

CHAPTER 6

BUILDINGS AND BUILDING REGULATIONS

ARTICLE 7 PROPERTY MAINTENANCE CODE

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**6-7-1 ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE**

Three (3) Document copies, in accordance with 50 ILCS 220/2, and 65 ILCS 5/1-3-2, have been available for public use, inspection and examination for thirty (30) days and one copy for permanent public use in the office of the Clerk of the Village of Carol Stream, being marked and designated as "International Property Maintenance Code, 2003 Edition," as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Village of Carol Stream, State of Illinois, for the control of buildings and structures as therein provided, and each and all of the regulations, provisions, conditions, terms and offenses thereunder of the International Property Maintenance Code, 2003 Edition, are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with additions, insertions, deletions and changes, if any, prescribed in Sections 6-7-2 through 6-7-9 of this article.

**6-7-2 AMENDMENTS TO CHAPTER 1**

**CHAPTER 1  
ADMINISTRATION**

**SECTION 101  
GENERAL**

**101.1 Title:** These regulations shall be known as the *Property Maintenance Code* of ~~[NAME OF JURISDICTION]~~ **the Village of Carol Stream,** hereinafter referred to as "this code."

**SECTION 102  
APPLICABILITY**

**102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the ~~*International Existing Building Code*~~ **current version of the following codes as adopted by the Village of Carol Stream: Building Code, Plumbing Code, Mechanical Code, Fire Code, Residential Code, Fuel Gas Code, Electrical Code, Energy Conservation Code and Zoning**

*Code.* Nothing in this code shall be construed to cancel, modify or set aside any provision of the ~~International Zoning Code~~ *Village of Carol Stream Zoning Code*.

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 and 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 the referenced standards, the provisions of this code shall apply.

**102.7.1 Electrical code.** All references to the *ICC Electrical Code* shall be construed to refer to the Electrical Code as amended and adopted by the Village of Carol Stream.

**102.7.2 Residential code.** All references to the *International Residential Code* shall be construed to refer to the Residential Code as amended and adopted by the Village of Carol Stream.

**102.7.3 Mechanical code.** All references to the *International Mechanical Code* shall be construed to refer to the Mechanical Code as amended and adopted by the Village of Carol Stream.

**102.7.4 Plumbing code.** All references to the *International Plumbing Code* shall be construed to refer to the Plumbing Code as amended and adopted by the Village of Carol Stream.

**102.7.5 Fuel gas code.** All references to the *International Fuel Gas Code* shall be construed to refer to the Fuel Gas Code as amended and adopted by the Village of Carol Stream.

**102.7.6 Energy conservation code.** All references to the *International Energy Conservation Code* shall be construed to refer to the Energy Conservation Code as amended and adopted by the Village of Carol Stream.

**102.7.7 Fire code.** All references to the *International Fire Code* shall be construed to refer to the Fire Code as amended and adopted by the Village of Carol Stream.

**102.7.8 Building code.** All references to the *International Building Code* shall be construed to refer to the Building Code as amended and adopted by the Village of Carol Stream.

### SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

**103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.

~~[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]~~

Village of Carol Stream Code of Ordinances, Chapter 6, Buildings And Building Regulations, Article 13, Permit And Inspection Fees.

### SECTION 106 VIOLATIONS

**106.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits

provided by state or local laws. Upon conviction thereof, said person shall be subject to a fine of not less than seventy-five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00) or imprisonment for a term not to exceed 182 days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**SECTION 111  
MEANS OF APPEAL**

**111.2 Membership of board.** The board of appeals shall consist of the Village President and Board of Trustees of the Village of Carol Stream a minimum of three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

**111.2.1 Alternate members.** The chief appointing authority shall appoint two or more alternate members who shall be called by the board chairmen to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

**111.2.2 Chairman.** The Village President shall board shall annually select one of its members to serve as chairman.

**111.2.3 Disqualification of member.** A member shall not hear an appeal in which that member has a personal, professional or financial interest.

**111.2.4 Secretary.** The Village Clerk shall chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

**111.2.5 Compensation of members.** Compensation of members shall be determined by law. There shall be no monetary compensation to members of the board.

**111.9 Jurisdiction.** The board of appeals shall have no jurisdiction to hear an appeal when the facts and issues raised in the application for appeal are the subject of a quasi-criminal complaint brought in the name of the Village charging a violation of the Code of Ordinances of the Village. The filing of such a complaint shall constitute a determination that a decision of the building official, refusing to grant a modification to the provisions of this code, is correct. Any appeal pending at the time of filing of such a complaint shall be dismissed for want of jurisdiction. (Am. Ord. 2005-05-22 passed 5-2-2005)

**6-7-3 AMENDMENTS TO CHAPTER 2**

**CHAPTER 2  
DEFINITIONS**

**SECTION 201  
GENERAL**

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Building Code* as amended and adopted by the Village of Carol Stream, *International Fire Code* as amended and adopted by the Village of Carol Stream, ~~*International Zoning Code*~~ *Zoning Code* as adopted by the Village of Carol Stream, *International Plumbing Code* as amended and adopted by the Village of Carol Stream, *International Mechanical Code* as amended and adopted by the Village of Carol Stream, ~~*International Existing Building Code*~~, or the *ICC Electrical Code* as amended and adopted by the Village of Carol Stream, such terms shall have the meaning ascribed to them as in those codes.

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies or the contextual definition given in the current version of Webster's Dictionary. Any term not defined therein shall have the meaning ascribed to it in other ordinances of this municipality, and if not defined in any other municipal ordinance, the term shall have the meaning as prescribed in the Illinois Vehicle Code, Chapter 95 1/2 of the Illinois Revised Statutes.

### 6-7-4 AMENDMENTS TO CHAPTER 3

#### CHAPTER 3 GENERAL REQUIREMENTS

#### SECTION 302 EXTERIOR PROPERTY AREAS

**302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches) **8 inches (203 mm)**. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of the property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

**Exceptions:** All areas utilized for detention/retention basins for the purpose of storm water management as designated by the Village Engineer, and any additional public property designated as natural prairie planting areas under special management shall be exempted from the requirements of this section.

**302.8 Motor vehicles.** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle, **watercraft, all-terrain vehicle, snowmobile, tent or travel trailer, or truck camper** shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles, **watercraft, all-terrain vehicle, snowmobile, tent or travel trailer, or truck camper** is prohibited unless conducted inside an approved spray booth. The provisions of this section include devices used to transport motor vehicles, **watercraft, all-terrain vehicles, snowmobiles, tent or travel trailers, or truck campers.**

**Exception:** A vehicle, watercraft, all-terrain vehicle, snowmobile, tent or travel trailer, or truck camper of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

**302.8.1 Parking and storage.** Any person who owns or controls automobile vehicles or trailers of any kind or type in disrepair, rehabilitation, abandoned, or otherwise creating a hazard or eyesore shall not be allowed to park or store, or cause or permit to be parked or stored, any such vehicle on any residentially zoned property other than in completely enclosed buildings.

**302.8.2 Parking of specific motor vehicles and trailers prohibited.** It shall be unlawful to park or stand on any public right of way at any time any trailer unless the trailer is properly connected to an operational motor vehicle that has correct motor vehicle permits and license plates.

### SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS AND DECORATIVE PONDS

**303.1 Swimming pools, spas and hot tubs and decorative ponds.** Swimming pools, spas and hot tubs and decorative ponds shall be maintained in a clean and sanitary condition, and in good repair.

**303.2 Enclosures.** Private Swimming pools, spas and hot tubs and decorative ponds, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gate post. No existing pool enclosure of a pool, spa, hot tub or decorative pond shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

### SECTION 304 EXTERIOR STRUCTURE

**[F] 304.3 Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) ~~4 inches (102 mm)~~ **6 inches (154mm)** high with a minimum stroke width of 0.5 inch (12.7 mm).

**304.14 Insect screens.** ~~During the period from [DATE] to [DATE],~~ Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included of utilized in food consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.

### SECTION 307

## RUBBISH AND GARBAGE

**307.1 Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Collection of rubbish or garbage shall be made by public or private scavengers at least once during every seven-day period.

**307.3.2 Containers.** The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. Such containers shall be enclosed on three sides and the garbage containers shall not be visible from the street or adjacent properties.

**307.3.3 Placement of containers in One-Family Residence Zoning Districts.** All containers for rubbish and garbage shall be placed by residents at the curb line of the premises served not earlier than 6:00 p.m. on the day before the scheduled collection, and shall be removed on or before midnight of the day on which collection is made. Thereafter, containers shall be situated or located so as to be hidden from view from the street and shall not be placed so as to constitute a nuisance to adjacent property or to the occupants thereof.

### 6-7-5 AMENDMENTS TO CHAPTER 4

#### CHAPTER 4

#### LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

##### SECTION 403 VENTILATION

**403.5 Clothes dryer exhaust.** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions. All exhaust systems and adjacent areas shall be maintained clean and free of accumulations of lint and debris.

**403.6 Exhaust openings.** All exhaust system openings to the exterior of buildings shall be protected from the entrance of insects, rodents and birds.

### 6-7-6 AMENDMENTS TO CHAPTER 5

#### CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

##### [P] SECTION 503 TOILET ROOMS

**503.3 Location of employee toilet facilities.** Toilet facilities shall have access from within the employees' regular working area. The required toilet facilities shall be located not more than one story above or below the employees' regular working area and the path of travel to such

facilities shall not exceed a distance of ~~500 feet (152 m)~~ **300 feet (91.2m)**. Employee facilities shall either be separate facilities or combined employee and public facilities.

**Exception:** Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of ~~500 feet (152 m)~~ **300 feet (91.2m)** from the employees' regular working area to the facilities.

## 6-7-7 AMENDMENTS TO CHAPTER 6

### CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

#### SECTION 602 HEATING FACILITIES

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from ~~{DATE}~~ **September 15** to ~~{DATE}~~ **May 15** to maintain a temperature of not less than 68°F. (20°C.) in all habitable rooms, bathrooms, and toilet rooms.

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from ~~{DATE}~~ **September 15** to ~~{DATE}~~ **May 15** to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

#### **Exceptions:**

1. Processing, storage and operation areas that require cooling and special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

#### SECTION 604 ELECTRICAL FACILITIES

**604.2 Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the ~~ICC Electrical Code~~ **Electrical Code as amended and adopted by the Village of Carol Stream**. Dwelling units shall be served by a three wire, 120/240 volt, single phase electrical service having a rating of not less than 60 **100** amperes.

#### SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

**606.2 Elevators.** In buildings equipped with passenger elevators, ~~one~~ **all elevators** shall be maintained in operation at all times when the building is occupied.

**Exception:** Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

**606.3 Elevators:** All elevators having a travel distance of 25 feet (7620 mm) or more above or below the primary level of elevator access for emergency fire-fighting or rescue personnel shall conform to the requirements of Rule 211.3 of ASME A 17.1.

**SECTION 608  
CARBON MONOXIDE DETECTORS**

**608.1 Carbon monoxide detector requirements.** Carbon monoxide detectors shall be provided in accordance with Section 912 of the Building Code of the Village of Carol Stream. (Am. Ord. 2006-12-75 passed 12-18-2006)

**6-7-8 AMENDMENTS TO CHAPTER 7**

**CHAPTER 7  
FIRE SAFETY REQUIREMENTS**

**SECTION 705  
ACCUMULATIONS AND STORAGE**

**705.1 Accumulations:** Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doorways, windows, fire escapes or other means of egress.

**705.2 Hazardous material:** Combustible, flammable, explosive or other hazardous materials, such as paints, volatile oils and cleaning fluids, or combustible rubbish such as wastepaper, boxes and rags shall not be accumulated or stored unless such storage complies with the applicable requirements of the Building Code and the Fire Code as amended and adopted by the Village of Carol Stream.

**SECTION 706  
MECHANICAL EQUIPMENT CONTROL**

**706.1 Smoke and heat detection:** Approved smoke or heat detectors shall be installed and maintained in return air ducts or plenums in each recirculating air system with a capacity of more than 2,000 cfm (0.94 ml/sec) and serving more than one floor in buildings that exceed six stories in height in accordance with the Mechanical Code as amended and adopted by the Village of Carol Stream. Actuation of the detector shall stop the fan(s) automatically and shall be of the manual-reset type. Automatic fan shutdown is not required where the system is part of an approved smoke control system. The smoke and heat detectors shall not be connected to the Fire Alarm Control Panel.

**6-7-9 AMENDMENTS TO CHAPTER 8**

**CHAPTER 8  
REFERENCED STANDARDS**

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section and sections of this document that

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reference the standard. The application of the referenced standards shall be as specified in Section 102.7. The referenced codes shall mean the current version of the codes as amended and adopted by the Village of Carol Stream.