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### ARTICLE I

#### GENERAL AUTHORITY, INTERPRETATION, LIMITATIONS

Sec. C-1. ADOPTION OF MODEL CODES.

The model Codes adopted in this Appendix C are adopted pursuant to the authority granted by 50 Illinois Compiled Statutes 220/1 et seq. [1](#)

#### Notes

[1](#) 1. Municipal adoption of Codes and Records Act.

Sec. C-2. FILING AND MAINTENANCE OF CODES.

Three (3) copies of each Code adopted by reference herein shall be kept on file in the office of the Village Clerk for use and examination by the public. (1986 Code)

### ARTICLE II

#### FIRE PREVENTION CODE

Sec. C-3. ADOPTION OF THE INTERNATIONAL FIRE CODE.

The International Fire Code 2009 is hereby adopted by reference as the Fire Prevention Code for the Village and is hereby made a part of this Article with the same force and effect

as if it was specifically and particularly set forth herein. (Ord. 06-1293, 9-19-2006; amd. Ord. 08-1363, 2-19-2008; Ord. 14-1588, 5-20-2014)

#### Sec. C-4. AMENDMENTS.

Section 108 is hereby deleted and in its place shall read the following:

##### Appeals To The Fire Chief.

Whenever the Fire Prevention Bureau shall deny a permit applied for or shall issue an order requiring any fire prevention measures to be taken, or when it is claimed that the provisions of the Fire Prevention Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant or such person to whom such order has been issued may appeal the decision or order of the Fire Prevention Bureau to the Fire Chief within five (5) days. The Fire Chief shall, within five (5) days, review such order and file his decision thereon with the applicant and the Village Manager. Pending decision of the Fire Chief, the order of the Fire Prevention Bureau shall be stayed unless the Fire Chief believes there is a distinct fire hazard to life or the property of others.

##### Appeals To The President and Board of Trustees.

Whenever the Fire Chief shall deny or revoke or modify an order on appeal, the applicant or such person to whom such order has been issued may appeal from the decision or order of the Fire Chief to the President and Board of Trustees within five (5) days.

Within thirty (30) days of the filing of the appeal, the President and Board of Trustees shall meet as a Board of Appeals to uphold, reverse or modify the decision of the Fire Chief. The meeting of this Board of Appeals shall be public. Pending final decision of the Board of Appeals, such order of the Fire Chief shall be stayed unless in the opinion of the Board of Appeals there is a distinct fire hazard to life or the property of others. The decision of the Board of Appeals shall be final.

##### Unlawful Continuance.

Any person who shall refuse to obey a summary abatement order, refuse to leave, interfere with the evacuation of other occupants or continue any operation after having been given an evacuation order, or who shall not comply with a written violation notice within the specified time, or who violates a condition attached to a permit, approval or certificate, shall be subject to penalties as hereinafter described.

##### Penalties.

Any person who fails to comply with any of the provisions of this Code, or fails to comply with any order issued pursuant to any section thereof, or violates any condition attached to a permit, approval or certificate, shall be fined not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each offense. Each day that a violation continues after a service of notice as provided for in this Code shall be deemed a separate offense. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects.

(1986 Code; amd. Ord. 88-571, 10-18-1988; Ord. 98-929, 2-23-1998; Ord. 06-1293, 9-19-2006)

Section 506 is hereby deleted and in its place shall read the following:

Section 506 Rapid Entry Key Box. The following structures within the Village of Northfield shall be equipped with a Fire Department rapid entry key box of a design and location approved by the Village of Northfield Fire Official:

(Ord. 98-929, 2-23-1998; amd. Ord. 06-1293, 9-19-2006)

1. All existing buildings equipped with a fire alarm or fire suppression system,
2. Office or commercial buildings for which a certificate of occupancy has been issued after the effective date of this ordinance,
3. Office or commercial buildings where remodeling, the cost of which exceeds \$10,000, takes place after the effective date of this ordinance,
4. Any building which the Fire Official determines, based upon accepted fire safety standards, has a condition where a delay in waiting for a key holder to arrive may create a hazard to the public, the structure, or its contents.

The key box shall contain the keys necessary to gain entry into the building when the building owner or occupants are not present.

(Ord. 92-705, 12-16-1991)

Section 3404.2.13.1.4 is hereby deleted.

(Ord. 14-1588, 5-20-2014)

#### Sec. C-5. LOCAL RESTRICTIONS.

(1) Expansion Of Facilities For Oil Storage And Flammable Liquids. It shall be unlawful to increase the facilities for storage of oil or other flammable liquids of any business operating within the fire limits as set forth in the BOCA national Fire Prevention Code unless such facilities are connected with a business use permitted in the zoning districts in which the business is located.

(2) Dumping Of Refuse. It shall be unlawful for any person, firm or corporation to dump any refuse upon any property within the established fire limits. (Ord. 98-929, 2-23-1998)

(3) Open Burning Prohibited. The open burning of leaves, branches, trunks, trimmings and roots of trees, bushes and shrubs, rubbish, waste, garbage, paper, carbonaceous materials or any other combustible materials on any public or private property within the Village is hereby declared to be unlawful and is hereby prohibited; provided, however, that this section shall not apply to the following: a) noncommercial cooking of food in outdoor fireplaces or grills; b) the burning of diseased trees by employees of the Village; c) the Northfield Fire Department for training sessions; d) the industrial fire brigades under the Fire Department's supervision; e) the incineration of refuse in a device approved by the Air Pollution Control Board of the State of Illinois, provided there is compliance with all other applicable laws and regulations; f) noncommercial use of outdoor fireplaces such as Weber

or Chimenea, limited to thirty six inches (36") in diameter or smaller in compliance with subsection (17) of this Section; and g) prescribed burn for maintenance of prairie landscape, subject to Village and Illinois Environmental Protection Agency permits and all applicable state and federal laws. (Ord. 00-1023, 4-17-2000; amd. Ord. 05-1233, 3-15-2005; Ord. 14-1588, 5-20-2014)

(4) License Required For Persons Engaging In The Business Of Woodworking And Wood Finishing. An annual license shall be required of any person engaging in the business of woodworking in which woodworking power machinery is used, or in the business of finishing or refinishing furniture or other Articles. The license shall be granted only after the Fire Chief has determined that the premises is safe for such operation, and upon payment of the fee established in Appendix D of this Code. (1986 Code)

(5) Regulations For New Materials, Processes Or Occupancies. The Fire Chief and Director of Public Works shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, the regulations applicable to any new materials, processes or occupancies, which may involve fire or other hazards to the public safety in addition to those covered by this Article. The Fire Chief shall post such regulations in a conspicuous place in his office, and distribute copies thereof to interested persons. (1986 Code; amd. Ord. 98-928, 2-23-1998)

(6) Storage And Display Of Christmas Trees. Christmas trees, other than artificial, stored or displayed for sale shall be outside of buildings and at a distance of at least ten feet (10') from any building or structure, except that such trees may be stored closer to a blank masonry wall with the permission of the owner of such wall. No Christmas trees may be stored or displayed within thirty five feet (35') of any flammable liquid. Trees remaining on hand after December 25 of any year shall be removed from the premises not later than December 31 of the same year.

(7) Ashes. Ashes from the combustion of solid fuel shall be placed in noncombustible containers. No such ashes shall be stored inside of any building. No ashes shall be placed on any combustible floor nor in any combustible container.

(8) Interference With Fire Department Operations. It shall be unlawful to interfere with, attempt to interfere with, conspire to interfere with, obstruct or restrict the mobility of, or block the path of travel of any Fire Department emergency vehicle in any way, or to interfere with, attempt to interfere, conspire to interfere with, obstruct or hamper any Fire Department operation.

(9) Blocking Fire Hydrants And Fire Department Connections. It shall be unlawful to obscure from view, damage, obstruct or restrict the access to any fire hydrant or any Fire Department connection for the pressurization of fire suppression systems, including fire hydrants and Fire Department connections that are located on public or private streets and access lanes, or on private property.

If upon the expiration of a time stated for compliance in a notice of violation, the violation is not remedied, the Fire Official may proceed to remedy the same. Any cost incurred in the performance of necessary work shall be paid from the municipal treasury on certification by the Fire Chief with the approval of the chief of police; the legal authority of the municipality shall institute appropriate action for the recovery of such costs.

(10) Maintenance Of Fire Suppression Equipment. A person shall not obstruct, remove, tamper with or otherwise disturb any fire hydrant or fire appliance required to be installed

or maintained under the provisions of the Fire Prevention Code except for the purpose of extinguishing fire, training or testing purposes, recharging, or making necessary repairs, or when permitted by the Fire Official. Whenever a fire appliance is removed as herein permitted, it shall be replaced or reinstalled as soon as the purpose for which it was removed has been accomplished. Defective and nonapproved fire appliances or equipment shall be replaced or repaired as directed by the Fire Official.

(11) Fire Hydrant Placement. The Fire Chief may also require the installation of approved yard hydrants when a fire or life hazard occupancy is located more than one hundred fifty feet (150') from a public street. No public or private fire hydrant may be placed into or removed from service until approved by the Fire Chief.

(12) Prohibited Occupancies And Activities. The following occupancies or activities are prohibited within the Village:

(a) Storage of unstable (reactive) chemicals such as organic peroxides, nitromethane, and ammonium nitrate.

(b) Storage of magnesium in excess of fifty (50) cubic feet. (1986 Code)

(13) Automatic Sprinkler Systems. Automatic sprinkler systems in accordance with NFPA #13 or an alternate fire protection system providing comparable protection as approved by the Fire Chief shall be installed in:

(a) All new construction with the exception of one- and two- family dwellings.

(b) All existing structures, except one- and two-family dwellings: 1) where there is a change to a more intense occupancy or use, or 2) there is remodeling or reconstruction in excess of fifty percent (50%) of the fair market value of the property prior to the remodeling or reconstruction.

(14) Two Hour Construction/Walls.

(a) All walls of elevator and stair shafts shall be two (2) hour masonry construction.

(b) The fire separation between office/warehouse, office/plant, or other mixed uses shall be two (2) hour masonry or concrete construction.

(c) The tenant fire separation walls in multiple tenant retail, covered malls and office occupancies may utilize a two (2) hour rated gypsum wall assembly with noncombustible materials in lieu of masonry. Such walls shall extend from the floor to the underside of the roof deck.

(d) The party walls of each townhouse or row house unit shall have a two (2) hour masonry vertical fire separation wall continuous at each side of each unit. (Ord. 98-929, 2-23-1998)

(15) Passenger Elevators. Passenger elevators other than those for one- and two-family dwellings shall be of such size to accommodate an ambulance cot that is twenty four inches by eighty inches (24" x 80") in the horizontal open position, plus two (2) attendants. (Ord. 14-1588, 5-20-2014)

(16) Standpipe Systems. Standpipe systems shall be required in all buildings of three (3) or more stories in height. (Ord. 08-1363, 2-19-2008)

(17) Outdoor Fires; Outdoor Fireplaces, Grills And Firepits.

(a) Outdoor Fires In General. All outdoor fires, recreational or otherwise, shall be subject to the following requirements:

1. All outdoor fires shall be under continuous competent supervision.
  2. No outdoor fire, including, but not limited to, fires in outdoor fireplaces, grills, firepits and similar devices, shall be used in such a manner or location that it causes any building fire alarm to activate or that it otherwise creates a hazardous or objectionable condition.
    - (b) Outdoor Fireplaces, Grills And Firepits. All portable outdoor fireplaces, grills, firepits and similar devices and all such devices that are permanently installed, shall be located and operated at least fifteen feet (15') from any building, fence or property line. Notwithstanding the foregoing, the operation of a permanent outdoor fireplace, grill, firepit or similar device that was lawfully installed before May 20, 2014, shall be permitted, provided that such operation complies with section 307.4.2a of the international fire Code.
    - (c) Authority To Extinguish. The Code official is authorized to order the extinguishment of any outdoor fire that is not in compliance with this Code or that otherwise creates a hazardous or objectionable condition.
- (18) Premises Identification - Rear And Side Access. In addition to the premises identification in section C-30 of this Appendix C, all buildings except for one- and two-family dwellings shall have their address posted on any rear and/or side door. The signage shall include the address, the name of the street and business name or building name. The sign shall be installed at a height of approximately five feet (5') above the standing surface. The sign shall be installed immediately to the side of the door so it is visible with the door in the open or closed position. All other installation locations shall be approved by the Fire Chief or his designee. (Ord. 14-1588, 5-20-2014)

### ARTICLE III LIFE SAFETY CODE

#### Sec. C-6. ADOPTION OF NFPA 101/LIFE SAFETY CODE.

The NFPA 101/Life Safety Code 2006 is hereby adopted by reference as the Life Safety Code for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein. (Ord. 98-929, 2-23-1998; amd. Ord. 08-1363, 2-19-2008)

#### Sec. C-7. RESERVED. (Ord. 98-929, 2-23-1998)

### ARTICLE IV BUILDING CODE

#### Sec. C-8. ADOPTION OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.

(1) Residential Construction. The International Residential Code 2006 is hereby adopted by reference as the building Code applicable to all residential construction for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein and as now or hereafter amended. If there is a discrepancy between the Council Of American Building Officials, the Illinois Plumbing Code,

International Mechanical Code and National Electrical Code, the specific trade Code shall apply.

(2) Commercial And Nonresidential Construction. The International Building Code 2006 is hereby adopted by reference as the building Code applicable to all commercial and nonresidential construction for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein and as now or hereafter amended. If there is a discrepancy between the Council Of American Building Officials, the Illinois Plumbing Code, International Mechanical Code and National Electrical Code, the specific trade Code shall apply. (Ord. 01-1074, 8-20-2001; amd. Ord. 08-1363, 2-19-2008)

#### Sec. C-8.1. PERMITS; TIME LIMITATIONS.

(1) All permits issued shall require that construction begin within six (6) months of the date on which the permit is issued, and be completed within eighteen (18) months after the date on which the permit is issued, or such other time as the President and Board of Trustees may have established by ordinance for a particular project. (1986 Code; amd. Ord. 88-562, 8-23-1988)

(2) A onetime extension of the time limits set forth in Subsection (1) of this Section may be granted by the Northfield building commissioner for good cause shown and upon such conditions as the building commissioner may specify. "Good cause" shall require a showing that construction has proceeded in the normal course without undue lapses but nevertheless has not been completed prior to expiration of the permit or that the permittee has been prevented from completing construction in a timely fashion for reasons beyond their control, including, but not limited to, adverse weather conditions, fire, flood, windstorms, strikes, or scarcity of building materials. Any denial of a request for an extension must be made in writing and delivered in person or by certified mail to the applicant. Any appeal of a denial of an extension by the building commissioner and any request for a further extension after one extension has been granted by the building commissioner must be made to the Zoning Board of Appeals (ZBA) of the Village by serving written notice of such an appeal or request on the Village Manager within five (5) days of the denial of the extension or the expiration of the permit or prior extension. The ZBA shall apply the criteria set forth above in determining whether a building permit extension should be granted and the decision of the ZBA shall be final. (Ord. 03-1162, 5-20-2003)

#### Sec. C-8.2. FEES.

Fees for permits - time limitations shall be as set forth in Appendix D of this Code. (Ord. 03-1162, 5-20-2003)

#### Sec. C-8.3. CONSTRUCTION SIGNAGE.

A sign eighteen inches by twenty four inches (18" x 24") must be placed in the front yard of all properties undertaking any demolition, alteration or repair, requiring a permit, of any structure within the Village. The sign shall state: "No construction related activity except between the hours of 7:00 A.M. – 7:00 P.M. Monday – Friday, 9:00 A.M. – 5:00 P.M. Saturday, and 12:00 P.M. – 5:00 P.M. Sundays and national holidays". This sign must remain



prominently posted on site throughout the construction activity period. Signs may be purchased from the Village in accordance with the fees set forth in Appendix D of this Code. A paper sign may be posted for projects with a duration of ten (10) days or less, metal signs must be posted for all other projects. (Ord. 04-1214, 8-17-2004)

#### Sec. C-9. AMENDMENTS.

The International Building Code hereinabove referred to is hereby amended as follows: (Ord. 98-929, 2-23-1998; amd. Ord. 08-1363, 2-19-2008)

##### Section 102.2 Existing Structures.

Section 102.2 is hereby deleted and replaced with the following:

Except as provided in this Section, existing buildings, when altered or repaired as herein specified, shall conform to the full requirements of the Building Code for new buildings.

102.2.1 Alterations Exceeding 50 Percent: If alterations or repairs are made within any period of twelve (12) months, costing in excess of fifty percent (50%) of the physical value of the building; or

102.2.2 Damages Exceeding 50 Percent: If the building is damaged by fire or any other cause to an extent in excess of fifty percent (50%) of the physical value of the building before the damage was incurred.

102.2.3 Alterations Under 50 Percent: If the cost of alterations or repairs described herein is between twenty five percent (25%) and fifty percent (50%) of the physical value of the building, the building official shall determine to what degree the portions so altered or repaired shall be made to conform to the requirements for new buildings.

102.2.4 Alterations Under 25 Percent: If the cost of alterations or repairs described herein is twenty five percent (25%) or less of the physical value of the building, the building official shall permit the restoration of the building to its condition previous to damage or deterioration with the same kind of materials as those of which the building was constructed; provided, that such construction does not endanger the general safety and public welfare and complies with the provisions of Section 928.1 with respect to existing roofs.

102.2.5 Increase In Size: If the building is increased in floor area or number of stories, the entire building shall be made to conform with the requirements of the Building Code in respect to means of egress, fire safety, and light ventilation.

102.2.6 Part Change In Use: If a portion of the building is changed in occupancy or to a new use, that portion is separated from the remainder of the building with the required vertical and horizontal fire divisions complying with the fire grading in table 16, then the construction involved in the change shall be made to conform to the requirements for the new use and occupancy and the existing portion shall be made to comply with the exit way requirements of the Building Code.

102.2.7 Physical Value: In applying the provisions of this Section, the physical value of the building shall be determined by the building official and be based on current replacement costs.

(Ord. 98-929, 2-23-1998)

102.2.8 Wood Roof Shingles: Wood roof shingles shall not be used under any circumstances unless proof is provided that said shingles have been treated for fire resistance.

(Ord. 01-1074, 8-20-2001)

102.2.9. In addition to International One and Two Family Dwelling Code 1998, Section 502.10 draft stopping required.

(Ord. 01-1054, 2-20-2001)

Engineered Wood Products. Where engineered wood products such as trusses and joists, etc. are used for floor and ceiling assemblies in finished or unfinished spaces or areas in one or two family dwellings, these assemblies shall be separated from adjacent spaces or areas by fire-resistant material equal to 5/8 inch type X gypsum board or better. Such separation shall not be required for areas fully equipped with an automatic sprinkler system designed and installed in accordance with N.F.P.A. 13 or areas where the floor to ceiling dimension is less than thirty-six inches (36").

(Ord. 10-1443, 1-19-2010)

Section 111.6 Suspension Of Permit. Section C-8.1 of this Appendix C amends this Section C-9, Section 111.6 suspension of permit. Suspension of permit is hereby deleted.

Section 112 Plans And Specifications. In line two, "two copies" is amended to read "ten copies".

Section 112.0 Fee Schedule. Said Section is amended to read as follows:

Fees for permits shall be as set forth in Appendix D to the Northfield Municipal Code. In addition to said fees, the applicant shall pay all administrative, legal and consultant fees and costs of the Village in reviewing the application and plans.

(Ord. 01-1074, 8-20-2001)

Section 117.4 Violation; Penalties. Violation of any provision of this Building Code shall subject the violator to a fine of not less than two hundred dollars (\$200.00), provided that any person who shall commence work without a permit as required in this Building Code after having been notified by the Village of the necessity for said permit shall be fined not less than five hundred dollars (\$500.00) per day for each day the work is in progress without a permit. A like penalty of five hundred dollars (\$500.00) per day shall be assessed against any person who contracts to work in violation of a stop work order.

(Ord. 98-929, 2-23-1998)

Section 507.1 One Story Buildings. (Rep. by Ord. 08-1363, 2-19-2008)

Section 915.0 Standpipe Systems. (Rep. by Ord. 08-1363, 2-19-2008)

Section 1808.0 Wood Footings And Foundations. Sections 1808.1, 1808.2 and 1808.3 are hereby deleted and replaced with the following:

Wood footings and foundations are prohibited in the Village of Northfield.

(Ord. 98-929, 2-23-1998)

International Building Code – zoning.

(Ord. 08-1363, 2-19-2008)

If there is a conflict between this Chapter and Appendix A of the Northfield Village Code or the Northfield Zoning Ordinances, the provisions of Appendix A and the Zoning Ordinance shall take precedence.

(Ord. 01-1074, 8-20-2001)

Section 3304 Protection Of Public. Section 3304.2 shall be amended to read as follows and shall apply to all construction activities regulated under the International Building Code 2006 and the International Residential Code 2006.

(Ord. 08-1392, 8-19-2008)

Section 3304.2 Construction Fences. Every excavation area or area of construction on a site shall be enclosed with a temporary barrier not less than six (6') feet high to prevent the entry of unauthorized persons. Fences shall remain in place throughout construction until the premises have been fully secured and approval granted by the Building Commissioner for the fence removal. All barriers shall be of adequate strength to resist wind pressure as specified in Section 1609 and shall be posted "No Trespassing". A separate permit shall not be required for the construction fence installation.

(Ord. 02-1129, 10-22-2002)

## ARTICLE V

### INTERNATIONAL MECHANICAL CODE

#### Sec. C-10. ADOPTION OF THE INTERNATIONAL MECHANICAL CODE.

The International Mechanical Code 2006 is hereby adopted by reference as the Mechanical Code for the Village of Northfield and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein. (Ord. 98-929, 2-23-1998; amd. Ord. 08-1363, 2-19-2008)

#### Sec. C-10.1. FEES.

Fees for mechanical installations shall be as set forth in Appendix D of this Code. (Ord. 00-1046, 9-18-2000)

## ARTICLE VI

### ELECTRICAL CODE

#### Sec. C-11. DEFINITIONS.

The Village hereby establishes an Electrical Inspection Department for the regulation of the installations, alterations and use of all electrical equipment, as herein provided. Such Electrical Inspection Department shall consist of the Chief Electrical Inspector and such other electrical inspectors as may from time to time be appointed by the Village Manager. The Electrical Inspection Department shall be charged with the duty of enforcing the provisions of the rules and regulations relating to the installation, alteration and use of electrical equipment, as hereinafter provided, and shall function under the immediate supervision and control of the Chief Electrical Inspector. (1986 Code)

**Sec. C-11.1. ADOPTION OF THE NFPA 70 NATIONAL ELECTRICAL CODE.**

The NFPA 70 National Electrical Code 2008 is hereby adopted by reference as the Electrical Code for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein and as now or hereafter amended. (Ord. 99-978, 4-26-1999; amd. Ord. 08-1363, 2-19-2008)

**Sec. C-12. RIGHT TO ENTER FOR INSPECTION.**

The Chief Electrical Inspector or such other electrical inspectors shall have the right during reasonable hours to enter any building in the discharge of his official duties, or for the purpose of making any inspection or test of the installation or alteration of electrical equipment contained therein, or for the purpose of reinspecting present wiring installations to determine whether or not such wiring installations conform to the provisions of this Article, and shall have the authority to cause the turning off of all electrical currents and to cut or disconnect, in cases of emergency, any wire where such electrical currents are dangerous to life or property or may interfere with the work of the Fire Department. (1986 Code)

**Sec. C-13. POWER TO STOP WORK.**

No person, firm or corporation shall install any electrical conduits, electrical wire, equipment or apparatus in any building or structure for which a permit is required until such permit shall have been secured. In case of any installation, alteration or repair of electrical wires or apparatus in any building or structure without a permit authorizing the same, the work shall be stopped until the necessary permit is issued. (1986 Code)

**Sec. C-14. REGISTRATION.**

All persons, firms or corporations doing electrical work in the Village must be registered or licensed in the state as an electrical contractor. The term "electrical contractor" as used in this provision means any person, firm or corporation engaged in the business of installing or altering, by contract, electrical equipment for the utilization of electricity supplied for light, heat or power (not including radio apparatus, or equipment for wireless reception of sounds and signals, and not including apparatus, conductors and other equipment installed for or by public utilities, including common carriers which are under the jurisdiction of the Illinois Commerce Commission, for use in their operation as public utilities). (1986 Code)

**Sec. C-15. REVOCATION OF REGISTRATION.**

The Chief Electrical Inspector may suspend any Village permit of persons, firms or corporations executing electrical installations contrary to the provisions of this Article until acted upon by the Electrical Commission, or at his discretion he may reinstate the suspended or revoked permit after the violations have been corrected or rectified. (1986 Code)

**Sec. C-16. FEES.**

Fees for electrical installations shall be as set forth in Appendix D of this Code. (1986 Code)

#### Sec. C-17. WIRING.

All electrical installations, repairs and maintenance shall be performed according to the NFPA 70 National Electrical Code 2008 subject to the following exceptions: (Ord. 08-1392, 8-19-2008)

(1) All electrical services, new and revisions, shall, except as may be authorized in writing by the building commission, be installed underground.

(2) All residential services shall have a single main disconnect sized for the service entrance conductors and service equipment. Service entrance conductors shall be installed in rigid metal conduit or intermediate metal conduit. Rigid nonmetallic conduit may be used underground in accordance with Article 347. Circuit breaker panels used for service entrance equipment in single-family dwellings must accept at least twenty (20) full size single pole breakers. Twin tandem, duplex or split circuit breakers shall not be approved for new construction. (1986 Code)

(3) Knob and tube wiring shall not be installed or extended under any circumstances.

(4) Service entrance cable (range cable) or nonmetallic sheathed cable shall not be accepted.

(5) Aluminum wire shall not be used on or in any structure.

(6) Each heating plant shall be on a separate circuit. (1986 Code; amd. Ord. 00-1009, 1-18-2000)

(7) Detached garages shall be required to have wiring installed at the time of construction. Overhead wiring to new garages will not be allowed. Underground wiring to the garage may be in galvanized rigid intermediate conduit or PVC. (Ord. 90-643, 8-27-1990; amd. Ord. 00-1009, 1-18-2000)

(8) Low voltage wiring must be installed in conduit in areas made inaccessible by building construction or where subject to mechanical injury. Low voltage wiring installed in ceilings used as ducts or plenums shall be installed in conduit. (1986 Code; amd. Ord. 00-1009, 1-18-2000)

(9) All wiring in any residential or commercial building shall be installed in metal conduit or galvanized conduit. Underground wiring shall be permitted in PVC conduit. (Ord. 08-1363, 2-19-2008; amd. Ord. 08-1392, 8-19-2008)

#### Sec. C-18. EXCEPTIONS.

Any electrical equipment or method of installation not specifically covered by the foregoing section shall be governed by the rules and regulations in the NFPA 70 National Electrical Code 2008 sponsored by the National Fire Protection Association under the auspices of the American National Standards Institute, now on file in the office of the Building Department, herein referred to as the National Electrical Code, which is hereby adopted by reference and made a part hereof. Any and all references to the National Electrical Code in foregoing sections shall mean the edition referred to above. (Ord. 90-643, 8-27-1990; amd. Ord. 08-1392, 8-19-2008)

#### Sec. C-19. PENALTIES.

Any person, firm or corporation violating any of the sections of this Appendix shall, in addition to any other penalties herein set forth, be subject to the penalties set forth in Section 1-13 of this Code. (1986 Code)

### ARTICLE VII PLUMBING CODE

#### Sec. C-20. ADOPTION OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH PLUMBING CODE.

(1) The rules and regulations of the Illinois Department of Public Health Plumbing Code, 2004 edition, and any of its supplements, are hereby adopted by reference and incorporated as if set forth herein and shall apply to all construction within the Village of Northfield with the following exceptions: (Ord. 04-1212, 8-17-2004; amd. Ord. 08-1363, 2-19-2008)

(a) With respect to table A, approved materials for water distribution, Section 890, Appendix A, no chlorinated polyvinyl chloride (CPVC) pipe or tubing, poly butylene (PB) pipe or tubing, or type M copper piping shall be permitted for water distribution.

(b) No soldering shall be permitted on the copper water service on the street side of the water meter. A flared fitting to the valve and brass nipples and/or ell shall be provided.

(c) With respect to table A, approved building drainage/vent pipe, section 890, Appendix A for underground piping; Sections 1, 5, 6, 7, 11, 12 and 14 shall be deleted.

(d) Section 890.690 b. shall be amended to require that deck mounted faucets with hoses, showerheads or spray attachments shall be provided with an automatic safety water mixing device to prevent sudden excessive water temperature or unanticipated changes in water temperature.

(Ord. 04-1212, 8-17-2004)

(2) If at any time during the installation or repair of public utilities, it becomes necessary to disturb an existing driveway, the contractor shall be responsible for the replacement of the entire apron from curb to sidewalk. No patches shall be permitted. If there is no material break of curb or sidewalk, the area of the driveway which falls within the public right of way or access easement shall be replaced. (Ord. 01-1067, 6-18-2001)

### ARTICLE VIII HAZARDOUS MATERIALS

#### Sec. C-21. DEFINITIONS.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**COSTS INCURRED BY THE VILLAGE.** Shall include all costs and expenses of the Village in connection with the cleanup or abatement of the discharge of hazardous materials or the extinguishing of a fire involving hazardous materials and shall include, but shall not necessarily be limited to, the following: actual labor costs of Village personnel involved in

the cleanup or abatement of the discharge (including workers' compensation benefits, fringe benefits and administrative overhead); cost of equipment operation, damage or loss as published and updated by the finance department of the Village; cost of materials obtained directly by the Village; and cost of any labor and materials expended through the retention of other parties to assist in the cleanup or abatement.

DISCHARGE. To leak, seep, spill, emit or release, or leakage, seepage, spill, emission, or other release, whether intentional or unintentional.

HAZARDOUS MATERIAL. Any substance or material which, due to its quantity, form, concentration, location, or other characteristics, is determined by the Fire Chief or his authorized representative to pose an unreasonable and imminent risk to the life, health or safety of persons or property or to the ecological balance of the environment, including, but not limited to, explosives, radioactive materials, petroleum or petroleum products or gases, poisons, etiologic (biological) agents, flammables, corrosives or any substance determined to be hazardous or toxic under any federal or state law, statute or regulation. (Ord. 89-582, 4-25-1989)

#### Sec. C-22. UNLAWFUL TO DISCHARGE HAZARDOUS MATERIALS, PENALTY.

It shall be unlawful for any person to discharge hazardous materials within the Village of Northfield. Any person found guilty of violating this section shall be fined not less than two hundred dollars (\$200.00) nor more than five hundred dollars (\$500.00) per day. (Ord. 89-582, 4-25-1989)

#### Sec. C-23. DISCHARGE OF HAZARDOUS MATERIALS; CLEANUP OR ABATEMENT; LIABILITY FOR COSTS.

(1) The Fire Rescue Department is authorized to clean up or abate the effects of any hazardous material discharged upon or into any property or facilities within the Village. The fire rescue department may be assisted in such cleanup or abatement by any other Village department or independent contractors, as necessary to protect against or eliminate such hazard. The Fire Rescue Department or its designors shall have the right to go on private property to clean up or abate such a hazard when in the sole discretion of the Fire Rescue Chief or his authorized representative that hazardous materials have been discharged. The Fire Rescue Chief shall make a reasonable effort to notify the owners or manager of the property before entry, however, if in his sole discretion the time to effect such notification will endanger life or property, the abatement may proceed without notice and such failure of notice shall not affect the owner's obligations under this Article.

(2) Any person who intentionally, negligently, or otherwise causes such a discharge of hazardous material and any person who owns or controls the hazardous material's container at the time of discharge and the owner of the property shall be jointly and severally liable to the Village for the payment of all costs incurred by the Village as a result of such cleanup or abatement by the Village.

(3) The authority to recover costs under this Section shall not include actual fire suppression or other services which are normally or customarily provided by the Fire Rescue Department unless the fire involves hazardous materials.

(4) The remedies provided by this Article shall be in addition to any other remedies provided by law. (Ord. 89-582, 4-25-1989)

**Sec. C-24. BILLING RESPONSIBLE PERSONS; PAYMENT TO THE VILLAGE; APPEAL.**

(1) The Village shall, within sixty (60) days of completion of the cleanup or abatement of any hazardous material discharge, send an invoice for the costs incurred by the Village in connection with such discharge to the person determined by the Village to be responsible for such discharge pursuant to Section C-23(2) of this Article.

(2) The person responsible for such hazardous material discharge shall submit payment for the invoice to the Village within thirty (30) days of receipt of the invoice.

(3) Any person determined by the Village to be responsible for a hazardous material discharge may appeal to the Village Manager any invoice sent pursuant to this Section by sending a written notice of appeal to the Village Manager within thirty (30) days of receipt of the invoice. The appeal shall be heard by the Village Manager, and his decision shall be final. (Ord. 89-582, 4-25-1989)

**ARTICLE IX**

**COST RECOVERY PROGRAM**

**Sec. C-25. DEFINITIONS.**

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**CARELESS:** Not taking ordinary or proper care; heedless; inattentive.

**CONTRACT:** An oral or written agreement to have work performed by a contractor, individual, organization, company, etc.

**CONTRACTOR:** Person or entity who has a contract to perform a task or service.

**EMERGENCY RESPONSE:** Any call requiring the Northfield Fire/Rescue and/or Police Departments to respond.

**INCENDIARY ACT:** A fire purposely set by a person or persons.

**INCIDENT:** Any event requiring the services of the Northfield Fire/Rescue and/or Police Departments.

**MALICIOUS ACT:** A wrongful act intentionally done without legal justification or excuse; an unlawful act done wilfully and purposely.

**NEGLIGENCE:** Failure to use the ordinary care a reasonable, prudent and careful person would use under similar circumstances; failure to do something which a reasonable person would do; or the doing of something which a reasonable and prudent person would not do. (Ord. 97-905, 7-21-1997)

**Sec. C-26. ACTS REQUIRING COST REIMBURSEMENT.**

The following acts are subject to the fees enumerated in section C-27 of this Article: (Ord. 97-905, 7-21-1997)



(1) Negligence/Careless Acts. Any person whose negligence or careless actions or conduct cause an incident resulting in an appropriate emergency response, shall be required to make restitution, pursuant to Section C-27 of this Article, to the Village for the costs of that emergency response. (Ord. 97-905, 7-21-1997; amd. Ord. 18-1728, 9-17-2018)

(2) Malicious Or Incendiary Acts. Any person whose malicious or incendiary act causes an incident resulting in emergency response, shall be required to make restitution, pursuant to Section C-27 of this Article, to the Village for costs of that emergency response. (Ord. 97-905, 7-21-1997)

(3) Driving Under The Influence. Pursuant to 625 Illinois Compiled Statutes 5/11-501(a), any person who has 0.08 or more alcohol concentration in his or her blood or breath, or whose blood or urine contains evidence of the unauthorized use of cannabis, as defined by the Illinois Cannabis Control Act, 720 Illinois Compiled Statutes 550/1 et seq., 1994, or of the unauthorized use of a controlled substance, as defined by the Illinois Controlled Substances Act, 720 Illinois Compiled Statutes 570/100 et seq., 1994, and who causes an incident resulting in an emergency response, upon finding of guilty for the underlying offense (includes supervision and probation) shall be required to make restitution, pursuant to Section C-27 of this Article, to the Village for the costs of that emergency response. (Ord. 97-905, 7-21-1997; amd. Ord. 18-1728, 9-17-2018)

(4) Helicopter Standby. When a helicopter (other than governmental craft such as Coast Guard craft or medical helicopters) lands or hovers within the boundaries of the Village, the person responsible for such helicopter shall be required to make restitution, pursuant to Section C-27 of this Article, to the Village for the costs of a fully staffed fire engine required for standby. (Ord. 97-905, 7-21-1997)

(5) Fire/Rescue Company Standby. When fire/rescue services (engine, truck, squad or ambulance) are requested to stand by for a non-Village sponsored event, the person by whom the standby is requested shall reimburse the Village for the costs of such fire/rescue standby pursuant to Section C-27 of this Article.

(6) Other Fire/Rescue Services. When any fire/rescue services (engine, truck, squad or ambulance) are rendered, the person to whom the service is rendered shall be required to reimburse the Village for the service as set forth in Section C-27 of this Article. (Ord. 18-1728, 9-17-2018)

#### Sec. C-27. FEES.

The fees for those acts enumerated in Section C-26 of this Article shall be as set forth in Appendix D, Article I of this Code. The Village Manager or designee may waive fees should circumstances warrant such.

A minimum of one hour shall be charged for all calls. Subsequent hours will be prorated in fifteen (15) minute increments. All calls shall be billed "portal to portal". (Ord. 97-905, 7-21-1997)

#### Sec. C-28. LATE FEES.

All fees shall be paid to the Village Treasurer within sixty (60) days of the invoice date. In the event that the fees are not paid within the sixty (60) day period, said fees shall be increased by fifty percent (50%). (Ord. 97-905, 7-21-1997)

#### Sec. C-29. APPEAL PROCESS.

Any person aggrieved by the assessment of a fee as set forth in Section C-27 of this Article may, within fourteen (14) days of receipt of the notice of assessment, file a written appeal with the Village Manager, setting forth the reasons why the fee should not be assessed. The Village Manager shall respond, in writing, within thirty (30) days of receipt of the appeal. The Village Manager may, in his or her sole discretion, personally contact the appellant. The decision of the Village Manager shall be final. (Ord. 97-905, 7-21-1997)

### ARTICLE X DISPLAY OF STREET ADDRESS

#### Sec. C-30. ADDRESS NUMBERS.

(1) It is the duty of the owner and occupant of every building in the Village to place and maintain proper street address numbers in a place visible from the roadway. Figures shall be arabic or nonscript in nature and at least four inches (4") in height showing the number of the building. The address numbers shall be easily and distinctly read year round in both the day and during darkness.

(2) If a building is not visible from the roadway, the address numbers shall be posted on the parkway or on the mailbox or some other visible location. (Ord. 97-906, 7-21-1997)

### ARTICLE XI INTERNATIONAL ENERGY CONSERVATION CODE

#### Sec. C-31. ADOPTION OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

The International Energy Conservation Code 2006 is hereby adopted by reference as the Energy Conservation Code for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein. (Ord. 08-1363, 2-19-2008)

### ARTICLE XII PROPERTY MAINTENANCE CODE

#### Sec. C-32. ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

The International Property Maintenance Code 2012 is hereby adopted by reference as the Property Maintenance Code for the Village and is hereby made a part of this Article with the same force and effect as if it was specifically and particularly set forth herein. (Ord. 13-1565, 9-17-2013)

#### Sec. C-33. ENFORCEMENT.

It shall be the duty and responsibility of the Community Development Director or his/her designee to enforce the provisions of this Article. In the event any building or structure is in violation of this Article, the Board of Trustees and/or Community Development Director, in

addition to other remedies, may institute any appropriate action or proceedings: a) to prevent the occupancy of any unsafe building, structure or land, b) to prevent any illegal act, conduct, business or use in or about the premises, or c) to restrain, correct or abate the violation. (Ord. 13-1565, 9-17-2013)

#### Sec. C-34. DELETIONS.

The following sections of the International Property Maintenance Code are not adopted:

Sections 103.2, Appointment, and 103.3, Deputies, are deleted.

Section 103.5, Fees, is deleted.

Section 107.2, Form, is deleted.

Section 109.6, Hearing, is deleted.

Section 111, Means Of Appeal, is deleted.

Section 112.2, Issuance, is deleted.

Section 112.4, Failure To Comply, is deleted.

Section 302.4, Weeds, is deleted.

Section 302.8, Motor Vehicles, is deleted.

Section 304.3, Premises Identification, is deleted.

Chapter 4, Light, Ventilation And Occupancy Limitations, is deleted.

Chapter 5, Plumbing Facilities And Fixture Requirements, is deleted.

Chapter 7, Fire Safety Requirements, is deleted.

Chapter 8, Referenced Standards, is deleted.

(Ord. 13-1565, 9-17-2013)

#### Sec. C-35. AMENDMENTS.

The International Property Maintenance Code hereinabove referred to is hereby amended as follows:

Section 101 - General

Section 101.1 is hereby deleted and replaced with the following:

101.1 Title. These regulations shall be known as the international property maintenance Code of the Village of Northfield, hereinafter referred to as "this Code" or "the Property Maintenance Code."

Section 101.5 is hereby added to read as follows:

101.5 Jurisdictional Liability. The Village of Northfield 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, structures or equipment or by reasons of the approval or disapproval of any building, structure or equipment authorized herein.

Section 102 - Applicability

Section 102.3 is hereby deleted and replaced with the following:

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, Life Safety, and Energy Conservation Codes as amended and set forth in Appendix C as well as the Zoning Ordinance set forth in Appendix A of the Village Code. Nothing in this Code shall be construed to cancel, modify or set aside any provisions of the Zoning Ordinance.

#### Section 103 - Department Of Property Maintenance And Inspection

Section 103.1 shall be deleted and replaced with the following:

103.1 Code Official. The Community Development Director or his/her designee(s) shall be the Code official.

Section 103.4, Liability, shall be revised to delete the words "member of the Board of Appeals."

#### Section 106 - Violations

Section 106.1 shall be deleted and replaced with the following:

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 the 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.

Section 106.3, Prosecution Of Violation, shall be revised to delete the word "shall" following the word "premises" and to replace it with the word "may."

Section 106.4 shall be deleted and replaced with the following:

106.4 Violation Penalties. Any person violating any provision of this Chapter shall be fined in an amount set forth in Appendix D, Article III, of the Village Code.

#### Section 107 - Notices And Orders

Section 107.3 shall be deleted and replaced with the following:

107.3 Method Of Service. Such notice shall be deemed to be properly served if a copy thereof is:

- A. Personal service upon a party or its employees or agents;
- B. Service by certified mail, return receipt requested, at the party's address;
- C. Service by first class mail, postage prepaid, at the party's address; or
- D. Service by posting a copy of the charging document upon the property where the violation is found when the party is the owner or manager of the property.

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.

Section 107.6 shall be deleted and replaced with the following:

107.6 Transfer Of Ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with.

#### Section 201 - General

Section 201.3 shall be deleted and replaced with the following:

201.3 Terms Defined In Other Codes. Where terms are not defined in this Code and are defined in the Building, Plumbing, Mechanical, Fire Prevention, Electrical, Life Safety, and Energy Conservation Codes, as amended, and set forth in Appendix C of the Village Code, such terms shall have the meaning ascribed to them as in those Codes.

#### Section 202 - Definitions

A new definition of "building" shall be added and shall read as follows:

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

#### Section 302 - Exterior Property Areas

Section 302.5 shall be deleted and replaced with the following:

302.5 Rodent Harborage And Vermin Infestation. All structures and exterior property shall be kept free from rodent harborage and infestation of rodents, vermin or other pests. Where rodents, vermin or other pests are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After elimination of the rodents, vermin or other pests, proper precautions will be taken to eliminate rodent harborages and to prevent reinfestation of vermin or other pests.

#### Section 304 - Exterior Structure

Section 304.1 shall be amended by adding the following sentence at the end:

Whenever repair, replacement or maintenance of exterior surfaces is required to comply with this section, such repair, replacement or maintenance shall be undertaken so as to match, conform and be consistent with the existing exterior and shall comply with all applicable provisions of this Code.

Section 304.14 is revised to insert the dates of March 1 to November 30.

Section 304.16 shall be deleted and replaced with the following:

304.16 Basement Hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, vermin, pests and rain and surface water.

#### Section 309 - Pest Elimination

Section 309.1 shall be deleted and replaced with the following:

309.1 Infestation. All structures shall be kept free from insect, rodent, vermin and pest infestation. Where rodents, vermin or other pests are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After elimination of the rodents, vermin or other pests, proper precautions will be taken to prevent reinfestation of rodents, vermin and other pests.

#### Section 602 - Heating Facilities

Section 602.2 shall be deleted and replaced with the following:

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

Section 602.3, Heat Supply, shall be amended by inserting the following date where appropriate, "September 15 to June 1."

Section 602.4, Occupiable Work Spaces, shall be amended by inserting the following dates where appropriate: "September 15 to June 1."

#### Section 604 - Electrical Facilities

Section 604.2 shall be deleted and replaced with the following:

604.2 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 set forth in Appendix C, Article VI of the Village Code. Every dwelling shall be serviced by a main service that is not less than 100 amperes, three wire.

(Ord. 13-1565, 9-17-2013)

Village of Northfield