



Legislation Details (With Text)

**File #:** 2017-0289    **Version:** 2    **Name:** Property Maintenance Code - Ordinance  
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**Title:** AN ORDINANCE AMENDING TITLE 5, CHAPTER 7 OF THE VILLAGE CODE TO ADOPT THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS, AS THE PROPERTY MAINTENANCE CODE OF THE VILLAGE OF ORLAND PARK

**Code sections:**

**Attachments:** 1. Ordinance, 2. 2015 Property Maintenance Code Revisions

Date	Ver.	Action By	Action	Result
5/5/2017	2	Village Clerk	PUBLISHED	
5/1/2017	1	Board of Trustees		
4/26/2017	1	Development Services Department	INTRODUCED TO BOARD	
4/17/2017	0	Development Services, Planning and Engineering Committee	RECOMMENDED FOR PASSAGE	Pass
4/12/2017	0	Development Services Department	INTRODUCED TO COMMITTEE	

**Title/Name/Summary**

AN ORDINANCE AMENDING TITLE 5, CHAPTER 7 OF THE VILLAGE CODE TO ADOPT THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS, AS THE PROPERTY MAINTENANCE CODE OF THE VILLAGE OF ORLAND PARK

**Body**

WHEREAS, the Village of Orland Park is authorized by law to adopt codes by reference pursuant to Illinois Municipal Code, 65 ILCS 5/1-3-2; and

WHEREAS, the Village has previously adopted the 2012 International Property Maintenance Code with certain deletions and amendments; and

WHEREAS, the Village deems it appropriate to have its standards reflect the most current codes whenever possible; and

WHEREAS, the Corporate Authorities of the Village deem it in the best interests of the Village to adopt the 2015 International Property Maintenance Code with certain deletions and amendments; and

WHEREAS, the Capital Development Board has been notified of the Village’s intent to adopt this new code at least thirty (30) days prior to its adoption, as required by the Illinois Municipal Code, 65 ILCS 5/1-2-3.1; and

WHEREAS, a copy of the 2015 International Property Maintenance Code has been on file with the Office of the Clerk of the Village of Orland Park for thirty (30) days and has, during that time, been available for public use, inspection, and examination; and

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

Chapter 7, "Property Maintenance Code", of Title 5, "Building," of the Village Code of the Village of Orland Park is hereby amended to read in its entirety as follows:

- 5-7-1: Title
- 5-7-2: Code Adopted
- 5-7-3: Enforcement
- 5-7-4: Deletions
- 5-7-5: Amendments to the 2015 International Maintenance Code of the Village of Orland Park

5-7-1: TITLE:

These regulations shall be known as the Property Maintenance Code of the Village of Orland Park.

5-7-2: CODE ADOPTED:

There is hereby adopted by the Village, and amended as stated here in below, relative to the maintenance of existing buildings, structures, premises and facilities within the Village, those rules and regulations set forth with particularity in that booklet being marked and designated as "International Property Maintenance Code 2015," 1st Printing, May 2014, as published by the International Code Council Inc., 4501 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, one copy of which booklet is on file in the office of the Village Clerk for public use, inspection and examination, and which copy has been on file for public use, inspection and examination for more than thirty (30) days prior to the passage hereof, which foregoing rules and regulations are hereby adopted by reference and made a part hereof as if fully set forth in this Chapter, provided however, the penalty provisions are not adopted. The general penalty provisions in this Municipal code shall be applicable.

5-7-3: ENFORCEMENT:

It shall be the duty and responsibility of the Building Division Manager of the Development Services Department to enforce the provisions of this Chapter. In the event any building or structure is in violation of this Chapter, the Board of Trustees and/or the Manager of the Building Division, in addition to other remedies, may institute any appropriate action or proceedings (i) to prevent the occupancy of any unsafe building, structure or land, (ii) to prevent any illegal act, conduct, business or use in or about the premises, or (iii) to restrain, correct or abate the violation.

5-7-4: DELETIONS:

The following sections of the above Code are not adopted:

Section 404.3 "Exception 2" only.

Comments: A 7' high min. basement ceiling height clearance is required.

5-7-5: AMENDMENTS TO THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE:

The below Sections and Subsections are amended in the following respects:

CHAPTER 1 - SCOPE AND ADMINISTRATION:

1. Section 101.1 shall be amended to read as follows:

101.1 TITLE: These regulations shall be known as the Property Maintenance Code of the Village of Orland Park hereinafter referred to as "this code" or "the property maintenance code."

2. Section 101.5 is added to Section 101 and shall read as follows:

101.5 JURISDICTIONAL LIABILITY: The Village of Orland Park shall not be liable under this code for any damage to persons or property, by reasons of the inspection or reinspection of buildings, structures, or equipment authorized herein, or failure to inspect or reinspect such buildings, structure or equipment or by reasons of the approval or disapproval of any building, structures or equipment authorized herein.

3. Section 102.3 shall be amended to read as follows:

102.3 APPLICATION OF OTHER CODES: Any repair, additions or alterations to a structure or any change of occupancy, use, business name or tenant, shall be done in accordance with the procedures and provisions of the Building, Plumbing, Mechanical, Fire Prevention, Electrical, Land Development Code, the Rental Housing Code, and those terms as referenced in Title 8, Chapter 8 of this code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the zoning requirements.

4. Section 106 shall be amended to read as follows:

SECTION 106 VIOLATIONS:

106.1 UNLAWFUL ACTS: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any premises, property, structure or equipment regulated by this code, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this code, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code.

106.2 PENALTY: Any person, firm, corporation or entity who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not less than \$250.00 nor more than \$1,000.00 or imprisonment for a term not to exceed 180 days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

106.3 NOTICE OF VIOLATION: The code official shall serve a notice of violation or order in accordance with Section 107.

106.4 PROSECUTION: In case of any unlawful acts the code official shall institute an appropriate action or proceeding at law to exact the penalty provided in Section 106.2. Also, the code official shall ask the jurisdiction's legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering that person:

1. To restrain, correct or remove the violation or refrain from any further execution of work;
2. To restrain or correct the erection, installation, maintenance, repair or alteration of such structure;
3. To require the removal of work in violation; or
4. To prevent the occupancy of the structure that is not in compliance with the provisions of this code. A commercial building's occupancy is also subject to the revocation of an active business license when non-conformities exist.

Any action taken by the Village of Orland Park on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**106.5 ABATEMENT OF VIOLATIONS:** The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

5. Section 107.3 shall be amended to read as follows:

**107.3 METHOD OF SERVICE:** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified and/or first class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

6. Section 107.4 shall be amended to read as follows:

**107.4 PENALTIES:** Penalties for noncompliance with orders and notices shall be as set forth in Section 106.2.

7. Section 110.1.1 is added to Section 110.1 and shall read as follows:

**110.1.1 SERVICE CONNECTIONS:** Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from each utility, stating that its respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner; and evidence that applicable county, state and any other governing body permits have been or are being secured from the applicable governing bodies.

8. Section 111 and the following subsections shall be amended to read as follows:

**SECTION 111 MEANS OF APPEAL:**

**111.1 APPLICATION FOR APPEAL:** Any person affected by a decision of the code official or a notice or order issued under this code may appeal to the President and Board of Trustees. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, that the provisions of this code do not fully apply, or that the requirements of this code are adequately satisfied by other means.

**111.1.1 MANNER OF APPEAL:** Within fourteen (14) days of the code official's decision for which an appeal

is sought, the owner or person shall file a written request for appeal with the Village Manager. The written request shall briefly state the relief sought and the reasons for the relief.

111.1.2 TIME OF CONSIDERATION: Not later than twenty-one (21) days after the Village Manager received the appeal, the item will be placed on the President and Board of Trustees' agenda for consideration.

111.4 CONSIDERATION: The Board of Trustees shall consider the matter at a regularly scheduled board meeting or the Board may send the appeal to the Building Committee for their input and recommendation prior to Board consideration. The person appealing, his representative, the code official and any other person whose interests may be affected, shall be given an opportunity to be heard. The board shall uphold the decision of the code official by a majority vote of the members or the board may modify or reverse the code official's decision by a concurring vote of two-thirds (2/3) or more of the members.

111.4.1 RESOLUTION: The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and the code official.

111.4.2 ADMINISTRATION: The code official shall take immediate action in accord with the board decision.

111.5 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 Village Manager and Village Clerk.

111.6 STAYS OF ENFORCEMENT: Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard and decided by the Board of Trustees.

9. Section 112.4 shall be amended to read as follows:

112.4 FAILURE TO COMPLY: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of that amount referenced in Section 106.2 of this code.

## CHAPTER 2 - DEFINITIONS:

10. Section 201.3 shall read as follows:

201.3 TERMS DEFINED IN OTHER CODES: Where terms are not defined in this code and are defined in the building, fire prevention, land development, plumbing, electrical or mechanical code and ASME A 17.1, as amended, listed in Title 8, Chapter 8, such terms shall have the meaning ascribed to them as in those codes.

11. Section 202 shall add or change the following definitions to read as follows:

**BEDROOM:** A room within a dwelling unit capable of being used for sleeping purposes and having a closet.

**BOARD OF TRUSTEES:** The corporate authorities of the Village of Orland Park.

**BUILDING:** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING CODE:** The building code officially adopted by the Board of Trustees, or other such codes

officially designated by the Board of Trustees of the Village of Orland Park, for the regulation of construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of buildings and structures.

**CONSTRUCTION DOCUMENTS:** All the written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of the project necessary for obtaining a building permit. The construction drawings shall be drawn to an appropriate scale.

**DWELLINGS:**

**Dormitory:** A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group.

**Dwelling unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Hotel:** Any building containing six or more guestrooms, intended or designed to be occupied, or which are rented or hired out to be occupied, for sleeping purposes by guests.

**One-family dwelling:** A building containing one dwelling unit with not more than five lodgers or boarders.

**Rooming house:** A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one-family dwelling or a two-family dwelling.

**Rooming unit:** Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

**Two-family dwelling:** A building containing two dwelling units with not more than five lodgers or boarders per family.

**FAMILY:** An individual, or two or more persons related by blood, marriage or adoption, living together as a single housekeeping unit, or a group of not more than four persons not related by blood, marriage or adoption, living together as a single housekeeping unit.

**PLUMBING:** The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixture, appliances and appurtenances within the scope of the Plumbing Code, as amended, listed in Title 8, Chapter 8.

**PLUMBING FIXTURE:** A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges waste water, liquid-borne waste materials, or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

**PUBLIC NUISANCE:** Includes but is not limited to the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law;
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;
3. Any premises that has unsanitary sewerage or plumbing facilities;
4. Any premises designated as unsafe for human habitation;
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property;
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided;
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled

growth of weeds;

8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises; or

9. Any item as listed in the Village of Orland Park Village Code, Title 6, Chapter 2, listed in Title 8, Chapter 8.

REGISTERED DESIGN PROFESSIONAL: An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the State of Illinois.

### CHAPTER 3 - GENERAL REQUIREMENTS:

12. The "Exception" listed in Section 302.2 shall be amended to read as follows:

EXCEPTION: Water retention areas and reservoirs approved by the Village Engineer.

13. Section 302.3 shall be amended to read as follows:

302.3 SIDEWALKS, DRIVEWAYS AND WALKWAYS: All sidewalks, walkways, stairs, driveways, aisles, regular and handicapped parking spaces, handicapped signs, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions as required by the Building and Land Development Code as amended and the Illinois Accessibility Code, as amended and listed in Title 8, Chapter 8. Stairs shall comply with the requirements of Sections 304.12 and the Building Code when major repairs are required, listed in Title 8, Chapter 8.

14. Section 302.4 shall be amended to read as follows:

302.4 WEEDS: All premises and exterior property shall be maintained free from weeds or menacing plant growth in excess of eight (8) inches or as required by the Village Code, Title 6, (6-2-2-7) as amended, listed in Title 8, Chapter 8 of this code. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided however, this term shall not include cultivated flowers, gardens and intentional native landscaping. The Land Development Code also regulates property landscape for orderly appearance concerns under Section 6-305 ("Tree Preservation Standards") listed in Title 8, Chapter 8 of this code.

15. Section 303.2 shall add a new subsection and be amended to read as follows:

303.2 SWIMMING POOLS, SPAS AND HOT TUB ENCLOSURES: Private swimming pools, spas and hot tubs containing water or liquids more than twenty-four (24) inches deep shall be completely surrounded by a fence or barrier at least sixty (60) inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool (See Land Development Code 6-310 H and 6-310.1). Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than fifty-four (54) inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six (6) inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

EXCEPTION: Spas or hot tubs with a lockable safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

303.2.1 DANGEROUS CONDITIONS: The lack of a fence barrier to protect the public from swimming pools, spas and hot tubs shall be considered a dangerous and unsafe condition per the Village Code 6-2-2-3, item #8 and violations are subject to the penalties and fines as referenced in Section 106.2 of this code. (See Land Development Code Section 6-310, H or as amended for barrier details)

16. Section 304.3 and its subsections shall be amended to read as follows:

304.3 ADDRESS NUMBERS: Address numbers shall be installed as required in Subsections 304.3.1 through 304.3.4.

304.3.1 REQUIRED: All buildings, tenant spaces and structures shall have an address shown.

304.3.2 LOCATION: All address numbers shall be placed in a conspicuous place on or near the building entrance. The address is to be visible at night from a light fixture nearby or internally lit.

304.3.3 SIZE AND TYPE: Numbers shall be block style for primary location. Script or written type numbers may be used for additional locations.

304.3.3.1 RESIDENTIAL, SINGLE FAMILY ATTACHED AND DETACHED (R-3): Numbers shall be a minimum of four (4) inches in height and a maximum of six (6) inches.

304.3.3.2 ALL OTHERS: Numbers shall be a minimum of six (6) inches in height and a maximum of ten (10) inches.

304.3.4 COLOR: Address numbers shall be a contrasting color to the background color they are installed onto.

17. Section 304.5 shall be amended to read as follows:

304.5 FOUNDATION WALLS: All foundation walls shall be maintained plumb, free from open cracks, breaks and water leaks and shall be kept in such condition so as to prevent the entry of rodents.

18. Section 304.12 shall be amended to read as follows:

304.12 STAIRS AND RAILINGS: All exterior and interior stairs and railings shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in sound condition and good repair so as to carry all design loads.

304.12.1 STAIRWAYS, HANDRAILS AND GUARDS: Every exterior and interior flight of stairs having three (3) or more risers, and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than thirty (30) inches above the floor or grade below shall have guards. Handrails shall not be less than thirty-four (34) inches or more than thirty-eight (38) inches high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than thirty-six (36) inches high above the floor of the landing, balcony, porch, deck, ramp or other walking surface for single family dwellings and within residential units. Commercial buildings and common use stairways within multi-family residential buildings require guardrails to be not less than forty-two (42) inches high. Handrails used for commercial buildings and common stairways used by multi-family buildings are required on both sides of a stairway when having more than a single (1) riser, as noted in the Building Code, referenced in Title 8, Chapter 8.



19. Section 304.14 shall be amended to read as follows:

**304.14 INSECT SCREENS:** During the period from March 1st to November 30th, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition.

**EXCEPTION:** Except for restaurant kitchens, screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

20. Section 304.15 shall be amended to read as follows:

**304.15 DOORS:** All exterior doors, door assemblies, and hardware shall be maintained in good working condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. See number of exits as referenced in Chapter 7 of this code.

21. Section 304.20 is added to Section 304 and shall read as follows:

**304.20 TEMPORARY BOARDING OF BUILDING OPENINGS:** All temporary boarding of window and door openings is allowed on fire damaged properties for maximum of sixty (60) days. Temporary boarding is prohibited on abandoned buildings so as to not blight residential or commercial properties.

**Exception #1:** Building or structures under construction with current issued permit(s).

22. Section 305.4 shall be amended to read as follows:

**305.4 INTERIOR STAIRS RAILINGS AND WALKING SURFACES:** Interior stairs, railings and walking surfaces shall be protected and maintained in a good sound condition as noted in Section 304.5 of this code.

23. Section 308.4 and its Subsections are added to Section 308 and shall read as follows:

**308.4 TRASH ENCLOSURES REQUIRED:** Trash, recycling and grease receptacle enclosures of adequate size shall be provided at all buildings and uses except for single family attached and detached dwelling units. The enclosed area shall be screened from view on all sides by walls. No more than 25% of the total wall length may be left open for a latching gate. There shall not be any type of trash or other enclosure or container in the front yard of any building or use, including single family attached and detached dwelling units.

**308.4.1 CONSTRUCTION MATERIALS:** Trash enclosures shall be constructed of the same building materials and in the same architectural style as the principal structure, and shall be maintained in good repair and structurally sound condition. If an existing enclosure is being repaired, it must be repaired with the same materials used for its construction.

**308.4.2 ENCLOSURE HEIGHT:** Any enclosure constructed shall have a height not greater than eight (8) feet and not less than six (6) feet.

**308.4.3 FOUNDATION:** Any enclosure constructed shall have a concrete foundation capable of supporting the

walls and any other live and dead loads anticipated as required by the building code listed in Title 8, Chapter 8.

#### CHAPTER 4 - LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

24. Section 401.3 shall be amended to read as follows:

401.3 ALTERNATIVE DEVICES: In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the building and mechanical codes as amended, listed in Title 8, Chapter 8 shall be permitted.

25. Section 403.5 shall be amended to read as follows:

403.5 CLOTHES DRYER EXHAUST: Clothes dryer venting systems shall be independent of all other systems and shall be vented to the exterior in accordance with the manufacturer's instructions.

#### CHAPTER 5 - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

26. Section 505.4 shall be amended to read as follows:

505.4 WATER HEATING FACILITIES: Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120 degrees Fahrenheit. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. For accessible fixtures the water temperature shall be as required in the Illinois Accessibility Code, and the State of Illinois Plumbing Code, as amended, listed in Title 8, Chapter 8.

27. Section 507.2 is added to Section 507 and shall read as follows:

507.2 NEW OR ALTERED STRUCTURES/ BUILDINGS: Drainage of roofs from new or existing structures including sump ejection shall be drained away from contiguous side property lines. Subsoil storm and sump drainage piping shall be drained towards the front or rear of the property and subsoil drain terminals shall be minimum of ten (10') feet from all property lines and not discharged in a manner that would create a hazardous public nuisance. If subsurface storm drain systems including sump water ejection are altered in any manner, the location of all terminals shall be subject to building officials approval.

#### CHAPTER 6 - MECHANICAL AND ELECTRICAL REQUIREMENTS:

28. Section 601 shall be amended to read as follows:

##### SECTION 601 - GENERAL:

601.1 SCOPE: The provisions of this chapter shall govern the minimum building, mechanical and electrical facilities and equipment to be provided.

601.2 RESPONSIBILITY: The owner of the structure shall provide and maintain building, mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter and the building, mechanical and electrical codes, as amended, listed in Title 8, Chapter 8.

29. Section 602 shall be amended to read as follows:

SECTION 602 - HEATING FACILITIES:

602.1 FACILITIES REQUIRED: Heating facilities shall be provided in structures as required by this section.

602.2 RESIDENTIAL BUILDINGS: Every dwelling/unit shall be provided with heating facilities capable of maintaining a room temperature of sixty-eight (68) degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on the outdoor design temperature of minus ten (-10) degrees Fahrenheit.

602.3 HEAT SUPPLY: Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1st to May 15th to maintain the room temperatures specified in Section 602.2 during the hours between 6:00 a. m. and 10:30 p.m. of each day and not less than sixty-five (65) degrees Fahrenheit during other hours.

EXCEPTION: When the outdoor temperature is below the lowest outdoor design temperature required as listed in Section 602.2 (-10 degrees Fahrenheit), the owner or operator shall not be required to maintain the minimum room temperatures, provided that the heating system is operating at full capacity, with supply valves and dampers in a full open position.

602.4 NONRESIDENTIAL STRUCTURES: Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1st to May 15th to maintain a temperature of not less than sixty-five (65) degrees Fahrenheit, based on the outdoor design temperature of minus ten (-10) degrees Fahrenheit during all working hours.

EXCEPTIONS:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.
3. When the outdoor temperature is below the lowest outdoor design temperature required as listed in Section 602.4, the owner or operator shall not be required to maintain the minimum room temperatures, provided that the heating system is operating at full capacity, with supply valves and dampers in a full open position.

602.5 ROOM TEMPERATURE MEASUREMENT: The required room temperatures shall be measured at a point three (3) feet above the floor and two (2) feet inward from the center of each exterior wall.

30. Section 604.2 shall be amended to read as follows:

604.2 ELECTRICAL SERVICE: The size and usage of electrical appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the electrical code, as amended, listed in Title 8, Chapter 8. Every dwelling shall be serviced by a main service that is not less than 100 amperes, three wire.

EXCEPTION: Existing single family residences, where no additional electrical outlets or equipment demands have been added to the original electrical service approved for the building's use.

31. Section 606.1 shall be amended to read as follows:

606.1 ELEVATORS AND ESCALATORS GENERAL: Elevators, escalators and dumbwaiters shall be maintained in compliance with ASME A17.1 and A17.3 as amended and listed in Title 8, Chapter 8 of this code.

#### CHAPTER 7 - FIRE SAFETY REQUIREMENTS:

32. Section 702.4.1 shall be amended to read as follows:

702.4.1 EMERGENCY ESCAPE: Every sleeping room located below the fourth story in residential and group home occupancies shall have at least one operable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits.

#### EXCEPTIONS:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Buildings built prior to 1980.

33. Section 702.5 shall be amended to read as follows:

702.5 NUMBER OF EXITS: In nonresidential buildings, every occupied story shall be provided with not less than two (2) independent exits. In residential buildings, every story shall be provided with not less than two (2) independent exits. In stories where more than one (1) exit is required, all occupants shall have access to at least two (2) exits. Every occupied story, which is totally below grade shall be provided with not less than two (2) independent exits.

EXCEPTION: A single exit is acceptable under the following conditions:

1. When allowed by the building code, as amended, listed in Title 8, Chapter 8.
2. In single family attached and detached dwellings.

34. Section 702.6 shall be amended to read as follows:

702.6 EXIT SIGNS AND EMERGENCY LIGHTING: All means of egress, path of travel and other areas as required by the building code, as amended, listed in Title 8, Chapter 8, shall be identified with dual voltage "Exit" signs and "Emergency Lighting". All "Exit" signs shall be maintained, visible and illuminated at all times.

35. Chapter 8 shall be amended to read as follows:

#### CHAPTER 8

##### REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title. The application of the reference standards shall be as specified in Section 102.8.

ASME Headquarters  
Two Park Avenue  
New York, NY 10016-5990

Email: CustomerCare@asme.org  
Standard reference number  
225 ILCS 312/Elevator Safety Act  
ASME A17.1/2007  
ASME A17.3 2005

Title  
State of Illinois "Elevator Safety Act"  
Safety Code for Elevators and Escalators  
Safety Code for Existing Elevators & Escalators

CODES

Village of Orland Park  
14700 Ravinia Avenue  
Orland Park, IL 60462

Village Code - ordinance 2989

Title

Village Code, Title 5, Chapter 1

Building Code as amended

Village Code, Title 5, Chapter 3

Electrical Code, as amended

Village Code, Title 5, Chapter 4

Plumbing Code, as amended

Village Code, Title 5, Chapter 5

Fire Prevention Code, as amended

Village Code, Title 5, Chapter 6

Mechanical Code, as amended

Village Code, Title 6, Chapter 2

Orland Park Nuisance Regulations, as amended

Village Code, Title 6, Chapter 8

Rental Housing Code and amendments

Ordinance No. 2084

Land Development Code, as amended

State of Illinois

Capital Development Board

William. G. Stratton Building

401 South Spring Street, 3rd Floor

Springfield, Illinois 62706

Illinois Accessibility Code

April 24, 1997, as amended

Appendix A BOARDING STANDARD

Materials referenced for use in this appendix are only applicable for immediate emergency and public protection. Vacant buildings shall be repaired with materials that comply with the originally approved design standards as regulated by the Land Development Code 6-308.

SECTION 2

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

SECTION 3

This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

