

C. ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE 2015 WITH AMENDMENTS. There is hereby adopted by the Town of Normal for the purpose of regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use of and maintenance of existing buildings, a building code known as the International Existing Building Code, 2015 Edition, published by the International Code Council, as amended thereto 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 “International Existing Building Code.” 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 matters pertaining to the design, construction, quality of materials, erection, installation, alteration, repair, replacement, addition to, use of or maintenance of existing buildings. Amendments to the International Existing Building Code. The International Existing Building Code, 2015, is amended as follows:

1. Insert the phrase “Town of Normal, Illinois” in all locations in the International Existing Building Code where parenthetical reference is made to the “name of jurisdiction”.
2. Delete Section 101.7 - Correction of Violations of Other Codes.
3. 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.

4. 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 “Code 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.

5. Section 104.2.2. Replace the word “shall” with the word “may” in this Section and delete the exception.

6. Delete Sections 104.8 and 104.8.1.

7. Delete Section 105.1.1 and 105.1.2.

8. 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.

9. Add the following Section:

Section 105.8 – Permit – Demolition.

Before any permit required by this Division is issued granting authority to wreck a building or structure, the person engaged in the work of wrecking, hereafter the wrecking contractor, shall file with the Town Clerk, a Certificate of Liability Insurance from an insurance company authorized to do business in the State of Illinois. Said Certificate shall designate the specific job to be performed by said contractor and designate coverage provided by such policy as required below. Said Certificate shall name the Town as an additional insured. The policy shall:

- a. Insure both parties for single limit coverage for bodily injury and property damage for at least \$300,000.00 per occurrence and aggregate, and shall contain both general and automobile coverages; or
- b. Provide at least \$100,000.00 worth of coverage for bodily injury per individual and \$300,000.00 of bodily injury coverage per occurrence and \$100,000.00 of property damage coverage for both general and automobile coverages. A Certificate shall also be provided showing the wrecking contractor has adequate worker's compensation insurance in accordance with the Workmen's Compensation Act and the Workmen's Occupational Disease Acts of Illinois, as amended. The foregoing insurance requirement may be waived at the discretion of the Code Official where:
  - (1) The estimated cost of demolition of a structure including removal of the debris and clearing of the site is less than Five Hundred Dollars (\$500.00).
  - (2) No extra hazardous conditions exist.
  - (3) The demolition permit is being sought by the owner of the structure.

10. Add the following Section:

Section 105.9 – Moving Buildings.

Moving Buildings

- a. Permit Required. No person, firm, or corporation shall move any building along the public streets, alleys or other places within said Town unless he shall first obtain a license as a house mover under a penalty of not less than \$50.00 nor more than \$200.00 for each offense or be imprisoned for not to exceed six (6) months, or both such fine and such imprisonment. Each day that any such violation or failure continues shall be considered as a separate and distinct offense and shall be punishable as such.
- b. Bond. Any person may obtain a license as a house mover upon the payment of a license fee of \$25.00 per annum and the furnishing to the Town Clerk, a Certificate of Liability Insurance from an insurance company authorized to do business in the State of Illinois. Said Certificate shall designate the specific job to be performed by said mover and designate coverage provided by such policy as required below. Said Certificate shall name the Town as an additional insured. The policy shall:

- (1) Insure both parties for single limit coverage for bodily injury and property damage for at least \$300,000.00 per occurrence and aggregate, and shall contain both general and automobile coverages; or
  - (2) Provide at least \$100,000.00 worth of coverage for bodily injury per individual and \$300,000.00 of bodily injury coverage per occurrence and \$100,000.00 of property damage coverage for both general and automobile coverages. A Certificate shall also be provided showing the mover has adequate Workmen's Compensation Insurance in accordance with the Workmen's Compensation Act and the Workmen's Occupational Disease Acts of Illinois, as amended.
- c. Application and Permit Required. Prior to an issuance of a moving permit, a "Building Moving Application" must be submitted to the Inspection Department for approval. The fee for a permit authorizing the moving of buildings shall be \$200.00 for a dwelling unit or other structure and a \$100.00 for a garage.
- d. Building Moved to Comply with Ordinances. No wooden building, within or not within the fire limits, shall be moved to any lot or part of lot within the fire limits and all buildings, when so moved, shall thereafter comply with the existing building regulations as set forth in various Ordinances of the Town.
- e. Lights and Warnings. Whenever a street or alley is blocked by a house or structure which is being moved, warnings to that effect shall be placed by the Police Department so as to warn vehicles and persons from entering that portion of the street so blocked. The person, firm or corporation moving any building through the streets shall keep warning signs and lanterns or lights on the building so as to guard against any person or vehicle from colliding with it.
- f. Cutting Wires. Whenever it shall be necessary to interfere with the wires or cables of a public utility in moving a building, the terms of any special or franchise Ordinance governing shall apply and the bond therein specified shall be given. If no specific terms are spelled out, approval shall first be obtained from the utility company involved and the costs or expenses involved shall be paid to such utility company.
- g. Fire Alarm Wires. When any moving building shall approach any fire alarm wire or pole which shall be endangered by the removal of such building or structure, it shall be the duty of the mover to notify the Chief of Police at least six (6) hours before reaching such wire or pole so that they may be removed or cared for by the Town authorities.

- h. Additional Restrictions. No buildings shall be moved upon or along any alley or other public thoroughfare without at least twenty-four (24) hours notice in writing to the Fire Chief of the Town and whenever possible, paved surfaces of streets, alleys or sidewalks shall be planked so as not to be damaged by such moving operation. No permit shall entitle the mover to cut or injure any tree unless special permission for same has been obtained from the Director of Public Works.

11. Add the following Section 105.10 Additional Permit Requirements:

Section 105.10 – 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.

12. Add at the end of Section 108.2 Schedule of Permit Fees the following:

112. 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.

b. Fee Schedule. Fees shall be as set forth in Chapter 25 of the Municipal Code of the Town of Normal.

13. Section 108.4 Work Commencing Before Permit Issuance. Delete the language of this section and substitute in lieu thereof the following:

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.

14. Add to the existing language of Section 110.3 – 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.

15. Add to the existing language of Section 111.1 – Connection of Service Utilities the following:

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

16. Delete the existing language of Section 112 – Board of Appeals and substitute therefore the following:

Section 112 –Board of Appeals. 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.

17. Delete Section 113.3 – 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.

18. Delete the existing language of Section 113.4 – 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.

19. Section 115.4 Method of Service. Add the following to the end of this Section.

Notice sent by regular First class mail to the last known address of the owner shall be deemed to proper service.

20. Section 116.5 Emergency Repairs. Substitute the word “owner” for the word “jurisdiction” in the first sentence of this section.

21. Section 116.6 Hearing. Delete this Section.