901.1 – Scope, and substitute in lieu thereof, the following:

Section 2901.1 – Scope. The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings and structures, shall comply with the requirements of this Article, and the requirements of the Plumbing Code of the Town of Normal.

19. Add Section 3001.5, as follows:

Section 3001.5 Each elevator must comply with all state laws, including required inspections, and must display any certificate of inspection. A copy of proof of compliance with the state statute must be sent to the Building Official upon the demand of the Building Official.