



**VILLAGE OF BURR RIDGE
BUILDING ORDINANCE**

ORDINANCE #1225

**ADOPTED BY THE BOARD OF TRUSTEES ON
DECEMBER 9, 2024 AND
EFFECTIVE AS OF JANUARY 1, 2025**

**VILLAGE OF BURR RIDGE
AN ORDINANCE RELATING TO BUILDINGS**

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BURR RIDGE BUILDING ORDINANCE

ARTICLE I ENACTMENT

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF BURR RIDGE AS FOLLOWS:

101. **Name of Ordinance**

The name of this ordinance shall be "Building Ordinance." It may be cited as such for all purposes, without reference to the respective Articles.

102. **Purpose of Ordinance**

The purpose of this Ordinance is to establish rules and regulations for constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving or wrecking, change of use as defined in the building code, of buildings, structures, or portions thereof. The ordinance serves to regulate the location, equipment, use and occupancy thereof, in order to promote public health and safety and to do substantial justice.

103. **Nature of Ordinance**

This Ordinance is intended to be remedial and to be construed liberally and justly to secure the beneficial aim and purpose thereof.

104. **Application of Ordinance**

This Ordinance shall apply to all buildings, structures, or portions thereof in the said Village of Burr Ridge, federal and state buildings, and possessions being excepted.

105. **Provisions and Requirements of Ordinance**

The following articles and their several sections contain and shall constitute the provisions and requirements of the Building Ordinance.



BURR RIDGE BUILDING ORDINANCE

ARTICLE II ADMINISTRATION AND SUPERVISION

201. **Building Commissioner** There is hereby created and established the Office of Building Commissioner. The official shall be appointed by the Mayor by and with the advice and consent of the Board of Trustees in the same manner and for the same term as other Village Officials are appointed. The official shall receive such compensation as the Mayor and Board of Trustees shall from time to time approve. The official may be removed from office at any time either (a) by the Mayor with the consent of the Board of Trustees, or (b) by the affirmative vote of two-thirds of the Board of Trustees in favor of such removal.
202. **Duties of Building Commissioner** The duties of the Building Commissioner shall be (a) to have general charge and supervision of the erection, construction, alteration, repair, removal, and inspection of all buildings, walls, structures, or portions thereof, and accessories thereto within the Village and to enforce all ordinances relating thereto. (b) The Building Commissioner shall examine and approve/disapprove all plans for building permit purposes. The official shall have charge of building inspections on all buildings, structures, or portions thereof in connection with work that has been authorized by a permit. (c) The Building Commissioner shall perform such further duties, as the Building Ordinance requires.
203. **Deputy Building Commissioners** The Building Commissioner may appoint one or more Deputy Building Commissioners with the consent and approval of the Mayor. They shall hold office for such periods as may be designated in their appointment but not to exceed the term of the Building Commissioner. They shall receive such compensation as may be approved by the Mayor by and with the consent of the Board of Trustees. They shall assist the Building Commissioner in the performance of the official's duties.
204. **Short Title for Building Commissioner and Deputy Building Commissioners** The title or phrase "Building Officers" when used in the Building Ordinances shall mean and include the Building Commissioner and the Deputy Building Commissioners as fully and effectively as if each and all of said officers were specifically designated and named in lieu of the title or phrase.
205. **Building Officers May Enter Premises** Building Officers are hereby empowered to lawfully enter upon any premises or into any building or structure or portion thereof (upon showing their badge of office or other identification) when necessary to do so in the performance of any duty imposed upon them by the Building Ordinance. It is hereby made unlawful for any person or persons to hinder or prevent or to attempt to hinder or prevent Building Officers from so doing.

Any person or persons hindering or attempting to hinder, resisting or attempting to resist any Building Officer in the performance of duty shall be charged with resisting



an Officer. The person or persons convicted of such offense shall be subject to the general penalty provided for violations of the Building Ordinance.

206. **Personal Liability of Building Officers** In all cases where any action is taken by the Building Officers, or any other officers of the said Village, to enforce the provisions of any of the sections in the Building Ordinance, or to enforce the Provisions of any of the laws of said Village (whether such action is taken in pursuance of the express provisions of such sections or laws, or in a case where discretionary power is given by the Building Ordinance, or said laws), such acts shall be done in the name of, and on behalf of, the said Village of Burr Ridge and the said officers, in so acting for said Village, do not thereby render themselves liable personally, and they are hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of such act committed or permitted (in good faith) in the discharge of their duty, and any suit brought against the said officers by reason thereof shall be defended by the Law Department of the said Village until final termination of the proceedings therein.

219. **Public Improvement Required Prior to Permit** All building permits shall carry with them the condition that no occupancy of the building subject to the permit will be permitted until such time as all land improvements required under the Subdivision Ordinance of this Village, as amended have been substantially completed as required by said Subdivision Ordinance.

If the property for which a permit is being sought is not subject to the Subdivision Ordinance of this Village, the building permit shall carry with it a condition that no occupancy of the building subject to the permit will be permitted until such time as the water main, public sewer and any other required land improvement, has been completed as required by the Ordinances of the Village and as approved by the Village Engineer.

All building permits issued prior to completion of said land improvements shall include a statement signed by the owners of the property involved or an authorized representative of the owner as follows:

"As owners of the property described in the building permit, the undersigned hereby acknowledge and accept the condition that no occupancy of the building to be constructed thereon will be permitted, no Certificate of Occupancy issued, until such time as all land improvements required under the Subdivision Ordinance of this Village, as amended, and/or any other Ordinances of the Village of Burr Ridge have been installed, except street and alley improvements as therein required may be in the process of installation, provided that roadway pavement base course has been installed and is suitable for vehicular traffic."

220. **Building Permit Required** It is hereby declared unlawful for any person, firm or corporation to commence or to perform or engage in any work in connection with the construction, erection, enlargement, remodeling, altering, repairing, raising, lowering,



underpinning, change of use, moving or wrecking of any building, structure, or portion thereof without having first made application to and secured the necessary permit therefore. Any person, firm or corporation so doing shall be subject to the general penalty for violation of the Building Ordinance. The building permit shall carry with it the right to install any crane, derrick, material elevator, heating or lighting apparatus, inside the lot line which may be required for temporary use during the progress of the work.

There is miscellaneous type work such as landscaping without grade changes and ordinary repairs (see Section 221) which will not require a building permit. The Building Commissioner shall inspect any such projects and make the final decision as to the applicability of this section. It is the obligation of the property owner or their agent to consult with the Building Commissioner to determine the application of this section.

221. **Permit Waived for Ordinary Repairs** A permit will not be demanded for ordinary repair work incidental to the upkeep of a building or structure, provided there is not contemplated or involved any change in the classification or any increase in the fire hazard thereof. The Building Commissioner shall make the final determination as to the meaning of "ordinary repair work." Nothing in this section contained shall be interpreted or construed to allow any work included in the permit exemptions thereof to be done in any manner contrary to the requirements of the Building Ordinance and other laws or ordinances. Violations of said Ordinance in any work not required to be done under a permit shall be subject to the general penalty of said Ordinance the same as if a permit has been required.

222. **Duration of Building Permits**

222.1 Any building permit applied pursuant to this Ordinance under which the building permit has not been approved within three (3) months from the date of application or date of most recent resubmittal, whichever is later, shall expire automatically and the fees paid therefore, if any, shall be forfeited to the Village.

222.2 Any building permit approved pursuant to this Ordinance under which the building permit fee has not been paid in full within three (3) months from the date of approval, shall expire automatically by date of approval of the Building Commissioner; and the fees paid therefore, if any, shall be forfeited to the Village.

222.3 Any building permit issued pursuant to this ordinance under which no substantial progress shall have been made within six (6) months from the date of issuance thereof shall expire automatically by limitation and may not be extended or renewed without the written approval of the Building Commissioner.

222.4 Any building permit issued hereunder shall expire automatically upon cessation of work for more than two (2) months. A cessation of work shall be



deemed to have occurred in any case where for any such period no substantial progress has been made in the work for which a permit has been issued and all fees paid shall be forfeited to the Village.

- 222.5 A building project shall be considered abandoned if no significant progress has been made for a period of six (6) months or more. A building, structure, or part thereof so abandoned shall be declared a public nuisance by the Building Commissioner and the Board of Trustees and shall be dealt with accordingly.
- 222.6 Substantial progress for purposes of this ordinance shall be defined as the amount of work a journey tradesperson can perform in one week.
- 222.7 Any building permit issued pursuant to this ordinance shall expire automatically by limitation within twelve (12) months from the date of issuance thereof unless provided for herein as per Sections 222.8 and 222.9 and may not be extended or renewed.
- 222.8 A building permit for a new single-family residence or single-family residential addition shall expire automatically if all exterior facade work is not completed within one (1) year from the date of the first scheduled footing inspection as per Section 269.2 herein or within one (1) year from the issuance of a permit if there is no footing inspection. A building permit for a new single-family residence or single-family residential addition shall expire automatically if all exterior site work is not completed within two (2) years from the date of the first scheduled footing inspection as per Section 269.2 herein or within two (2) years from the issuance of a permit if there is no footing inspection. A stop-work order shall be issued for all interior work if the exterior work is not completed within two (2) years from the date of the first scheduled footing inspection as per Section 269.2 herein or within two (2) years from the issuance of a permit if there is no footing inspection. Completion of exterior work shall include, , but not be limited to the following:
 - 222.8.1 Completion of the exterior façade includes but is not limited to doors, windows, siding, and the roof of the building.
 - 222.8.2 Completion of the exterior site includes but is not limited to paving of driveway(s), final grading, required landscaping, and removal from the exterior of the property of all construction fencing and unneeded appurtenances including building materials, construction trailers and equipment, and construction fencing. Dumpsters and portable sanitation facilities may remain on the site as may be needed but shall be moved to a hardsurfaced area or inside a garage whenever possible.



222.9 A building permit for a new non-single family residential structure shall expire automatically if all exterior facade and site work is not completed within two (2) years from the date of the first scheduled footing inspection or within two (2) years from the issuance of a permit if there is no footing inspection. A stop-work order shall be issued for all interior work if the exterior work is not completed within three (3) years from the date of the first scheduled footing inspection or within three (3) years from the issuance of a permit if there is no footing inspection. Completion of exterior work shall include, but not be limited to the following: Completion of the exterior façade including doors, windows, siding, and the roof of the building; and completion of the exterior site including but not limited to paving of driveway(s), walkways, and parking lots, installation of outdoor lighting, final grading, required landscaping, and removal from the exterior of the property of all construction fencing and unneeded appurtenances including building materials, construction trailers and equipment, and construction fencing. Dumpsters and portable sanitation facilities may remain on the site as may be needed but shall be moved to a hardsurfaced area or inside whenever possible.

222.10 A building permit that has or will expire as per Section 222.8 and 222.9 above, may be extended as follows:

222.10.1 Completion of exterior site work may be extended without further action when the deadline for completion falls between October 16 and March 31 as per Sections 272 and 273 herein.

222.10.2 The Building Commissioner may grant an unlimited number of 90-day extensions upon written request by the permit applicant and payment of an extension fee as per Section 222.10.3 below for permits that are in good standing, continue to make substantial progress, and do not have open code violations. Permits that must remain valid beyond one year from the footing inspection or from the issuance date to complete work must be renewed via 90-day extensions.

222.10.3 For each extension granted as per Section 222.10.2 above, an extension fee shall be paid as follows. The extension fee shall be a percentage of the original building permit fee.

<u>First 90-day Extension</u>	<u>25%</u>
<u>Second 90-day Extension</u>	<u>50%</u>
<u>Third 90-day Extension</u>	<u>50%</u>
<u>Fourth 90-day Extension</u>	<u>50%</u>
<u>Each Additional 90-day Extension</u>	<u>100%</u>

224. **Issuance of Permits** Permits authorized to be issued and required to be obtained under the Building Ordinance shall be issued by the Building Commissioner when



the application therefore and the plans submitted therewith shall have been approved by the Building Commissioner and all fees have been paid.

225. **Application for Permits** When any person, firm, or corporation shall be desirous of constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving, changing the use as defined by the building code, or wrecking any building structure, or portion thereof, within the Village, shall make a written application therefore in the form and method as stipulated by the Village. . This application shall be filed with the Building Commissioner and shall set forth the following:

- 225.1 The name, telephone number, email address, and address of the applicant.
- 225.2 The name, telephone number, email address, and address of the architect, structural engineer, or other licensed design professional permitted by the laws of the State to make plans who has prepared the plans and specifications accompanying the application.
- 225.3 The name, telephone number, email address, and address of the owner of the real estate upon which the proposed work is to be performed.
- 225.4 The name, telephone number, email address, and addresses of the general contractor.
- 225.5 The location of the proposed work, that is, the street address assigned by the Village, the subdivision, lot number, and township of the subject property.
- 225.6 The type of work the applicant is seeking permission for.
- 225.7 The permanent index number of the real estate upon which the proposed work is to be performed.
- 225.8 The application shall be accompanied by plans, specifications, and plats as specified in Section 240, drawn to scale, of the lot or lots composing the site, showing the exact location of the proposed building and any buildings and also septic systems and wells already located on the lot or lots involved. The application shall also be accompanied by plans and specifications signed and sealed in the manner hereinafter required by Section 242 of this Ordinance, and by an exact legal description of the property involved.
- 225.9 An agreement signed by the owner, his duly authorized agent, architect, or structural engineer that he will, if granted the permit applied for, construct the work in accordance with the description set forth in the applications and plans and specifications accompanying such applications; and that the general and detailed work connected with such construction, erection, enlargement, remodeling, altering, repairing, raising, lowering, underpinning, moving, changing of use as defined by the building code, or wrecking or any such



building structure or portion thereof, as the case may be, shall be done in strict compliance with the ordinance of the Village and the provisions of the permit.

225.10 The purpose of this regulation is to protect existing property, to enhance the general appearance of the community, to protect the individual from making construction errors, and to aid in general drainage of all properties in the area.

225.10.1 **Grade Line.** The grade line noted on the architectural elevation drawings shall be a line where the ground line intersects the foundation.

225.10.2 **Approval by Village Engineer.** The grade line is at a point, which is established by the Village Engineer in accordance with the approved master grading plan.

225.11 Whenever an application for a permit is made to the Building Commissioner for property served by a Sanitary District or Water Service other than the Village of Burr Ridge, such application shall be accompanied by approval issued by the Sanitary District or Water Service.

225.12 When applicable, the application shall be accompanied by proof of compliance with the applicable provisions set forth in Chapter 8 of the Burr Ridge Municipal Code.

226. **Landscaping Plans** For any building to be constructed in a Business District, Transitional District, Office District, or Manufacturing District, the application for permit shall be accompanied by a set of detailed landscaping plans to indicate conformance with the requirements of any approved site plan and the requirements of the Burr Ridge Zoning Ordinance, as amended, pertaining to the landscaping of all required yards or other required open spaces and to buffer landscaping. Landscaping plans shall indicate location, number, size, and species of all proposed landscaping materials.

Once installed, approved landscaping shall be maintained in such manner as to retain at a minimum the intended standards of the initial landscaping plan and to conform to the landscaping requirements of the Village.

240. **Plans and Specifications to be Filed in Duplicate** When required by the Building Commissioner, the number of drawings to be submitted for residential permits shall be four (4) sets, maximum size of 24" x 36". The number of drawings to be submitted for industrial, commercial, and multi-family shall be four (4) sets, maximum size of 30" x 48". Each set of drawings shall consist of a site plan showing dimensions to all property lines, foundation and footing plan, basement or cellar plan, the plans of all floors and roofs, transverse and longitudinal sections necessary to show all details to verify building, zoning, and floor area ratio requirements, elevations, and the necessary framing plans to show the complete



framing of the building or structure. Such other plans shall be filed as may be required in the opinion of the Building Commissioner to illustrate the features of construction and equipment of the building structure referred to.

241. **Plans and Specifications – Essential Requirements** All plans and drawings shall be drawn to a legible scale. All distances and dimensions shall be accurately figured and drawings made explicit and complete showing the front and side lot lines and the entire sewage and drain pipes and the location of all plumbing fixtures within such building. The dimensions of the structural members shall be given on the drawings whether shown in the specifications or not. The specifications shall describe all the materials to be used in the proposed building. The Building Commissioner shall approve each set of plans presented before a permit will be granted.

242. **Architect, Structural Engineer, or Licensed Design Professional Must Certify that Plans and Specifications Comply with the Building Ordinance By Signing and Sealing** It shall be unlawful for any architect, structural engineer, or any other licensed design professional to prepare or submit to the Building Commissioner for his approval any final plans for any building or structure which do not comply with all of the provisions of this Building Ordinance and all other applicable laws and ordinances specifically including but not limited to the Burr Ridge Zoning Ordinance. Any plans submitted under this Ordinance shall bear the signature and seal of the architect, structural engineer, or other licensed design professional who prepared the plans and specifications. A seal will not be required where the Building Commissioner determines the work to be non-structural or minor in nature.

Every licensed architect or structural engineer shall have a reproducible seal, or facsimile, the print of which shall contain the name of the architect or structural engineer, the license number, and the words "Licensed Architect," or "Structural Engineer," "State of Illinois." The licensed architect or structural engineer shall affix the signature, current date, date of license expiration, and seal to the first sheet of any bound set or loose sheets of technical submissions utilized as contract documents between the parties to the contract or prepared for the review and approval of any governmental or public authority having jurisdiction by that licensed architect or structural engineer or under that licensed architect's or structural engineer's responsible control. The sheet of technical submissions in which the seal is affixed shall indicate those documents or parts thereof for which the seal shall apply. The seal and dates may be electronically affixed. Signatures must be in the original handwriting of the licensee or digitally signed. All technical submissions issued by any corporation, partnership, professional service corporation, or professional design firm as registered under this Act shall contain the corporate or assumed business name and design firm registration number, in addition to any other seal requirements as set forth by the Illinois Department of Professional Regulation.

Anyone falsely making any such certification shall be subject to the penalty provided in Section 501 (Article V) of this Ordinance and to such further penalties as may be provided or allowed by law.



243. **Alterations Upon Stamped Plans Not Permitted** It shall be unlawful to erase, alter, or modify any lines, figures, or coloring contained upon such drawings so stamped by the Building Commissioner or filed with him for reference. If, during the progress of the work authorized, it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawings, notice of such intention to later on deviate shall be given to the Building Commissioner, and written consent of the Building Commissioner shall first be obtained before such alteration or deviation may be made.

244. **Permit, Plans, and Specifications Must be Kept on the Job** The permit issued for any work to which the Building Ordinance is applicable, together with a set of the approved plans and specifications, if any, must be kept on the job while the work is in progress, and must be shown for inspection on request of any Building Officers. Inability or refusal to comply with the provisions of this section shall constitute sufficient cause for stopping either all or such portion of the work as may be involved in the violation.

245. **Plans and Specifications to Remain on File** One or more copies, as may be required by the Building Commissioner, of the plans and specifications as finally stamped and approved shall be left on file in the office of said Commissioner. Complete plans and specifications of buildings of a public character for which permits are granted shall remain on file permanently in said Commissioner's office. All other copies of permits shall be maintained on file in accordance with State and local records retention policies and regulations.

246. **Code of Conduct and Permit Sign** All job sites on which exterior construction work is being conducted, such as new residential or non-residential buildings or building additions, shall maintain a Code of Conduct and Permit sign to be provided by the Building Officer and in a location designated by the Building Officer. Said sign shall comply with the following:

246.1 Visibility of the sign shall be maintained at all times. At no time shall materials, dumpsters, equipment, vehicles, or other appurtenances be placed so as to block the view of the sign from the public way.

246.2 If the sign becomes lost or damaged at any time, the permit applicant shall immediately contact the Building Officer and request a replacement sign. The original fee for the sign shall be kept by the Village, and a new sign fee paid by the permit applicant.

247. **Contractor Licensing or Registration** No person shall act or perform any services as a general building contractor or sub-contractor (except for plumbing contractors) without first obtaining a valid license, as provided in Chapter 22 of the Municipal Code. Plumbing contractors shall be required to register with the Village Clerk, pursuant to Section 22.04 of the Municipal Code.



248. Effect of Debt Owed to the Village In accordance with Municipal Code, if any person or entity that has any debt owed to the Village in excess of One Hundred Dollars (\$100.00) shall be ineligible to obtain any type of permit or license issued by the Village or from obtaining any repayment or refund of any bond or deposit from the Village, until such debt has been satisfied.

249. **Open or Expired Building Permits** No person or entity shall be issued a building permit if there exists an open or expired building permit for the subject property which has not passed final inspections. Said open or expired building permits must be inspected and closed prior to approval of new building permits for the property. Exceptions shall be for those projects which are being undertaken simultaneously, subject to Building Commissioner approval.

250. **Fees for Building Permits** All work subject to a building permit as defined in Section 220 herein shall be subject to building permit fees. Applications for building permits shall be accompanied by an application fee as described herein. There shall be no application fee required for permits unless said fee is specifically listed below. The Building Commissioner shall not issue a building permit until such time that all required building permit fees have been paid in full.

250.1 **Application Deposit Fee for New Construction, Additions, and Alterations** The following application fee, which will be credited to the final building permit fee, but which will in all cases be the minimum fee, shall be paid at the time plans for the following types of construction are submitted for review:

250.1.1	New single-family residence	\$1,000
250.1.2	Single-family residential addition	\$600
250.1.3	Single family residential alteration	\$300
250.1.4	New non-single-family residential building	\$2,000
250.1.5	New non-single-family residential building addition	\$1,000
250.1.6	New non-single-family residential building alteration	\$700
250.1.7	If for whatever reason a permit is not issued, a permit applicant shall be responsible for any plan review costs incurred by the Village beyond the amount of the application fee.	

250.2 **Landscaping Plan Review Fee**

250.2.1 **Non-Single-Family Residential**

In addition to all other fees herein, the following plan review fees shall be required in connection with the construction of any building in a Business District, Transitional District, Office District, or Manufacturing District.



250.2.1.1	Building lots of 3.5 acres or less	\$300
250.2.1.2	Building lots greater than 3.5 acres through 6 acres	\$500
250.2.1.3	Building lots exceeding 6 acres	\$1,000
250.2.1.4	Any direct expenses incurred by the Building Commissioner that exceed the landscaping plan review fee shall be paid in full by the permit applicant.	

250.2.2 Single-Family Residential

In addition to all other fees herein, the following plan review fees shall be required in connection with the construction of any single-family residence on a wooded lot. The Building Commissioner shall determine whether a lot is wooded.

250.2.2.1	Heavily Wooded Lot	\$600

250.3 Single-Family Residential Building Permit Fees No building permit for the construction of a new single-family residence or for an addition or alteration to a single-family residence shall be issued until a building permit fee is paid in accordance with the fee schedule attached hereto as Table 250.3 and as described below. The plan review fee for a new single-family residential building, addition, or alteration is included in the permit fee as detailed in Table 250.3. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid.

Table 250.3		
250.3.1	New Single Family Residence	\$2.00 per square foot
250.3.2	Single Family Residential Addition	\$2.00 per square foot
250.3.3	Single Family Residential Alteration	\$2.00 per square foot
250.3.4	Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	\$100
250.3.5	Plan Review Revision Fee (applicable for review of a revision to approved plans)	\$100

250.4 Non-Single-Family Residential Building Permit Fees No building permit for the construction of a new non-single-family residential building or for an addition or alteration to a non-single-family residential building shall be



issued until a building permit fee is paid in accordance with the fee schedule attached hereto as Table 250.4 and as described below.

250.4.1 **Non-Single-Family Residential Plan Review Fee**

The plan review fee for a new non-single-family residential building, building addition, or building alteration is included in the permit fee as detailed in Table 250.4.1. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid. Revisions to approved plans will not be reviewed until the plan review revision fee is paid.

250.4.2 **Non-Single-Family Residential Inspection Fee**

The inspection fees for a new non-single-family residential building, building addition, or building alteration shall be paid prior to issuance of the permit as detailed in Table 250.4.2.



Table 250.4.1 Plan Review Fee for Non-Residential Permits

Cubic Feet	Building Plan Review	Plumbing Plan Review	Mechanical Plan Review	Electrical Plan Review	Energy Plan Review
1 to 60,000	\$1,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
60,001 to 80,000	\$1,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
80,001 to 100,000	\$2,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
100,001 to 150,000	\$2,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
150,001 to 200,000	\$3,000	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
200,001 plus	\$3,500	Building Plan Review x 0.3	Building Plan Review x 0.3	Building Plan Review x 0.6	Building Plan Review x 0.6
Resubmittal Fee (starts with third plan review and applicable for each subsequent review)					\$300
Plan Review Revision Fee (applicable for review of a revision to approved plans)					\$300
<i>Plan review fees are cumulative.</i>					

Table 250.4.2 Inspection Fee for Non-Residential Permits

Building	Plumbing	Mechanical	Electrical	Energy	
\$0.40 per square foot	\$0.15 per square foot	\$0.15 per square foot	\$0.15 per square foot	\$0.15 per square foot	
<i>Inspection fees are cumulative.</i>					



250.4.3

Non-Single-Family Residential Permit Fee

The permit fee for a new non-single-family residential building, building addition, or building alteration shall be equal to the combined plan review and inspection fees (minus the application deposit fee) and shall be paid in full prior to issuance of the permit.

250.5 **Engineering Permit Fees** No building permit for any of the following work shall be issued until an engineering permit fee is paid in accordance with the following fee schedule.

250.5.1	New Single-Family Residence	\$500
250.5.2	Non-Residential Parking Lot New or Expansion	\$700
250.5.3	Non-Residential Parking Lot Maintenance or Repaving/Restriping	\$625
250.5.3	New Non-Residential Building on lot less than 1 acre	\$1,000
250.5.4	New Non-Residential Building on lot of 1 to 4.9 acres	\$1,250
250.5.5	New Non-Residential Building on lot of 5 to 9.9 acres	\$1,500
250.5.6	New Non-Residential Building on lot of 10 acres or more	\$1,750
250.5.7	Any <i>grading</i> of property related or unrelated to work on a building as per Section 220 herein determined by the Village Engineer to have a significant impact on drainage as per Section 308	\$200
250.5.8	Additional Stormwater Permit Fee As Set Forth in Section 8, Article III, Schedule A of the Burr Ridge Municipal Code.	



250.6 Building Permit Fees for Other Permits No building permit for the construction of any building, structure, or for the performance of any work described in Section 220 herein shall be issued until a building permit fee is paid in accordance with the following fee schedule. Re-submitted plans will not be accepted or reviewed until the resubmittal plan review fee is paid.

Single Family Residential Permits		
250.6.1	Single-Family Residential Building Demolition	\$500
250.6.2	Single-Family Residential Electrical Service Upgrade	\$125
250.6.3	Single-Family Residential Electrical Work	\$125
250.6.4	Single-Family Residential Plumbing Work	\$125
250.6.5	Single-Family Residential Mechanical Work	\$125
250.6.6	Single-Family Residential Detached Accessory Building (includes detached pergolas and gazebos)	\$125 + fees for electrical, plumbing, & mechanical (see sections 250.6.3-5 above)
250.6.6b	Single-Family Residential Attached Pergolas, Covered Porches, and Sunrooms	Same as Additions as per Table 250.3
250.6.7	Single-Family Residential Decks and Patios (with or without seat walls)	\$125
250.6.7a	Single-Family Residential Retaining Walls, Driveway Monuments, and Brick Piers	\$125
250.6.7b	Single-Family Residential Sports Courts	\$125 + fee for grading permit (see section 250.5) as determined necessary
250.6.8	Single-Family Residential Fences and Gates	\$125
250.6.8a	Single-Family Residential Stand By Generator	\$125
250.6.8b	Single-Family Residential Outdoor Kitchen and Fireplace	\$125
250.6.8c	Single-Family Residential Solar Panels	\$125
250.6.8d	Miscellaneous Single-Family Permits not specified above	\$125 + fees for electrical, plumbing, & mechanical (see sections 250.6.3-5 above)
250.6.9	Single-Family Residential Elevator or Escalator Installation	\$300
250.6.10	Single-Family Residential Pools	\$400

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250.6.10a	Single-Family Residential Hot Tubs and Spas	\$125
250.6.11	Single-Family Residential Driveway Replacement, New, or Expansion	See Section 12, Article III of the Burr Ridge Municipal Code
250.6.12	Single-Family Residential Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	\$100
250.6.13	Single-Family Residential Plan Review Revision Fee (applicable for review of a revision to approved plans)	\$100
Non-Single-Family Residential Permits		
250.6.11	Non-Single-Family Residential Electrical Service Upgrade	\$625
250.6.12	Non-Single-Family Residential Electrical Work	\$625
250.6.13	Non-Single-Family Residential Plumbing Work	\$625
250.6.14	Non-Single-Family Residential Mechanical Work	\$625
250.6.15	Non-Single-Family Residential Elevator or Escalator Installation (Ord. A-1002-01-06)	\$625
250.6.15a	Non-Single-Family Residential Elevator or Escalator Maintenance	\$250
250.6.16	Non-Single-Family Residential Storage Tank Installation	\$625
250.6.17	Non-Single-Family Residential Building Demolition	\$1,000
250.6.18	Non-Single-Family Residential Parking Lot New or Expansion	\$700
250.6.19	Non-Single-Family Residential Parking Lot Maintenance or Repaving/Restripping	\$500
250.6.20	Right-of-Way Work	See Section 12, Article III of the Burr Ridge Municipal Code
250.6.21	Signs	See Section 55 of the Burr Ridge Municipal Code
250.6.22	Non-Single-Family Residential Resubmittal Fee (starts with third plan review and applicable for each subsequent review)	\$300



250.6.23	Non-Single-Family Residential Plan Review Revision Fee (applicable for review of a revision to approved plans)	\$300
250.6.24	Based on established fees for comparable work, the Building Commissioner shall determine the appropriate permit fee for any work to be permitted which is not specifically listed herein. Under any circumstance, the minimum fee for single-family residential permits shall be \$125, and for non-single-family residential permits the minimum fee shall be \$625.	
250.6.25	The fees set forth above are not charged when such work is in connection with construction of a new building, building addition, or building alteration.	
250.6.26	The fees set forth above shall be charged individually and cumulatively as applicable, for example, a swimming pool with a fence shall be assessed as two separate fees.	

250.7 **Other Fees** In addition to the application and permit fees described in Sections 250 herein, any building, building addition, building alteration, or work performed under the authority of a building permit issued by the Village of Burr Ridge shall be subject to the following fees.

250.7.1	Re-inspection as per Section 269.19.1 (fee for initial inspection is covered in permit fee; fees for re-inspection (second inspection) are charged per inspection)	\$100 for second inspection; \$200 for third and subsequent
250.7.2	Removal of Stop Work Order as per Section 404 herein	\$750
250.7.3	<u>Increased Fee for Work Started Without a Permit</u> as per Section 276	Increased by an amount equal to 50% of the customary fee or \$750, whichever is greater
250.7.4	Temporary Building Certificate of Occupancy as per Sections 273 and 274 herein	\$1,000
250.7.5	Water System - Meter, Connection/Disconnection, and Recapture Fees	See Section 58 of the Burr Ridge Municipal Code and



		other applicable Ordinances
250.7.6	Sanitary Sewer System - Connection/Disconnection and Recapture Fees	See Section 59 of the Burr Ridge Municipal Code and other applicable Ordinances
250.7.7	Reimbursement of all expenses incurred by the Building Commissioner as a result of any additional reviews, inspections, or studies required beyond the typical plan reviews and inspections outlined herein.	

250.8 The fees set forth as above may be administratively lowered for reasons as determined appropriate by the Building Commissioner.

251. **When a Permit is Valid** No permit for constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, moving, or wrecking buildings, structures, or portions thereof, or any permit for which a fee is prescribed by Ordinance shall be valid unless the plans are stamped approved by the Village and all required fees have been paid.

260. **Constructing Buildings Contrary to Approved Plans - Permit Made Void by Deviation from Plans - Power to Stop Work**

260.1 It shall be unlawful for any owner, agent, or architect or for any contractor or builder engaged in constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering underpinning, moving, or wrecking of any building, structure, or portion thereof, to make any departure from the plans as approved by the Building Commissioner without first obtaining the written consent of the Building Commissioner for any such change.

Any departure from the approved plans involving a violation of the requirements of any law or ordinance or any such change in the plans or construction without the consent of the Village Board shall operate to annul the permit which has been issued for such work and shall render the same void, and all fees paid shall be forfeited.

260.2 In any case where work is done under a permit authorizing the erection, alteration, or repair of a building or structure, which work is contrary to the approved plans, or any law or ordinance, the Building Officer shall have power to at once stop such work and to order all persons engaged therein to stop and desist therefrom. Such work shall not be resumed until satisfactory assurance has been given to the Building Commissioner that it will be done



properly and lawfully and according to the approved plans or until said Building Commissioner has consented, in writing, to the changes made in such approved plans. The Building Commissioner may request that a new permit must be issued before work proceeds. The usual fee for the permit shall be paid by the contractor doing such work.

260.3 No contractor or builder shall begin any work on any building or structure for which a permit is required until such permit shall have been issued. In case any work is begun on the erection, alteration, repair, or removal of any building or structure without a permit authorizing the same being issued therefore, the Building Commissioner or his deputy shall have power to at once stop such work and to order any and all persons engaged therein to stop and desist therefrom until the proper permit is issued.

261. **Revocation of Permit** If the work in, upon, or about any building or structure shall be conducted in violation of any law or ordinance, it shall be the duty of the Building Commissioner to revoke the permit for the building or wrecking operations in connection with which such violation shall have taken place. It shall be unlawful, after the revocation of such permit, to proceed with such building or wrecking operations unless such permit shall first have been reinstated or reissued by the Building Commissioner. Before a permit so revoked may be lawfully reissued, the entire building and building site shall first be put into condition corresponding with the requirements of all laws and ordinances, and any work or material applied to the same in violation of any of the provisions of any law or ordinance shall first be removed from such building and for such permit as reissued the fee required shall be paid.

269. **Inspection** The permit applicant, owner, or contractor shall give advance notice as determined necessary by the Building Official to request each of the following required inspections:

269.1 Inspections for New Single-Family Residences:

269.1.1 **Site Preparation** - An inspection to ensure the installation of required soil erosion control (silt fence), tree protection (if applicable), temporary construction (gravel) access, construction fence, dumpster, Construction Code of Conduct sign, and port-o-let prior to grading, footing excavation, or any other work on the property.

269.1.2 **Footing Excavation** - An inspection is required before concrete is poured and after excavation and forming have been completed.

269.1.3 **Foundation Forms** - An inspection is required after the foundation wall forms are set and before concrete is poured. It is required that two (2) copies of a spot survey be submitted for review and



approval after the foundation form inspection has been passed, but before the foundation wall inspection can be scheduled.

- 269.1.4 Foundation Wall - An inspection is required before backfilling and after footing drain tile has been placed and dampproofing completed.
- 269.1.5 Driveway - After placing of forms or otherwise establishing the border of a driveway and prior to installation of asphalt, concrete pavers, or other hard-surface material, an inspection is required to ensure that the driveway complies with the approved site plan, maximum and minimum width requirements, and setback requirements. Placement of driveway forms and the driveway inspection can be conducted at any time during the construction process.
- 269.1.6 Electric Service - An inspection is required after electric panel, meter enclosure, and temporary grounds have been installed.
- 269.1.7 Underground Plumbing - An inspection is required before concrete is poured in a basement or floor slab and after underground plumbing work has been completed.
- 269.1.8 Rough Framing - An inspection is required before any insulation and vapor barrier are installed and after the rough framing, rough plumbing, and rough electrical work are completed.
- 269.1.9 Fireplace Inspections - An inspection is required for all masonry and pre-fab fireplaces. This inspection shall be scheduled at the same time as the rough framing inspection.
- 269.1.10 Rough Plumbing - An inspection is required before any insulation and vapor barrier are installed and after the rough plumbing work is complete.
- 269.1.11 Public Works Initial Water Meter - Installation of the water meter is required in conjunction with the rough plumbing inspection. Public Works will perform an inspection to ensure that the water meter is properly installed.
- 269.1.12 Rough Electric - An inspection is required before any insulation is installed and after the rough electrical work is complete.
- 269.1.13 Insulation - An inspection is required before any interior wall finish is applied and after the insulation is installed.



269.1.14 Septic System - If a private sanitary sewer system has been approved by the Village of Burr Ridge Board of Trustees as required by the Zoning Ordinance, an inspection is required before any backfilling and after the septic tank and seepage system has been installed.

269.1.15 Final - Final inspection is required before issuance of a Building Certificate of Occupancy for a structure. A final inspection must be scheduled a minimum of two days before the Certificate of Occupancy will be issued. The final inspection shall ensure that the building and site comply with all Village codes and regulations including but not limited to the building codes, Zoning Ordinance, and engineering requirements. The final inspection shall include inspections for the following: building, mechanical, electrical, plumbing, water meter, site engineering, landscaping, forestry, and fire protection. Submission of the as-built drawing(s) shall be required. The local fire protection district shall approve all fire protection systems after inspection by the respective district or by its authorized inspection agency, if required.

269.16 Bond Release - An inspection is required prior to the release of any outstanding bonds to ensure compliance with all required local codes, ordinances, and standards including landscaping improvement.

269.2 All Inspections Other Than New Single-Family Residences - All construction other than new single-family residences as detailed in Section 269.1 shall be inspected to verify compliance with all building codes, fire codes, Zoning Ordinance regulations, mechanical codes, electrical codes, plumbing codes, engineering codes, Stormwater regulations, and all other mandated codes as applicable. Inspections are required as determined necessary by Building Officers, Plan Reviewers, and Building Commissioner.

269.3 General Inspection Requirements

269.3.1 All re-inspections required, as a result of builder error, shall be performed at an additional prepaid fee per inspection per Section 250.

269.3.2 Proper and safe ladders for access to basements and attic are the responsibility of the contractors. There will be no inspections performed if adequate ladders are not provided.

269.3.3 All materials required for testing are the responsibility of the contractor.



270. **Foundation Location and Elevation Spot Survey** Immediately after the foundation has been poured and prior to scheduling a backfill inspection, the owner or contractor shall submit to the Building Commissioner two (2) copies of an on-site (spot survey) location of the structure showing the top of foundation elevations in USGS Datum, prepared by a registered land surveyor. Construction shall not proceed until the Building Commissioner and Village Engineer have approved the spot survey.

271. **Engineering Fees** Changes to grading, drainage, top of foundation elevation, etc., approved by the Village, that would require engineering services, shall be approved by the Village Engineer. Costs for such services shall be paid by Permittee at the fees in effect.

272. **Certificate of Occupancy - Single Family Residential** The request for a "Certificate of Occupancy" shall be made at least two (2) business days before occupancy is requested. This will allow for time for a final inspection and to process all paperwork. Minimum requirements for occupancy shall be as follows:

Connection to public water and sewer complete or, in the alternative, well and septic systems complete. In the case of connection to the Village of Burr Ridge public water supply, connection shall not be considered complete until both the water meter and remote meter are installed and connected in accordance with the requirements of Section 311 of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code.

272.1 All plumbing shown on the approved plans unless otherwise approved by the Building Official. All fixtures added or installed after this inspection will require a separate permit.

272.2 Electrical wiring shall be completed in compliance with applicable codes.

272.3 Heating system shall be completed in compliance with applicable codes.

272.4 Basement floor, draintile, and sump pump (if used) shall be installed in compliance with applicable codes.

272.5 Any concrete floors in the habitable area of the house must be poured.

272.6 Completion of any applicable water main extensions and other land improvements as required under Section 220 hereof, Chapter 58 of the General Municipal Code of the Village of Burr Ridge of 1974, and/or the Subdivision Ordinance of this Village.

272.7 Further, no Certificate of Occupancy shall be issued until final grading, all required landscaping, and driveway hardsurfacing have been installed and as-built drawings approved. However, if weather or other conditions do not



permit the completion of final grading, required landscaping, or driveway hardsurfacing, the owner may request issuance of a conditional Certificate of Occupancy subject to completion of the outstanding work. The recipient of a conditional Certificate of Occupancy shall provide a five-thousand-dollar (\$5,000.00) cash deposit to guarantee completion of the outstanding work. If the work to be completed exceeds five-thousand-dollars (\$5,000.00), the Building Commissioner may increase the amount of the cash deposit based on estimates prepared by the Village Engineer and Village Forester. If a Certificate of Occupancy under these terms is issued between April 1 and October 15, the final grading, landscaping, and hardsurfacing shall be completed within 45 days. If a conditional Certificate of Occupancy under these terms is issued between October 16 and March 31 of each year, the final grading, landscaping, and hardsurfacing shall be completed prior to the forthcoming May 15.

- 272.8 No Certificate of Occupancy shall be issued until all construction recapture costs and all sewer and water connection fees required by Village ordinances have been paid.
273. **Certificate of Occupancy - Other Than Single-Family Residential** The request for a "Certificate of Occupancy" for any portion of the building shall be made at least two (2) business days before occupancy is requested. This will allow for time for a final inspection and to process all paperwork. Minimum requirements for occupancy shall to be as follows: Minimum requirements for occupancy shall be those set forth in detail in the building regulations adopted by reference in Section 701 of Article VII of this ordinance and the following:
 - 273.1 The structure shall be substantially complete, the exterior enclosure shall be complete, and the structure shall comply with all general, special, and structural requirements of the code.
 - 273.2 All means of egress and all fire protection features shall be in place and continually maintained.
 - 273.3 Sanitary and water facilities shall be complete. Water facilities shall not be considered complete until both the water and remote meter are installed and connected in accordance with the requirements of Section 312 of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code.
 - 273.4 Heating system shall be complete in compliance with applicable codes.
 - 273.5 Electrical system shall be complete in compliance with applicable codes.



273.6 No Certificate of Occupancy shall be issued until all construction recapture costs and all sewer and water connection fees required by Village ordinances have been paid.

273.7 Further, no Certificate of Occupancy shall be issued until all landscaping required and indicated on the approved landscaping plans has been installed. However, if weather conditions do not permit the completion of required landscaping, the owner may request Village approval of a cash deposit to guarantee completion of landscaping as soon as weather permits. Such request shall be accompanied by an estimate of cost to complete all required landscaping. Upon Village approval of the request for a cash deposit and the cost estimate, cash deposit equal to 125 percent (125%) of the cost of all required landscaping shall be deposited with the Village in escrow. If a Certificate of Occupancy under these terms is issued between April 1 and October 15, the final grading, landscaping, and hardsurfacing shall be completed within 45 days. If a conditional Certificate of Occupancy under these terms is issued between October 16 and March 31 of each year, the final grading, landscaping, and hardsurfacing shall be completed prior to the forthcoming May 15.

273.8 In addition, the owner shall be required to execute such agreements as may from time to time be required by the Village to delineate the conditional status of the Certificate of Occupancy, including, but not limited to, notice to be given to any subsequent purchasers.

274. **Temporary Certificate of Occupancy - Other Than Single-Family Residential**
A temporary certificate of occupancy can be issued when a building owner, tenant, or agent wants to occupy the building for purposes of stocking, preparing the space for all occupants, training of new employees, or similar circumstances subject to the following terms:

274.1 The building shall be substantially complete.

274.2 All means of egress shall be completed and unobstructed.

274.3 All fire protection, alarm and detection system shall be approved by the local Fire District and able to transmit an alarm.

274.4 All hazards to occupants shall be removed.

274.5 Full occupancy for all future occupants shall not take place until all code related items are in compliance.

274.6 An inspection is completed by the building and fire inspector with a list of outstanding items.



274.7 The temporary occupancy fee is paid.

274.8 The maximum length of a temporary occupancy is 30 days.

274.9 A request for a temporary occupancy shall be in writing. The person requesting the temporary occupancy shall provide a description of the type of work being performed, indicate the number of occupants, and state that the building or space will not be open to the general public.

275. **Cash Performance Bond Requirements**

275.1 Prior to issuance of a building permit for a new single-family residence, the applicant shall deposit with the Village a performance guarantee in the form of a cash bond in the amount of Ten Thousand Dollars (\$10,000 USD) or the amount of the building permit fee, whichever is greater. Prior to issuance of a building permit for a new non-single-family residential building, a building addition or exterior alteration, an in ground pool, or any other work that requires significant exterior construction activity or heavy construction equipment as determined by the Building Commissioner, the applicant shall deposit with the Village, a performance guarantee in the form of a cash bond in the amount of Ten Thousand Dollars (\$10,000.00 USD).

275.2 Purpose of Bond: Such Case performance bond shall be for the purpose of insuring against damage to public property by the general contractor or any subcontractor or employee that he may engage to perform work under the building permit; to ensure compliance with the terms and conditions of this Ordinance and the Village's Zoning Ordinance; and to ensure that the property is maintained in a condition that does not endanger the public health or safety.

275.3 Damage to public property shall include, but is not limited to: accumulation of dirt, gravel, sand, building material, etc., on street pavement; damage to street surface, curb and gutter, water mains, fire hydrants, sewer lines, street lights, street trees, etc., resulting from construction equipment and vehicles; and damage to the parkway, landscaping and vegetation resulting from construction activity.

275.4 If and when the Building Commissioner determines that there is damage to public property, that any situation exists that endangers the public health or safety, or that the general contractor has abandoned the job site without completing final grading, landscaping and securing of the building; the authorized agent of the contractor or responsible party shall be notified in writing.

275.5 Written notification to the authorized agent shall request that the necessary improvements, repairs, replacements, restorations and/or removal shall be made. This written notice shall be waived if the Building Commissioner determines that there is an emergency situation that presents an immediate danger to the public health and safety. In such circumstances, the Building



Commissioner will proceed with the minimum work necessary to resolve the danger.

- 275.6 If such improvement, repair, replacement, restoration or removal has not been completed within five (5) working days following the receipt of written notification, the Building Commissioner shall cause said work to be done and shall reimburse the Village for all cost incurred from the cash performance bond.
- 275.7 If the cash performance bond is reduced as a result of reimbursement to the Village for costs incurred in improving, repairing, replacing or removing such damage, or restoring public property; the cash performance bond shall be replenished to the full amount within five (5) working days following such improvement, repair, replacement, restoration, or removal, and if not, then construction shall be halted.
- 275.8 The cash performance bond will not be refunded until all work is completed in compliance with all local codes, ordinances, and standards.
- 275.9 Refunding of Bond: Upon certification by the Building Commissioner and the Village Engineer that all construction, grading and fee requirements have been met and completed, the cash performance bond shall be released without interest to the permit applicant. In addition, an "As-Built" topographical survey shall be filed with the Village and approved by the Village Engineer prior to the release of the cash performance bond. Provided, however, that if the structure meets all other requirements of this Ordinance, but as a result of inclement weather or other seasonal restrictions, final grading, submission of an approved "as-built" survey, and landscaping cannot be performed, an additional five-thousand-dollars (\$5,000.00) will be required prior to issuance of a conditional Certificate of Occupancy.
- 275.10 It is the responsibility of the permit applicant to ensure that all construction, grading, and fee requirements are completed and certified by the Building Commissioner and the Village Engineer and to submit a request for release of the performance bond. Failure by the permit applicant to complete the work and to submit a request for release of the bond within one year after issuance of a Certificate of Occupancy or one year after issuance of the permit when the permit does not require issuance of a Certificate of Occupancy will constitute a forfeiture of the bond to the Village for reimbursement of its costs, including any purpose already provided for the use of such bond, for those costs related to the requirements, implementation and oversight of the permitting process and, as a liquidated amount, to address any future cost to the Village of the failure to complete the required improvements.

276. **Increased Fee for Work Started Without a Permit** If any work for which a permit is required hereunder is commenced without first applying for and receiving the permit, then the fee for issuance of such permit shall be increased by an amount equal to 50% of the customary fee or \$750,

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whichever is greater, in order to defray the cost of extra inspections and work involved.



BURR RIDGE BUILDING ORDINANCE

ARTICLE III MISCELLANEOUS

301. **Occupancy of Street**

It shall not be lawful to occupy with building material, construction equipment, or construction related accessories, any street, right-of-way, or any part thereof.

302. **Driveways**

A gravel construction entrance and driveway shall be installed prior to any other work on the property. The contractor is responsible for maintaining the gravel access drive and keeping the street clean at all times.

303. **Right to Complete Buildings Under Outstanding Permits**

Authority is hereby affirmed to complete any building, structure, or portion thereof either in the process of being constructed, erected, enlarged, remodeled, altered, repaired, raised, lowered, underpinned, or moved at or prior to the date of adoption of this Building Ordinance; provided a valid and prior permit outstands therefore, the work accords with the Building regulations in force at issuance of such permit, and the building, structure and various portions thereof will be safe and sanitary upon completion and will fully accord with the building and other laws of said Village in force at the time the permit was issued.

304. **Building Changed or Repaired Must Comply with Ordinance**

Any building, structure, or major portion thereof that is enlarged, remodeled, or repaired or has a change of use in said Village shall be made to comply throughout with the provisions of the Building Ordinance as if applied to new or original work, provided the cost of the work proposed to be done exceeds one-third of the assessed value of the building, as determined by the county assessor, proposed to be changed or repaired. All new work of any type shall comply with the current Building Code Ordinance. The same materials and type of construction as were employed originally may be used for such changes and repairs when the cost of the work to be done is less than the said one-third estimated value, provided such work when completed will be consistent with the provisions of the Building Ordinance pertaining to the district and to public health and safety. The value and cost referred to in this section shall be as of the date when the permit is sought and shall be determined or approved by the Building Commissioner.

305. **Construction Materials and Methods**

These rules and regulations specify minimum acceptable construction materials and methods. However, the provisions of these rules and regulations are not intended to prevent consideration of the use of types or methods of construction or material required by those rules and regulations. Any person desiring to use types or methods



of construction or materials not specifically mentioned in these rules and regulations shall file with the Building Commissioner authentic proof in support of claims that may be made regarding the sufficiency of such types or methods of construction or materials. Such proof may include adequate reports and test data from a recognized testing laboratory, or proven and authentic methods or types of construction or materials are at least the equivalent of the types and methods of construction and materials now required under these rules and regulations, then shall recommend to the Board of Trustees an amendment to these rules and regulations in order to make permissible the use of the same. If, in the opinion of the Building Commissioner, such proof is not sufficient to justify such amendment to these rules and regulations, the applicant may refer the entire matter to the Board of Trustees, as provided by ordinance. The applicant desiring to use alternate materials or methods or types of construction shall guarantee payment of all expenses for necessary tests made by or on behalf of the Village. No such alternate types or methods or construction or materials shall be used unless authorized by the Board of Trustees by amendment to these rules and regulations.

306. Moving or Wrecking Buildings

- 306.1 **Permit.** It shall not be lawful for any person to move or wreck any building within the Village of Burr Ridge without having first obtained a permit as hereinbefore described.
- 306.2 **Bond.** Any person so moving or wrecking any building within the Village of Burr Ridge shall first submit a performance bond in the amount of Ten Thousand Dollars (\$10,000.00) for the protection of any streets or other public or private property that may be involved in such moving or wrecking and to ensure that the property is maintained in a condition that does not endanger the public health or safety.
- 306.3 **Restoration.** That any person moving or wrecking any such building shall be required to backfill the remaining foundation hole level to the existing landscaping and shall remove and clear said premises of any litter, building materials, masonry materials, or other similar materials remaining after such moving or wrecking. All accessory structures must also be removed from the property unless otherwise specified by the Building Commissioner. The disturbed area shall be planted with permanent ground cover, grass or sod, to prevent erosion.
- 306.4 **Penalty.** Any person, firm, or corporation who violates any of the provisions hereinafter set forth shall be fined up to seven hundred and fifty dollars (\$750.00) for each offense.
- 306.5 **Dust Control.** Any person moving or wrecking a building shall have facilities available to water the construction site during demolition activity for the purpose of providing adequate dust control. Watering shall be provided in



order to prevent excessive dust from moving beyond the property lines of the site on which the moving or wrecking is occurring. (Added by Ord. A-860-1-02)

306.6 **Notice to Adjoining Properties.** The permit applicant shall submit an affidavit to the Building Officer verifying that notice has been provided to all property owners within 250 feet of the property of the impending demolition work. The notice shall specify a period of one week or less in which the demolition will occur. The notice shall be mailed at least 7 days in advance of the demolition (not counting the day or week of demolition and not counting the day the notice is provided). If demolition does not occur during the time specified in the notice, a new notice shall be provided with a new affidavit submitted to the Building Official.

306.7 **Demolition Submittal Requirements.** When applying for a demolition permit, the following items shall be submitted:

- A completed permit application.
- Water/sewer disconnect application.
- A legal plat of survey showing existing water and sewer lines to be disconnected, well and septic system (where applicable), and all existing accessory structures.
- \$10,000.00 cash bond.
- All applications, affidavits, and forms required by other governmental agencies as determined necessary by the Building Commissioner.

307. **Elevator and Escalator Inspections and Fees**

307.1 Every elevator and escalator now in operation or which may hereafter be installed, together with all equipment thereof, shall be inspected at least once every six months, and in no case shall any new equipment be placed into operation until an inspection of the new equipment be placed into operation until an inspection of the same has been made. It shall be the duty of each owner, agent, lessee, and occupant of any building wherein any such equipment is installed, and of the person in charge or in control of any such equipment, to permit the making of a test of such demand has been made. Whenever any elevators or escalators, and all devices and equipment used in connection therewith have been inspected, and all required tests have been made of all safety devices with which such elevator or escalator is equipped, and the result of such inspection and tests show such equipment, including all safety devices, to be in good working condition and in good repair, it shall be the duty of the Building Commissioner to issue or cause to be issued a certificate setting forth the result of such inspection and tests and containing the date of inspection, the weight which such equipment will safely carry, and a statement to the effect that the elevator complies with all Village requirements. It shall be the joint and several duty of the owner, agent, lessee, or occupant of the building in which such equipment, to frame the



certificate and place the same in a conspicuous place in each elevator and near each escalator. The words "safe condition" in this Section means that is safe for any load up to the approved weight indicated in such certificate.

- 307.2 If the result of the inspection or tests required under 307.1 show that such elevator or escalator is in an unsafe condition or bad repair, or show that any of the safety devices have not been installed or if installed are not in good working order or not in good repair, the certificate provided for in 307.1 above shall not be issued until such elevator or escalator, or such device or devices, have been put in good working order and good repair.
- 307.3 When the elevator inspector finds any elevator or escalator in an unsafe condition, he shall immediately report the same to the Building Commissioner, together with a statement of all facts relating to the condition of such equipment. It shall be the duty of the Building Commissioner, upon receiving any such report, to order the operation of such equipment to be stopped and to remain inoperative until it has been placed in a safe condition and in good operating condition, and it shall be unlawful for any agent, owner, lessee, or occupant of any building wherein any such equipment is located to permit or allow the same to be used after receipt of a notice from the Building Commissioner, which notice shall be in writing, that such equipment is in an unsafe condition, and it will remain so unlawful until it has been restored to a safe and proper operating condition.
- 307.4 The fee for the semi-annual inspection of an elevator or escalator shall be \$100.00. Said fee shall be the joint and several obligation of the owner, agent, lessee, and occupant of any building wherein such equipment is installed. An additional fee of \$200.00 shall be charged for each additional re-inspection, which may be required.
- 307.5 The provisions of this Section 307 shall not apply to elevators and escalators now or hereafter in operation or installed in a single-family residence located in the Village (except where such is used in connection with either a legal, non-conforming or illegal non-residential use of said residence).

308. Surface and Sub-Surface Water Drainage

- 308.1 It shall be unlawful for the owner, agent, or other person in control or possession of any premises jointly or severally to permit any eave trough, footing drain, drain downspout, piping, sump pump, or other device or appliance, permanent or temporary, above or below grade, for collecting and discharging surface water, rain water, or any other source of surface run-off water, ground water or sub-surface water to be so designed, located, or constructed over or across any street, alley, public way, or any rights-of-way thereof, or public property other than by means of a Village approved storm



sewer, drainage swale or other drainage system or structure. It is further the intent of this Ordinance that no such waters shall be collected and discharged on any adjoining property. All such waters must be discharged on the owner's property, and no such waters shall be collected and discharged closer than six (6) feet from the side or rear lot line of the premises unless it is enclosed in a sub-surface drainage system approved by the Village which discharges such water at or near the front property line or at a point no closer than ten (10) feet from the rear property line; provided, however, if there is a public sidewalk on or adjacent to the subject property, no such waters shall be collected and discharged closer than six (6) feet from any such sidewalk.

308.2 In addition, the following shall apply to all new single-family home construction and additions larger than 1,000 gross square feet. All waters collected and discharged from sump pumps must be connected to a Village-approved storm sewer or structure. If no storm sewer is adjacent to the property, then sump pump drainage must be discharged on the owner's property no closer than fifteen (15') feet from the rear, front, or side lot line. Furthermore, if standing water is present as a result of said sump pump discharge, further effort may be required as determined by the Village Engineer to minimize the presence of the standing water.

309. **Prohibited Times for Outside Construction and Outdoor Maintenance**
Prohibited times for outside construction and outdoor maintenance are defined by Chapter 38, Article VI of the Burr Ridge Municipal Code, and all definitions, powers, and penalties defined therein shall also be granted to the Burr Ridge Building Ordinance.

310. **Soil Erosion Control Requirements**
The Permittee shall provide soil erosion control measures including, but not limited to, continuous and secured straw bales / silt fencing at all points of downstream discharge to adjacent properties.

311. **Water Meters**
When any new construction, addition, or alteration includes connection to the Village of Burr Ridge public water supply, connection shall not be considered complete until both the water meter and remote meter are installed and connected in accordance with the requirements of this Ordinance and Section 58.13 of Chapter 58 (Water Works System) of the Burr Ridge Municipal Code. The installation of the water meter must be complete with the Rough Plumbing Inspection. The installation of the conduit for the remote meter wire must be complete prior to the Rough Electrical Inspection.

312. **Dumpsters on Construction Sites**
Dumpsters on construction sites shall be kept covered at all times and shall be emptied when full before they over flow or construction waste is blown out of the dumpster. The dumpster shall not be placed where they will block the vision of any



roadway and shall not be placed in the right-of-way, roadway, or street. The dumpster shall be removed before a temporary or final occupancy is granted.

313. Temporary Sanitation Facilities on Construction Sites

All construction sites for new homes and non-residential construction sites shall have temporary portable sanitation facilities. They shall be emptied on a regular basis and not be allowed to over flow. The portable bathrooms shall not be placed where they will block the vision of any roadway and shall not be placed within the right-of-way, roadway, or street. The Building Official shall approve the location of temporary sanitation facilities. The temporary sanitation facilities shall be locked when there are no construction personnel on site. They shall be removed before a temporary or final occupancy is granted.

314. Street and Site Maintenance

The contractor shall be responsible for keeping the street clear of mud and for keeping all debris in the on-site dumpster. The contractor shall be responsible for removing any paper or debris which blows off the construction site.

315. Swimming Pools

Swimming pools shall be constructed in compliance with Article VII regulations as adopted herein. All swimming pools are subject to application and issuance of a permit prior to construction. Fences and location of pool equipment shall be subject to the Burr Ridge Zoning Ordinance.

316. Construction Fencing

In order to ensure that construction activity is contained within a specified area on the construction site and to prevent damage to trees, slopes, and other sensitive areas, construction fencing shall be provided as follows:

- 316.1 Construction fencing shall be erected prior to the commencement of construction for all non-residential buildings and building additions, all new single-family residences and additions, and any other construction activity that involves substantial grading or foundation work as determined by the Village Engineer. The Village Engineer may waive the requirement for construction fencing if it is determined to be unnecessary by the scope of work involved.
- 316.2 Construction fencing shall be maintained for the duration of exterior construction activity on a property.
- 316.3 Construction fencing shall enclose the entire work area except for the designated construction access drive. The location of construction fencing shall be specified on a site plan submitted for the building permit and shall be subject to the approval of the Building Officer.
- 316.4 No construction work shall extend beyond the confines of the fenced area except as may be specifically authorized by the Building Officer.
- 316.5 Construction fencing shall be of the materials and construction specifications indicated in Exhibit 316 herein.



316.6 A stop work order as per Section 404 herein may be issued by the Building Officer for any failure to maintain construction fencing or violation of the work perimeter established by the construction fencing. Upon issuance of a stop work order, work shall not be allowed to commence until the construction fencing has been repaired to the satisfaction of the Building Officer and a fee has been paid as per Section 250.

317. **Depressed or Cut Curb Required for New Driveways**
Any new driveway built for a new building accessing a street improved with perimeter curbs shall include cutting the existing curb or replacement of said curb with a depressed curb. This requirement shall apply to new driveways built for new residential and non-residential buildings on all streets with curbs regardless of the type of curb that exists prior to installation of the driveway.



BURR RIDGE BUILDING ORDINANCE

ARTICLE IV COMPLIANCE AND ENFORCEMENT

401. **Compliance with Building Ordinance Necessary**
It is hereby declared unlawful for any person or persons, firm, or corporation to construct, erect, enlarge, remodel, alter, repair, raise, lower, underpin, change of use as defined in the building code, move, or wreck any building, structure, or any portion thereof, in violation of the Building Ordinance. It is further declared unlawful to equip, use, or occupy any building, structure, or any portion thereof in said Village with any devices or for any business or other purposes, in any manner prohibited by the Building Ordinance of said Village. Violators of any of the provisions or requirements of this Section of the Building Ordinance shall be subject to the general penalty provided for violations of the Building Ordinance.

402. **Building Contrary to Building Ordinance a Nuisance**
Any building, structure, or any portion thereof hereafter constructed, erected, enlarged, remodeled, altered, repaired, raised, lowered, underpinned, or moved within said Village, in any manner contrary to the provisions of the Building Ordinance or any laws of the Village, is hereby declared a nuisance, and the person, owner, agent, architect, builder, contractor, house-mover, or mechanic, so constructing, erecting, enlarging, remodeling, altering, repairing, raising, lowering, underpinning, or moving the same, contrary to any of the provisions of said laws or Ordinance, shall be subject to the general penalty provided for violations of said laws or Ordinance.

403. **Deviations of Violations, if Found - Procedure**
The procedure in all cases of unauthorized deviations from, or violations of, the provisions of the Building Ordinance found on inspections required by the preceding section shall be as follows: A verbal notice shall be immediately served by the Building Officer at the site, and on the person or persons doing or in charge of the work being done, or responsible for or capable of correcting, or of causing to be corrected the deviation observed. If a verbal notice cannot be served on the site, or if served, is disregarded (or deemed inadequate by the Building Officer for the purpose) then written notice, on forms prepared for the purpose and designating the deviation observed, shall be posted at the site, in as safe and conspicuous a place as practical, and where, if unmolested, the same must certainly come to the notice of any person or persons either employed on the work, or frequently occupying the building, structure, or premises; and a copy of the notice so posted shall be mailed to the last known address of the owner, agent, or person in control of the building observed from the provisions of the Building Ordinance has been posted and mailed, as aforesaid, and the work or condition continues in defiance thereof, or if the deviation, or whatever nature, is not promptly corrected in a manner consistent with the



provisions of the Building Ordinance and the urgency of the case, then the deviation shall be considered a willful violation and the Building Officer shall promptly stop the work and, if need be, shall close the building or structure to the public. The facts pertaining to the case and the steps so far taken therein shall next (and forthwith) be reported in writing to the Building Commissioner, who in turn shall forthwith proceed to enforce the provisions and penalties of the Building Ordinance for and in such case provided. The Chief of Police and Village Attorney, pursuant to, and consistent with, the duties of their respective offices, shall assist in enforcing the Building Ordinance against violators who defiantly refuse to comply with notices from the Building Officers; and such officer named in this paragraph shall act in conjunction with the Building Commissioner and Deputy Building Commissioners, in so far as may be necessary and practicable. But nothing in this paragraph contained is intended, or shall be construed, to disqualify or exempt any officer of the Village not named therein from the duty of assisting in the enforcement of the Building Ordinance. The Building Officers and other officers named, who may assist them in case of flagrant or defiant violations of the Building Ordinance, are hereby authorized to sue with the police power of the Village in such manner and to such extent as the character of the violation and the urgency, hazards, rights, and interests of public health and safety may justify and demand for the case involved. No failure on the part of any officer to take any action hereby did not require, nor any failure to give any notice hereby required, shall excuse any violation of any law or ordinance.

404. **Work May Be Stopped - Permit Cancelled**

Building Officers are hereby empowered and directed to stop work on any building structure or portion thereof that is being done in a reckless, unsafe or unsanitary manner, or with the use of defective or improper materials and on any building, structure, or portion thereof, proposed for unlawful purposes as regards locations, intended use or occupancy and any work that in any other respect is being done contrary to the provisions of the Building Ordinance or to the requirements of any other laws or ordinances. This right and duty shall exist and be performed irrespective of any permit that may or may not have been either required or issued for the work, building, structure, or any portion thereof involved. The suspension of work shall be for such time as may be necessary to secure a correction of the particular violations and features complained of, or at least until a satisfactory agreement and arrangement approved by the Building Commissioner is reached that such correction will be made, and if a court trial is made, then the work shall be suspended and held in abeyance until the court trial is made, then the work shall be suspended and held in abeyance until the court renders its decisions. Any person, firm or corporation having charge of, directing, or in any way engaged in work that violates the Building Ordinance who shall refuse or fail to promptly desist from such work on written notice from any Building Officer, or who having desisted on either verbal or written notice shall resume the work before the violation which occasioned the order is corrected or agreed to be corrected satisfactory to the officer causing the work to be stopped (or to some other Building Officers higher in authority) and consistent with the purposes of the Building Ordinance, or who, before having been authorized by the Officer causing the same to be stopped (or to some other Building



Officer) shall be deemed guilty of violating the Building Ordinance, and shall be subject to the general penalty provided thereof in said Building Ordinance. Permits for work being done in violations of the Building Ordinance may be cancelled or revoked on order of the Building Commissioner as is elsewhere provided in said Ordinance.

405. Persons Subject to Penalty - Nature of Penalty

Any architect, structural engineer, contractor, subcontractor, or other person, firm, or corporation directly or indirectly engaged in the design, construction, erection, enlargement, remodeling, altering, repairing, raising, lowering, underpinning, moving or wrecking of any building structure or portion thereof who shall knowingly design, construct, erect, enlarge, remodel, alter, repair, raise, lower, underpin, move or wrecking of any building structure or portion thereof in violation of the Building Ordinance shall be subject to the general penalty provided for violation of the Building Ordinance and all permits or licenses granted by the Village to any such person, firm or corporation so engaged may be suspended for not less than thirty (30) days nor more than one (1) year or as provided for within the Municipal Code.



BURR RIDGE BUILDING ORDINANCE

ARTICLE V GENERAL PENALTY

501. **General Penalty**

Any person, firm, or corporation who violates, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance, shall be fined not less than One Hundred Dollars (\$100.00) nor more than Seven Hundred and Fifty Dollars (\$750.00) for each offense, and every such person or corporation shall be deemed guilty of a separate offense for every day on which such violation, neglect, or refusal shall continue; and any builder or contractor who shall construct any building in violation of any of the provisions of this Ordinance, and any architect designing, drawing plans for, or having charge of such building or who shall permit it to be constructed, shall be liable to the penalties provided and imposed by this Section.



BURR RIDGE BUILDING ORDINANCE

ARTICLE VI CONSTRUCTION OF ORDINANCE

601. **Conflicts Between General and Specific Provisions**

When (if ever) a general provision or requirement of the Building Ordinance conflicts with a specific provision thereof relating to the construction, equipment, maintenance, use, or location of any building, structure, or any portion thereof, in said Village, then, and for that case, the specific provision or requirement shall prevail and govern.

602. **Invalidity of One Portion of Ordinance Shall Not Affect Remainder**

In administering and enforcing the Building Ordinance, the invalidity (if any) of any section or of any provision thereof shall not be construed or held to invalidate any other section or any provision thereof - unless such invalidity shall have been specifically established. The invalidity (if any) of any section of any provision of the Building Ordinance, when applied to buildings, structures, or any portion thereof completed before the adoption of said Ordinance, shall not, for such cause, be construed or held to be invalid in its application to buildings, structures, or any portion thereof constructed subsequent to said adoption - unless such invalidity shall have been otherwise specifically in its application to such subsequent work.



BURR RIDGE BUILDING ORDINANCE

ARTICLE VII ADOPTION OF REGULATIONS

701. **Building Regulations Adopted**

The following codes are hereby adopted by reference as a part of the Building Ordinance of the Village of Burr Ridge, Illinois, subject, however, to the modifications and exceptions set forth in Subsections 702 through 712:

701.1

- International Residential Code for One- and Two-Family Dwellings (IRC), 2021 Edition
- Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois
- NFPA 70, National Electric Code (NEC), 2020 Edition
- International Mechanical Code (IMC), 2021 Edition
- International Fuel Gas Code (IFGC), 2021 Edition
- Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois
- Illinois Energy Code (IEC), Latest Edition as adopted by the Illinois Capitol Development Board
- International Building Code (IBC), 2021 Edition
- International Fire Code (IFC), 2021 Edition
- International Existing Building Code (IEBC), 2021 Edition
- International Swimming Pool and Spa Code (ISPSC), 2021 Edition

701.2 Whenever the provisions of this Ordinance conflict with specific or implied provisions of the codes, rules, or regulations set forth in Section 701.1 as herein incorporated, the provisions of this Ordinance shall prevail and govern.

702. **International Residential Code for One- and Two-Family Dwellings (IRC), 2021 Edition**

The following sections of the International Residential Code (IRC) are deleted, modified, amended or added:

702.1 Section R101.1 Title. Add the Village of Burr Ridge in the space provided for [Name of Jurisdiction].

702.2 Section R104.10.1 Areas Prone to Flooding. Delete the entire paragraph after the section heading and replace with: For regulations pertaining to construction in special flood hazard areas in addition to storm water run-off requirements, refer to Chapters 7 and 8 of the Village of Burr Ridge Municipal Code.



702.3 Section R105.2 Work Exempt from Permit. Delete the entire section up to R105.2.1 and replace with: Refer to Section 221 Permit Waived for Ordinary Repairs of this Ordinance.

702.4 Section R105.3.2 Time Limitation of Application. Delete the entire paragraph after the section heading and replace with: Refer to Section 222 of this Ordinance.

702.5 Section R105.5 Expiration. Delete the entire paragraph after the section heading and replace with: Refer to Section 222 of this Ordinance.

702.6 Section R112.1 General. Delete all sections R112.1 through R112.4 and replace with: Section R112.1 General. The Village Board shall function as the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice on the matter to be appealed.

702.7 Table R301.2.(1). Insert the following data:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load (lb/sq. ft.):	25
Wind Design Speed (mph):	115
Topographic Effects:	No
Special Wind Region:	No
Windborne Debris Zone:	No
Seismic Design Category:	A
Subject to Damage From Weathering:	Severe
Frost Line Depth:	42 Inches
Termite:	Severe
Ice Barrier Underlayment Required:	Yes
Flood Hazards:	See Map
Air Freezing Index:	2000
Mean Annual Temp:	49.4°F
Manual J Design Criteria Elevation:	700



Altitude Correction Factor:	1
Coincident Wet Bulb:	74°F
Indoor Winter Design Relative Humidity:	70%
Indoor Winter Design Dry-Bulb Temperature:	70°F
Outdoor Winter Design Dry-Bulb Temperature:	-2°F
Heating Temperature Difference:	72°F
Latitude:	42
Daily Range:	M
Summer Design Gains:	50
Indoor Summer Design Relative Humidity:	41%
Indoor Summer Dry-Bulb Temperature:	75°F
Outdoor Summary Design Dry-Bulb Temperature:	88°F
Cooling Temperature Difference:	13°F

* Refer to Chapters 7 and 8 of the Village of Burr Ridge Municipal Code.

702.8 Section R313 Residential Fire Sprinklers. Delete this section in its entirety.

702.9 Section R314.3.2 Smoke Alarms. Add the following sentence: For the purpose of this section “immediate vicinity” shall mean within 15'-0" of the bedroom door.

702.10 Section R403.2 Wood Foundations. Delete this section and Add: wood foundation systems are not permitted.

702.11 Section R403.1.3.3 Add: Deck Piers. Piers for open decks without a roof or enclosed walls shall be concrete a minimum of 10" in diameter, 42" below grade, and 6" above grade. Masonry deck columns supported on concrete piers shall be designed by a licensed architect.

702.12 Section R403.2 Footings for Wood Foundations. Delete this section in its entirety.

702.13 Sections R403.3, R403.3.1 through R403.3.4 Frost Protected Shallow Foundations. Delete these sections.

702.14 Section R404.1.8 Delete this section in its entirety.

702.15 Sections R404.2 Wood Foundation Walls through R404.4.11 Delete all sections and tables in their entirety and add: wood foundation system is not permitted.

702.16 Section R405.2 Wood Foundations. Delete this section in its entirety.



702.17 Section R406.3 Dampproofing for Wood Foundations. Delete this section in its entirety.

702.18 Section R504 Pressure Preservative-Treated Wood Floors (On Ground). Delete this section in its entirety and add the following: Treated wood floors are not permitted to bear directly on ground.

702.19 Section R.1006.2 Exterior Air Intake. Delete the following from the first sentence: "or from spaces within the dwelling ventilated with outside air such as crawl or attic spaces."

702.20 Section R1006.6 Add a new section: All masonry fireplace combustion air ducts shall be class O non-combustible ducts.

702.21 Delete Chapter 11 Energy Efficiency. Refer to the Residential Section of the Illinois Energy Conservation Code.

702.22 Delete Chapters 25 through 33 in their entirety. Refer to the Illinois Plumbing Code.

702.23 Delete Chapters 34 through 43 in their entirety. Refer to the National Electric Code as adopted.

703. Illinois State Plumbing Code (ISPC), Latest Edition

The following items are changes, additions or deletions to the Illinois State Plumbing Code:

703.1 Temporary construction water:

A. Backflow protection is required on all water outlets taken from the Village water supply.

703.2 All new buildings and all building additions where basements, floors, rooms, or occupancy areas will be below ground level at the building site shall have overhead plumbing installed for all connections to sanitary sewer facilities. No occupancy permit shall be issued for any building or building addition that is not in compliance with the provisions hereof.

704. NFPA 70, National Electrical Code (NEC), 2020 Edition

The following sections of the NEC are deleted, modified, amended, or added:

704.1 Amend Article 90.6. Interpretations on this code shall be conducted by the building official, or their assigned agent.



704.2 Amend Section 210.12(A)(7). A listed arc-fault circuit interrupter is not required for dedicated circuits serving motor or similar equipment (fridges, freezers, pumps, etc.).

704.3 Amend Section 210.52(C)(2) Island and Peninsular Countertops and Work Surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop to work surface, provisions shall be provided at the island or peninsula for the future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

704.4 Delete the following articles in the National Electric Code: (The following wiring methods are not permitted.)

Article 326 – Integrated Gas Spacer Cable: IGS
Article 334 – Nonmetallic Sheathed Cable: Types NM and NMC
Article 338 – Service-Entrance Cable: Type SE and USE
Article 392 – Concealed Knob-and Tube Wiring
Article 398 – Open Wiring on Insulators

705. International Mechanical Code (IMC), 2021 Edition

The following sections of the International Mechanical Code are deleted, modified, amended, or added.

705.1 Section 101.1 Title. Insert Village of Burr Ridge in the space provided for [name of jurisdiction.]

705.2 Section 106.5.2 Fee Schedule. See Section 250 in this Ordinance.

705.3 Section 106.5.3 Fee Refunds. Delete this section in its entirety.

705.4 Section 108.4 Violation Penalties. Delete this section in its entirety and replace with Article V of this Ordinance.

705.5 Section 108.5 Stop Work Orders. Enter \$750.00 in the space provided for [Amount] and delete the last part of the sentence “or more than [amount] dollars.”

705.6 Section 109 Means of Appeal. Delete this section and add the following: “The Village Board shall function as the Board of Appeals. All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice.



705.7 Add Section IMC 507.3.4 Low Volume Commercial Kitchen Appliances. Commercial buildings that contain a kitchen range outside of a dwelling unit that is not subject to another provision of this code and are utilized infrequently or in low duration (these include commercial office break rooms, religious institution's kitchens that only serve staff, and similar locales) are subject to the following requirements:

1. They shall have a Type II hood installed over the range as outlined in IMC 507.3.4 .
2. A hood suppression system shall be installed that conforms to International Building Code and International Fire Code Section 904 Alternative Automatic Fire-Extinguishing Systems.

706. International Fuel-Gas Code (IFGC), 2021 Edition

The following sections of the International Fuel-Gas Code are deleted, modified, amended, or added.

706.1 Section 101.1 Title. Insert Village of Burr Ridge in space provided for [name of jurisdiction].

706.2 Section 106.5.2 Fee Schedule. See Section 250 of this Ordinance.

706.3 Section 106.5.3 Fee Refunds. Delete this section.

706.4 Section 108.4 Violation Penalties. Delete this section in its entirety and replace with Article V of this Ordinance.

706.5 Section 108.5 Stop Work Orders. Enter \$750.00 in the space provided for [Amount] and delete the last part of the sentence “or more than [amount] dollars.”

706.6 Section 109 Means of Appeal. Delete this section and add the following: “The Village Board shall function as the Board of Appeals.” All appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice.

707. Illinois Accessibility Code (IAC), Latest Edition

Reserved. No changes, deletions, or modifications to the Illinois Accessibility Code.

708. Illinois Energy Code (IEC), Latest Edition

Reserved. No changes, deletions, or modifications to the Illinois Energy Code.



709. International Building Code (IBC), 2021 Edition

The following sections of the IBC are deleted, modified, amended or added:

- 709.1 Section 101.1. Insert the Village of Burr Ridge
- 709.2 Section 109.2. See Fee Schedule Section 250 in this Ordinance.
- 709.3 Section 113 Board of Appeals. Delete entire section. The Village Board shall function as the Board of Appeals. All Appeals shall be submitted in writing no more than 30 days after the issuance of a violation notice on the matter to be appealed.
- 709.4 Section 114.4 Penalties. See Section 701 in this Ordinance.
- 709.5 Section 115 Stop Work Orders. See fee Schedule Section 250 in this Ordinance.
- 709.6 Section 708.1 General. Add the following items:
 1. Tenant spaces (proposed or actual between unit) are required to have a fire barrier with a one hour fire rating minimum.
 2. Multi-tenant buildings with shared utility rooms (mechanical, electrical, hazardous storage, as defined by the IFC, fire protection, etc.) shall be provided with a fire barrier with a one hour fire rating minimum.
- 709.7 Add Section 903.1.2 Sprinkler System Backflow Replacement. Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to assure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density.

Additionally systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.
- 709.8 Add Section 903.1.2 Valve Control Area Diagram. A diagram showing areas served by control valves shall be placed adjacent to such valves and in the riser room.
- 709.9 Fire Sprinklers. Delete Sections 903.2.1 through 903.2.10 and insert the following:



All new buildings and structures designed to the International Building Code Shall have an automatic fire sprinkler system installed. Exceptions to this requirement are limited to detached buildings which comply with all of the following:

1. Less than 1,000 square feet as defined by the total fire area.
2. Maximum one story.
3. The building shall not contain a mezzanine.
4. No stories below grade.
5. The building shall not contain any of the following use groups High Hazard (H), Factory (F), or Storage (S).
6. The building shall contain no dwelling units or sleeping unit.
7. The building shall have a minimum separation distance of 20 feet from lot lines or other building(s) on the same lot.

709.10 Section 905 Standpipe Systems. Amend Section 905.3.1 to Height and Area. Amend the list of conditions and add: When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.

709.11 Add Section 905.12 Outlet Reducer. All two and one-half (2-1/2) inch outlets shall include a two and one-half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.

709.12 Sections 907.2.1 through 907.2.8 shall be amended as follows:

Section 907.2.1 Group A shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Section 907.2.2 Group B shall be replaced to read: A manual fire alarm system, which activates the occupant notification system in accordance with Section 907.5, shall be installed in Group B occupancies.

Section 907.2.3 Group E shall delete the following exceptions: 1, 3, and 4.

Section 907.2.4 Group F shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.



Section 907.2.7 Group M shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Section 907.2.8 Group R-1 shall delete exception 2.

Section 907.2.9 Group R-2 shall be replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies.

Section 907.2.8 Group R-1 shall replaced to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S.

709.13 Add Section 907.2.24. All buildings having multiple uses and all other buildings over one (1) story in height; and one (1) story buildings over one thousand (1,000) square feet in area with the following exceptions: Existing one (1) story buildings under five thousand (5,000) square feet in area and multi -family residences having six (6) units or less.

709.14 Add Section 907.9 Annunciator Panel. An annunciator panel is required where the fire alarm control panel is not visible from the building exterior. The annunciator panel shall be visible from the exterior of the building.

709.15 Add Section 907.10 Panel Identification. An outside strobe light shall be located at the entrance providing access to each alarm and/or annunciator panel.

709.16 Add Section 907.11 Outside Notification Device. All fire alarm and fire suppression systems shall have an outside audio visual device at a location approved by the code official.

709.17 Add Section 907.12 Systems Out of Service. Protective-signaling systems shall be maintained in service at all times. Systems shall not be out of service for more than eight (8) hours for maintenance or repair.

709.18 Section 1028.6 Hard Surface Requirements. Remove all exceptions and add the following: From any exit discharge to the public way, the walking surface shall be a paved or other permanent hard surface that shall be maintained year round as approved by the code official.

709.19 Sections 1807 and 1808 Wood Footings and Foundations. Delete entire section. Wood footings and foundations are not permitted.

709.20 Delete Chapter 11 Accessibility.



709.21 Delete Chapter 29 Plumbing Systems.

709.22 Amend Section 3002.4 to be required for buildings two (2) or more stories above or two (2) or more stories below grade.

709.23 Adopt the following Appendices: G and I.

710. International Fire Code (IFC), 2021 Edition

The following sections of International Fire Code are deleted, modified, amended, or added:

710.1 101.1 Insert: Village of Burr Ridge

710.2 Section 101.1 Insert: It is hereby noted that the Village of Burr Ridge defers plan review authority regarding matters of fire prevention and fire protection to the Pleasantview Fire Protection District and the Tri-State Fire Protection District in adherence with the particular fire districts' geographical boundaries with ultimate final authority for decisions given to the Village of Burr Ridge Board of Trustees.

710.3 Section 103.1.1. It shall be the duty and responsibility of the Chief Administrative of the appropriate Fire District, or their designee, to enforce the provisions of this Code. The designated enforcement officer of this code is herein referred to as the Code Official.

710.4 Section 104.11.3 Add: Barricading Vacant or Fire Damaged Property: Every person owning or having charge or control of any vacant or fire damaged building shall remove all combustible waste and refuse therefrom and lock, barricade, or otherwise secure all windows, doors, and other openings in the building to prohibit entry by unauthorized persons.

710.5 Add Section 105.5.29 Lithium batteries. An operational permit is required for an accumulation of more than 15 cubic feet (0.42 m) of lithium-ion and lithium metal batteries, where required by Section 322.2.

710.6 Section 105.4.1 Add: Analysis Review and Approval of New Construction Plans: The appropriate Fire Protection District's Bureau of Fire Prevention shall analyze, review, and approve all plans for new construction (as defined by this code and those codes of the appropriate Fire Protection District) in that District; that approval will certify that, if the construction is completed in conformity with the plans and specifications submitted to the Bureau of Fire Prevention then that construction will be in compliance with the then applicable District Codes and Ordinances.



710.7 Section 105.4.7 Add: Analysis Review and Approval of Minor Alterations and Repairs: The Bureau of Fire Prevention shall analyze, review, and approve all plans for any minor alterations or repairs to property in the appropriate Fire Protection District.

710.8 Section 105.4.8 Add: Application Requirements: All persons, firms, and corporations seeking to build new construction within the Village of Burr Ridge shall make application for the approval of all plans and specifications therefore by submittal of the same, along with an application form and any other information as may be required by the Village of Burr Ridge Building Department and the appropriate Bureau of Fire Prevention. New construction is prohibited in the Village of Burr Ridge without the prior approval of the appropriate Bureau of Fire Prevention, and all new construction shall be constructed and completed in strict compliance with the plans and specifications and any other documents submitted to and approved by the Village of Burr Ridge Building Department and the appropriate Bureau of Fire Prevention.

710.9 Section 202.1 Add: Definitions

1. Technically Infeasible: With respect to working being performed a condition wherein compliance with a requirement of this code has little likelihood of accomplishment because existing conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements, or prevents the primary function of the building or site being utilized. Subject to the approval to the fire official.
2. Amend Vacant Building: The term shall also include Buildings or parts of a building vacant for more than one (1) year shall be considered a change of use.
3. Code Official: Wherever the term "Code Official" appears in this Fire Prevention Ordinance, it shall mean the appropriate Chief Administrator of the Fire Department or designee.
4. Battery Types: For the purposes of this code, certain types are defined as follows:
 - a. Flow battery. A type of storage battery that includes chemical components dissolved in two different liquids. Ion exchange, which provides the flow of electrical current, occurs through the membrane while both liquids circulate in their respective spaces.
 - b. Lead-acid battery. A storage battery that is comprised of lead electrodes immersed in a solution of water and sulfuric acid electrolyte.



- c. Lithium metal polymer battery. A storage battery that is similar to the lithium-ion battery except that it has a lithium metal anode in the place of the traditional carbon or graphite anode.
- d. Lithium-ion battery. A storage battery with lithium ions serving as the charge carriers of the battery. The electrolyte is a polymer mixture of carbonates with an inorganic salt and can be in a liquid or a gelled polymer form. Lithiated metal oxide is typically a cathode and forms of carbon or graphite typically form the anode.
- e. Nickel-cadmium (Ni-Cd) battery. An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode contains cadmium and the electrolyte is a solution of water and potassium hydroxide.
- f. Nickel-metal hydride (Ni-MH). An alkaline storage battery in which the positive active material is nickel oxide, the negative electrode is an intermetallic compound and the electrolyte is usually potassium hydroxide.
- g. Stationary storage battery. A group of electrochemical cells interconnected to supply a nominal voltage of DC power to a suitably connected electrical load, designed for service in a permanent location.

710.10 Add Section 307.4.2.1 Outdoor Decorative Appliances. Outdoor decorative appliances are defined per the IFGC and are recreational fires that utilize no solid burning fuel. They utilize a burner supplied by propane, natural gas, etc. Unless the manufacturer's listing states otherwise, shall not be operated within fifteen feet (15'-0") of a structure or combustible material.

710.11 Add Section 315.3.5 Periodic Removal. Combustible materials (refuse) shall be removed daily, or more often as is necessary, to suitable vaults, bins, dumpsters, compactors or separate buildings. Such practices shall be as approved by the code official.

710.12 Add Section 315.4.3 Maintenance and Removal. Outdoor storage shall be maintained in a manner that does not create a hazard for life safety purposes (storage height, location, blocking of exits, etc.). Refuse should be located in a designated location(s) and be removed on a periodic schedule to ensure a fire hazard does not occur.

710.13 Add Section 322 Lithium-ion and Lithium Metal Battery Storage.

322.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 322.

Exceptions:



1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.
5. Temporary storage of batteries during the vehicle manufacturing or repair process.

322.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1, as set forth in Section 105.5.28.

322.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 404. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

322.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 320.4.1, 320.4.2 or 320.4.3, as applicable.

322.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m³) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.
2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m³).
3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space or 10 feet (3048 mm) of space that contains combustible materials.
4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

322.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 320.4.1, shall comply with Sections 320.4.2.1 through 320.4.2.6.



322.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.2.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.2.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.
2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

322.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated fire barriers or horizontal assemblies. Fire barriers shall be constructed in accordance with Section 707 of the International Building Code, and horizontal assemblies shall be constructed in accordance with Section 711 of the International Building Code.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

322.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 320.4.2.1.

322.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection or both.



322.4.2.5 **Explosion control.** Where the approved technical opinion and report required by Section 320.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

322.4.2.6 **Reduced requirements for storage of partially charged batteries.** Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 320.4.2.1, 320.4.2.2 and 320.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

322.4.3 **Outdoor storage.** Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 322.4.3.1 through 322.4.3.3.

322.4.3.1 **Distance from storage to exposures.** Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall comply with one of the following:

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way or means of egress.
2. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where the battery storage is separated by a 2-hour fire-resistance-rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.
3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where batteries are contained in approved, prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure.

322.4.3.2 **Storage area size limits and separation.** Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall not exceed 900 square feet (83.6 m²). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

322.4.3.3 **Fire detection.** Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an



approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

710.14 Add Section 323 Cooking and Heating Appliances. Hotels, Motels, Boarding Houses, Rooming Houses, and Dormitories: The use of any cooking or heating appliances, other than what has been provided by any hotel, motel, boarding house, rooming house, or dormitory shall be prohibited.

710.15 Add Section 403.10.6 Lithium-ion and lithium metal batteries. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.

Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:

1. New or refurbished batteries installed for use in the equipment or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment or vehicles they are designed to power for merchandizing purposes.
3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original retail packaging.
4. The storage, repair and charging activities in detached one- and two-family dwellings and townhouses, provided that such devices are for personal use.
5. The storage, repair and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.

710.16 Add Section 403.10.6.1 Mitigation planning.

The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size and impact of the event on occupants and the facility.

710.17 Section 503.1.1 Add the following: When the fire apparatus access road cannot meet the requirements set forth in this section due to technical infeasibility of the site the fire official may approve the use of a standpipe system (Class I) as an alternative means for the portion of the access road the fire official deems technically infeasible. The feasible portion(s) shall be installed.



710.18 Section 505 Premises Identification: Delete Section 505.1 and replace with the following:

1. Responsibility: All owners of every building within the corporate limits of the Village of Burr Ridge shall place and maintain on the building or building accessory (defined as a mailbox, sign, post, or other such item) Arabic numbers showing the proper street number assigned to the building by the municipality or county in which the building is located.
2. Design: The Arabic numbers are to be a minimum of three (3) inches in height.
3. Exception: On buildings that are set back from the street in excess of forty (40) feet (from the curb line), the Arabic numbers are to be a minimum of four (4) inches in height.
4. Building Accessory: On buildings that are not visible from the street, the building accessory with the required Arabic numbers shall be located within ten (10) feet of the driveway or sidewalk leading to the building.
5. Contrasting Colors: The Arabic numbers shall have a color that is different from and contrasts with the building or building accessory to which the numbers are attached and shall be visible from any direction of travel from the street.
6. Multi-Tenant Buildings: Multi-tenant buildings with multiple access locations shall have building identification on the front and rear of the building for each tenant.

710.19 Section 506 Key Boxes Replace “Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes”, with “All commercial buildings or structures provided with a fire alarm or sprinkler system (NFPA 13, NFPA 13R) or deemed necessary by the fire official”

710.20 Add Section 506.3 Key Requirements.

506.3.1 Identification: Each key shall be identified in an approved manner for quick use in case of an emergency.

506.3.2 Master Key: Where possible, a single master key shall be provided.

710.21 Section 507.3 Fire-flow. Shall be amended to read “Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B.

710.22 Section 507.5 Amend to include the following:

Plans Submitted: Plans shall be provided prior to any construction showing the location of fire hydrants and sprinklers and/or standpipe connection on



either public or private property and shall be approved by the code official before any building construction starts.

All changes to the Village water system to comply with the hydrant requirements shall be at the expense of the owner or developer. An approved hydrant layout shall be submitted before a permit is issued.

710.23 Section 507.5.1 Replace where required. Fire hydrants shall be placed as follows:

1. **Distance to Hydrants:** Fire hydrants shall be located along public streets so that no portion of the building or structure to be protected will be over two hundred fifty (250) feet from any hydrant. Where this may not be physically possible, additional hydrants shall be located upon the premises accessible to motorized fire apparatus.
2. **Hydrants in Operation:** Water supplies, including fire hydrants in accordance with this code, shall be in operation prior to the start of construction of any building.
3. **Hydrants Along Streets:** Hydrants shall be located at street intersections with intermediate hydrants provided so that the space between hydrants shall not exceed three hundred (300) feet. This distance shall be measured along an approved fire lane, access route, street or similar apparatus route.
4. **Multiple Hydrants Required:** At least two (2) hydrants shall be located within two hundred and fifty (250) feet of each building.
5. **Supplemental Hydrants:** Additional fire hydrants shall be provided within five hundred (500) feet of each building so that the required fire flow divided by one thousand (1,000) will equal the number of hydrants available.
6. **Connections:** Hydrants shall be located in close proximity (50'-75') to any fire department connection (sprinkler or standpipe) as determined by the code official.
7. **Parking Restricted:** Parking is not permitted within ten (10) feet of a fire hydrant.
8. **Access:** Access to fire hydrants shall be by an approved roadway adequate in width (minimum twenty (20) feet), clearance and strength for firefighting purposes. Such routes shall be maintained accessible during all seasons of the year. Easements for access or other access approval may be required for private roads.
9. **Distance to Roadway:** Hydrants will be located approximately five (5) feet from all weather roadways.
10. **Distance to Buildings:** Hydrants shall be located no closer than twenty-five (25) feet from the building to be protected. Hydrants shall be located no closer than fifty (50) feet from transformers, other hazardous electrical equipment or other hazards to the use of the fire hydrants.



11. Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary street and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
12. Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
13. Hydrant Protection: When subject to physical damage from vehicles, fire hydrants shall be protected from damage by approved methods, including barriers.
14. Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Village of Burr Ridge Water Department and the appropriate Fire Protection District. Hydrants shall meet the standards of the American Water Works Association C-502. Hydrants shall include a six (6) inch barrel, two (2) two and one-half (2-1/2) inch and one (1) four and one-half (4-1/2) inch outlets. Outlet threads shall be American National Standard. An auxiliary gate valve shall be provided on the hydrant branch line (minimum six (6) inch diameter).
15. Existing fire hydrants that are replaced shall meet the above criteria.

710.24 Add Section 510.1.1 Emergency Responder Communication Coverage System Evaluation. New Education (E), Institutional (I), or High Hazard (H) Occupancy, any building(s) that is of four stories or more, any building(s) that is two (2) or more stories below grade, any building(s) that have a footprint of two hundred and fifty thousand square feet (250,000 sq. ft.) shall provide an evaluation from the designer on whether the building shall require an Emergency Responder Communication Coverage (ERCC) system. The evaluation shall provide information on the feasibility of the site and if an ERCC system is necessary. The results of said evaluation should be reflected in the primary construction documents.

710.25 Amend Section 901.6.3 Records. Add the following: Reports shall be submitted to the appropriate Fire District Bureau of Fire Prevention after initial acceptance and on an annual basis.

710.26 Insert Section 903.1.2 Sprinkler System Backflow Replacement.

Whenever an existing fire sprinkler system's backflow prevention device is added or replaced with a different make, model, etc. the system shall be recalculated to assure that the design density is satisfied. Should the design density be inadequate, the automatic sprinkler system shall be redesigned as needed to be in compliance with the required design density.

Additionally systems that require reconfiguration of the riser assembly to accommodate the new backflow device shall also include a means to forward flush the fire sprinkler backflow device, if one is not already



provided. That forward flush shall be of a type that does not require the system to be taken offline or disassembled to complete the testing.

710.27 Insert Section 903.1.2 Valve Control Area Diagram. A diagram showing areas served by control valves shall be placed adjacent to such valves and in the riser room.

710.28 Section 903.2 Fire Sprinklers: Delete Sections 903.2.1 through 903.2.10 and insert the following:

All new buildings and structures designed to the International Building Code Shall have an automatic fire sprinkler system installed. Exceptions to this requirement are limited to detached buildings which comply with all of the following:

1. Less than 1,000 square feet as defined by the total fire area.
2. Maximum one story.
3. The building shall not contain a mezzanine.
4. No stories below grade.
5. The building shall not contain any of the following use groups High Hazard (H), Factory (F), or Storage (S).
6. The building shall contain no dwelling units or sleeping unit.
7. The building shall have a minimum separation distance 20 feet from lot lines or other building(s) on the same lot.

710.29 Amend Section 905.3.1 to Height and Area. Amend the list of conditions and add: When any part of the building is over one hundred fifty (150) feet from where the closest fire department vehicle can operate.

710.30 Add Section 905.12 Outlet Reducer. All two and one-half (2-1/2) inch outlets shall include a two and one- half (2-1/2) by one and one-half (1-1/2) inch reducer with a one and one-half (1-1/2) inch cap.

710.31 Amend Section 907 Fire Alarm and Detection Systems.

Section 907.2.1 Group A shall be replaced to read “A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.



Section 907.2.2 Group B shall be replaced to read “A manual fire alarm system, which activates the occupant notification system in accordance with Section 907.5, shall be installed in Group B occupancies.”

Section 907.2.3 Group E shall delete the following exceptions: 1, 3, and 4.

Section 907.2.4 Group F shall be replaced to read “A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.”

Section 907.2.7 Group M shall be replaced to read “A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.”

Section 907.2.8 Group R-1 shall delete exception 2.

Section 907.2.9 Group R-2 shall be replaced to read “A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies.”

Section 907.2.8 Group R-1 shall be replaced to read “A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S.”

Add Section 907.2.24. All buildings having multiple uses and all other buildings over one (1) story in height; and one (1) story buildings over one thousand (1,000) square feet in area with the following exceptions: Existing one (1) story buildings under five thousand (5,000) square feet in area and multi -family residences having six (6) units or less.

Add Section 907.9 Annunciator Panel. An annunciator panel is required where the fire alarm control panel is not visible from the building exterior. The annunciator panel shall be visible from the exterior of the building.

Add Section 907.10 Panel Identification: An outside strobe light shall be located at the entrance providing access to each alarm and/or annunciator panel.

Add Section 907.11 Outside Notification Device. All fire alarm and fire suppression systems shall have an outside audio visual device at a location approved by the code official.

Add Section 907.12 Systems Out of Service. Protective-signaling systems shall be maintained in service at all times. Systems shall not be out of service for more than eight (8) hours for maintenance or repair.



710.32 Add Section 1103.5.7 Motor vehicle. An automatic sprinkler system shall be provided throughout existing buildings where motor vehicle repair or storage buildings exceeding seven thousand (7,000) square feet.

710.33 Add Section 1103.5.8 Storage. An automatic sprinkler system shall be provided throughout existing buildings where storage occupancies exceeding seven thousand (7,000) square feet.

710.34 Add Section 1103.5.9 Short Term Housing (R-1). An automatic sprinkler system shall be provided throughout existing R-1 occupancies including those that serve as a hotel, motel, boarding house, rooming house, or dormitories.

710.35 Add Section 1107 Energy Storage Systems. 1107.1 Lithium-ion technology energy storage systems. The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.3 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis in accordance with Section 104.2.2 for review and approval. Exception: Detached one- and two-family dwellings and townhouses.

710.36 1107.1.1 Early detection. In addition to the requirements of Sections 1207.1.8.1 and 1207.1.8.2, the analysis shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

710.37 1107.1.2 Corrective action plan. Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

710.38 Amend Section 2301.4 Indoor Motor Fuel-Dispensing Facilities. No fuel dispensing is allowed inside of a building.

710.39 Amend Section 2306.2.3 Above-ground tanks located outdoors, above grade. Above-ground tanks shall not be utilized for the storage of motor fuels at automotive service stations which the public has access to. Above-ground tanks utilized for the storage of motor fuels at automotive service stations to which the public does not have access to shall be installed in



accordance with this section and the requirements for fire-resistant tanks or tanks in vaults specified in NFPA 30A.

710.40 Amend Section 2311.4 Below-Grade areas. Basements, pits and sub-floor work areas are not permitted in new construction for service stations and repair garages.

710.41 Add Section 5703.1.1.1 Inside Storage of Fuel. Flammable and combustible fuel stored inside a building shall be stored in approved metal containers with self -closing lids and the total amount shall not exceed ten (10) gallons.

710.42 Section 5703.5.5 Labeling Containers and Tanks Over Thirty (30) Gallons Capacity. Any flammable or combustible liquid cans, containers, tanks, or similar vessel having a capacity over thirty (30) gallons shall be labeled using N.F.P.A. 704, Standard System for the Identification of the Fire Hazards of Materials.

710.43 Delete Section 5704.2.9. Above-ground tanks outside of buildings. Outside flammable liquid storage tanks are not permitted above ground.

710.44 Adopt the following Appendices: D, E, F, G, H, I, J.

711. International Existing Building Code (IEBC), 2021 Edition

The following sections of International Existing Building Code are deleted, modified, amended, or added:

711.1 Section 101.1 Insert “Village of Burr Ridge”.

711.2 Sections 1301.2 insert adopted January 23, 1957.

711.3 Section 1301.6 Add the following: When performing the compliance alternative calculations, the provisions of this section will not supersede the requirements in the Village of Burr Ridges’ amendments for fire sprinklers or fire alarms.

711.4 Section 109.5 Court Review: Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer”. (Ord. 2000-O-34, 10-17-2000)



711.5 Delete the references to the International Plumbing Code in any section and insert the Illinois Plumbing Code.

712. International Swimming Pool and Spa (ISPSC), 2021 Edition

The following sections of the International Swimming and Spa Code are deleted, modified, amended, or added.

712.1 Section 101.1 Title. Insert Village of Burr Ridge in space provided for [name of jurisdiction].

712.2 Section 106.6.2 Fee Schedule. See Section 250 of this Ordinance.

712.3 Section 106.6.3 Fee Refunds. Delete this section.

712.4 Section 107.4 Violation Penalties. Delete this section in its entirety and replace with Article V of this Ordinance.

712.5 Section 107.5 Stop Work Orders. Enter \$750.00 in the space provided for [Amount] and delete the last part of the sentence “or more than [amount] dollars.”

712.6 Revise Section 305.1 General to read as follows: “The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. See also Zoning Ordinance Section IV regulations for swimming pool fence regulations.”