KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

January 13, 2014 – 6:30 p.m.

CALL TO ORDER
ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the December 16, 2013 meeting.

EXPENDITURE REPORT- (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $20,000

PETITIONS
1. 13-26 Green Organics Inc.
   Request Major Amendment to a Special Use
   Location 1270 E. Beecher Road, Bristol
   Purpose Request for a major amendment to their special use to add and subtract land and change the layout of the site

2. 14-01 Building Code Update including building permit fees
   Request Update of the Kendall County Building Code and fees

NEW BUSINESS
1. 50% waiver request for building permit fees in the amount of $105 (Total permit in the amount of $210) for 9925 Route 47. Kendall Township will be remodeling the building and using it for township business
2. 100% waiver request for building permit fees for a sign in the amount of $158 for 0 Boulder Hill Pass. The Oswegoland Park District is requesting a non-illuminated sign for the Boulder Point Center
3. Emerson Creek Special Use
4. 10009 Legion Road Special Use discussion
5. Discussion on future goals of the PBZ Department

OLD BUSINESS

PUBLIC COMMENT

UPDATE ON HISTORIC PRESERVATION

UPDATE ON CMAP LAND USE COMMITTEE MEETING- No meeting in December, next meeting on January 15, 2014

PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT- Next meeting on February 10, 2014
KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of December 16, 2013

CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:32 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Vice-Chair Judy Gilmour, Lynn Cullick and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins, Code enforcement Brian Holdiman & States Attorney Eric Weis
In the audience: David Gravel (Green Organics Vice President), Jessie Sexton (Green Organics Manager), Jeff Milroy and Attorney Gregg Ingemunson

APPROVAL OF AGENDA
Judy Gilmour made a motion to approve the agenda as written, Amy Cesich seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from November 12, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Judy Gilmour made a motion to approve the expenditure report in the amount of $17,435.05 and forward it onto the Finance Committee, Amy Cesich seconded the motion. All agreed and the motion was approved.

OLD BUSINESS—
Billboard discussion— Planner Zubko stated in the packet were the meeting minutes from the last 2 meetings billboards were discussed. The Committee wanted the SAO in attendance to ask some questions. Mr. Eric Weis gave a little background and stated the Board can have them removed but under eminent domain act we’d have to pay them fair cost. Planner Zubko asked about the Special Use, Mr. Weis stated he’d have to look at that specific case. Mr. Wilkins asked since they’re legal non-conforming can they replace it? Mr. Weis stated it would depend on the fact. Ms. Cesich asked if this sets precedent. Mr. Weis stated we have Ordinances in place and those are case by case basis. There was discussion on just compensation and appraisals are received, how much it cost to erect it, maintain it, how much is brought in and how the property can be used. Attorney Gregg Ingemunson had a little to weigh in about eminent domain and explained the process. The committee decided that nothing could be done at this moment unfortunately. For the special use it will be decided if they amend their special use.

Recommendation to accept contractual services proposal from Erickson Construction for plumbing inspections at rate of $140 per inspection— Mr. Jeff Wilkins stated as you know Mr. Schneider will be retiring. Since we knew this could be over $30,000 we did go out for bid. We received 2 bids, Erickson for $140 per inspection and Bee Plumbing at a rate of $150 per inspection. We have worked out the 12.16.13 PBZ Meeting Minutes
insurance. This is kind of 2 parts, looking to recommend approval so we can ask the SAO to write the
agreement for approval. It’s on the agenda for approval but not for the actual agreement. We’re hoping
the 2nd meeting in January. Mr. Wehrli asked why we couldn’t hire a retired plumber to be on payroll. Mr.
Wilkins stated it becomes complicated. There was a brief discussion on insurance. Jeff Wehrli
recommended to send to the board to accept the contract. Lynn Cullick seconded the motion. With a roll
call vote all were in favor.

Recommend approval of agreement for contractual services with Erickson Construction for plumbing
inspections at rate of $140 per inspection - Discussed above.

Recommend ordinance revision to “Section 7 – Fees” of the Building Code Ordinance setting plumbing
inspection fee of $145 per inspection - Mr. Jeff Wilkins stated we’re looking to just cover our expense so
looking to charge $145 for inspection. In the packet is section 7 of the building code. These fees will be on
the County Board agenda when the agreement is complete. Mr. Holdiman stated the plan is in January to
have the amended fees for everything. This will be discussed more next month.

PETITIONS-
#13-26 Green Organics Inc.
Planner Angela Zubko briefly explained the request of the petitioner, Green Organics Inc. is requesting a major
amendment to their special use to continue operation of their regional compost facility at 1270 E. Beecher
Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of
Yorkville and seek new conditions on property. The only thing changing on the Kendall County side is the site
layout; the parts that are being eliminated and added are on the east in the City of Yorkville. The petitioners
are going to continue maintaining the existing berms and plantings. The County along with some County
Board members did a site visit including Megan Andrews and Planner Zubko to discuss the operation and the
proposed changes. The petitioners went to the Bristol Township Board on December 4th where they tabled
the petition till the January 8th meeting. Planner Zubko is working with the City of Yorkville to make cohesive
conditions so they don’t have 2 sets of rules for the same property. Through the City of Yorkville they are
amending their annexation agreement as this property is planned to be the Westbury subdivision. There is a
stipulation that reads “the existing uses on the property may continue to operate as non-conforming uses
until such time as a final plat is approved for the affected portion of the property.” The portion on Kendall
County will remain. The city of Yorkville is going to impose a condition on “their side” that states something to
the point that once a principal structure is within 1/8th of a mile or 660’ the operation must cease. The facility
is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason
something happens and they shut the doors, the County or City would have no responsibility with any
compost left on site. Also to note that Green Organics’ leases the property so have lease agreements with
each owner. The facility was initially designed to process 150,000 cubic yards of source-separated landscape
materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil
amendments. The State of IL changed the legislation to allow composting facilities to take up to 10% of their
volume in food scraps without changing the compost designation. The State of Illinois in conjunction with the
EPA believes that percentage is an allowable amount without having to go through the full citing
requirements. So in 2010, the facility was permitted to accept food scraps for composting equaling at most
10% of the total allowed site volume. The petitioner has stated that typically they take fruit and vegetable
materials with some breads, they are not allowed to take in truckloads of renderings or meat products, nor do
they want to. They currently have not hit the full 10% allowable amount. The food scraps are mixed with the end product but kept in separate windrows.

In the packet it goes through the entire process when the material is brought on the site till it is hauled off as the product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards as the new site plan will be more efficient. With regards to host fees the County has been doing all the inspections and received 100% of the host fees since 1993 even though some of the property was annexed in 1998. The City of Yorkville has currently decided to allow the County to keep collecting 100% of the fees. Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. There is enough parking and signage that exists. Since the newer sites will be in the City of Yorkville we have asked their engineer to take a look at the proposed engineering instead of the County’s engineer. Also Marlin Hartman from the County Health Department does go to the site regularly for inspections and has not had any issues.

Staff does recommend approval of the major amendment to their special use with Organics Inc. with the following conditions.

1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance:
   a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.
   b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
   c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
   d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
   e. A locked gate shall restrict vehicle access during closed hours except that a “lock-box” shall allow access to emergency vehicles.
   f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
   i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
   j. Truck weights shall be limited to 73,280 pounds.
   k. The operator shall provide weight receipts to Kendall County.
l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.
   m. Other conditions as appropriate for the particular facility. (Amended 6/20/2006)
2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass)
3. The site plan shall be kept on file as “Exhibit A” attached hereto
4. The facility operator shall maintain plantings on the berm and ditch as shown on “Exhibit B” attached hereto
5. The facility operator shall maintain the gate and landscaping as indicated on “Exhibit C” attached hereto
6. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on “Exhibit D”
7. The facility operator shall maintain a sampling schedule as shown on “Exhibit E” attached hereto
8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
9. This special use Ordinance shall expire on December 1, 2023 and the petition for renewal shall be made prior to July 1, 2023.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.

Plan Commission wanted to add a condition with the definition of tailings, Planner Zubko is of the opinion this is not necessary as it is the overs/extras of the received materials.

Also the Plan Commission and Hearing officer recommended approval subject to the township’s approval and Planner Zubko requests the same at this meeting.

There was a brief discussion on the Westbury subdivision and the Undessor site is no longer a part of the subdivision.

Mr. Gravel gave a brief background and history of the site.

Mr. Wehrli asked about the water and soil samples and if that has been on going? Mr. Gravel stated yes the EPA requires it. Mr. Wehrli asked about the fact that is being eliminated and what is going to happen with the compost. Mr. Gravel stated they’re currently moving the compost and the site will be returned as is as a farm. Mr. Wehrli wanted clarification if and when the City of Yorkville side closes what happens to the volume. Mr. Gravel stated it would have to be reduced per the EPA. Mr. Gryder asked if we have an agreement with the City of Yorkville. Ms. Zubko stated we do not have one currently but probably should get something in writing. There was talk about waiting for the township and continue this till next month. There was discussion on the host fees and the proposed additions. Mr. Gravel stated 2012 was such a low year due to the drought and expect to take in more material and hope food scraps would help since

Mr. Wehrli made a motion to continue this till next month, Lynn Cullick seconded the motion. With a roll call vote this will be continued till next month.

**#13-32 Harlan Farms Ltd.**
Planner Zubko stated that the owner of Harlan Farms Ltd., David Smith, has requested for a revocation of their special use for soccer fields and parking for property located on the south side of Chicago Road about 0.35
miles east of Grove Road. They have not used the property for awhile for soccer and requested to build an accessory structure in the middle of the existing parking lot.

With no questions Judy Gilmour made a motion, seconded by Lynn Cullick to forward the petition onto the County Board Meeting. All were in favor.

**#13-30 FEMA Map Changes**
Planner Zubko stated that as previously discussed last month some panels are changing so the text of the Countywide Stormwater Ordinance needed to reflect the new panel numbers.

With no questions Lynn Cullick made a motion, seconded by Amy Cesich to forward the petition onto the County Board Meeting. All were in favor.

**NEW BUSINESS**
Planner Zubko stated she just wanted to let the committee know next month we will be discussing how to handle some violations at two special uses and how they would like staff to proceed. One is Emerson Creek and the other is a landscape business on Legion Road.

**PUBLIC COMMENT** – None

**UPDATE ON HISTORIC PRESERVATION** - Discussion on other CLG Communities and special guest speaker at a COW meeting- Planner Zubko stated in the packet is a list of all CLG certified communities in Illinois and she is working on getting Catherine O’Conner from the IL Historic Preservation Agency to come to a COW meeting to help aid in some discussion of CLG certification and preservation as a whole.

**UPDATE ON CMAP LAND USE COMMITTEE MEETING** - Planner Zubko stated they are looking to update some of the goals and recommendations in the 2040 plan.

**PROJECT STATUS REPORT** – Reviewed

**PERMIT REPORT** – Reviewed

**REVENUE REPORT** – Reviewed

**CORRESPONDENCE** – None

**EXECUTIVE SESSION** - None

There was a brief discussion on the combination of the inoperable vehicles, junk ordinance and nuisance ordinance. Planner Zubko stated that will not be ready till about February or March.

**ADJOURNMENT** - Next meeting will be on January 13, 2014

Jeff Wehrli made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:41 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
ORDINANCE NUMBER 2014 -

GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR
GREEN ORGANICS INC. AT 1270 EAST BEECHER ROAD

WHEREAS, Green Organics, Inc. has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 58 acre property located on the east side of Beecher Road about 0.5 miles south of Galena Road, commonly known as 1270 E. Beecher Road, (PIN# 02-08-100-006, part of PIN# 02-08-200-015, part of PIN# 02-08-200-018, part of PIN# 02-08-200-019 and part of PIN# 02-08-200-022), in Bristol Township; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation for a landscape waste composting site; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for as Ordinance 1993-19 on October 19, 1993; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 1997-13 on August 19, 1997; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2000-18 on April 18, 2000; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2008-17 on May 20, 2008; and

WHEREAS, the Zoning Administrator and/or deputies did grant the petitioner a minor amendment to the existing special use to allow the facility to begin accepting and processing food waste as Ordinance 10-25-11 on October 25, 2011; and

WHEREAS, said special uses will continue on the property; and

WHEREAS, said property is legally described as:

PARCEL 1
THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

Page 1 of 5
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 953.68 FEET TO A POINT IN THE CENTER LINE OF A BRANCH OF THE ROY CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE 1699.46 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 07 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 1124.58 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST 2655.97 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION THAT IS 1126.52 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE 100.00 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 12 SECONDS EAST 1498.53 FEET TO A POINT IN THE CENTER OF SAID ROY CREEK; THENCE NORTH 28 DEGREES 38 MINUTES 38 SECONDS WEST ALONG SAID CREEK, 1134.24 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS
PIN: 02-08-100-006

PARCEL 2
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 36 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 187.01 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 39 SECONDS EAST, 332.00 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 14 SECONDS EAST, 463.00 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 49 SECONDS EAST, 58.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 356.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, 541.26 FEET TO A POINT ON A LINE 400.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 14 MINUTES 06 SECONDS EAST, ALONG SAID LINE, 171.42 FEET; THENCE ALONG THE SOUTH LINE OF A PARCEL OF LAND WITH PARCEL IDENTIFICATION NUMBER 02-08-200-015 FOR THE NEXT FOUR CALLS; SOUTH 83 DEGREES 45 MINUTES 54 SECONDS WEST, 130.42 FEET, MORE OR LESS; SOUTH 86 DEGREES 27 MINUTES 54 SECONDS WEST, 65.30 FEET; NORTH 08 DEGREES 04 MINUTES 41 SECONDS WEST, 23.88 FEET; NORTH 87 DEGREES 04 MINUTES 28 SECONDS WEST, 202.52 FEET, MORE OR LESS, TO A POINT 850.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE WEST LINE THEREOF; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, 850.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS, AND CONTAINING 13.72 ACRES, MORE OR LESS.

PINs# 02-08-200-015 (portions thereof); 02-08-200-018 (portions thereof); 02-08-200-019 (portions thereof); and 02-08-200-022 (portions thereof).
WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on December 9, 2013; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation is controlled by the EPA and inspected regularly by the Health Department and have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. The newer water park exists less than a mile away to the east and still there have been no complaints about affecting the area properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The special use conforms to all applicable regulations of the A-1 Special use district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a major amendment to their existing special use zoning permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville subject to the following
1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance:
   Composting of landscape waste and food waste, subject to the following:
   a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Subchapter 1, Park 830, Standards for compost facilities.
   b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
   c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
   d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
   e. A locked gate shall restrict vehicle access during closed hours except that a “lock-box” shall allow access to emergency vehicles.
   f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
   i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
   j. Truck weights shall be limited to 73,280 pounds.
   k. The operator shall provide weight receipts to Kendall County.
   l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.
   m. Other conditions as appropriate for the particular facility. *(Amended 6/20/2006)*

2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass)

3. The site plan shall be kept on file as “Exhibit A” attached hereto

4. The facility operator shall maintain plantings on the berm and ditch.
5. The facility operator shall maintain the gate and landscaping as indicated on “Exhibit B” attached hereto.

6. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on “Exhibit C”.

7. The facility operator shall maintain a sampling schedule as shown on “Exhibit D” attached hereto dated March 11, 2008.

8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

9. This special use Ordinance shall expire on December 1, 2023 and the petition for renewal shall be made prior to July 1, 2023.

10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on January 21st, 2014.

Attest:

Debbie Gillette
Kendall County Clerk

John Shaw
Kendall County Board Chairman
HOST FEE SCHEDULE

<table>
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<th>Date to Begin</th>
<th>Fee Per Ton of Landscape Waste Received</th>
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<td>Effective date of Ordinance (January 21, 2014)</td>
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<td>$0.80</td>
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March 11, 2008

Mr. Joseph Mazza
Green Organics
290 Main Place
Carol Stream, IL 60188

Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[Signature]

Terese M. Laciak
President

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County
To: PBZ Committee

From: Brian Holdiman, Code Official

Date: Jan 7, 2014

Re: Building Code Update

I plan to use this memo as an outline for discussing the proposed update of Kendall County's Building Codes at the January 13, 2014 PBZ committee meeting.

1. Identify current Building Codes and discuss ISO (Insurance Services Office)
2. Identify proposed Building Codes (compare local jurisdictions)
3. Highlighted changes from 2006 IRC to 2012 IRC
4. Highlighted changes from 2006 IBC to 2012 IBC
5. Application Requirements (3 plans and stamped for commercial and single family)
6. Means of Appeal
7. Fees
8. Waivers and Refunds
9. Current Kendall County Building Code Ordinance
KENDALL COUNTY BUILDING CODE

SECTION 1 - IN GENERAL

ADOPTION
The County of Kendall adopts as the building code of the County, the following
documents with certain insertions, deletions and changes as listed in the Kendall County
Building Regulations:

International Building Code 2006
International Residential Code 2006, Including Appendix F and Appendix G
National Electric Code 2005
Illinois State Plumbing Code 2004
International Mechanical Code 2006

SCOPE
The Kendall County Building Code shall be applicable to all buildings and structures
erected, repaired, altered, demolished or moved within the jurisdiction of the County of
Kendall.

INTENT
The intent of the Building Code of Kendall County is to insure public safety health and
welfare insofar as they are affected by building construction through structural strength,
adequate means of egress facilities, sanitary equipment, light and ventilation and fire
safety and, in general, to secure safety to life and property from all hazards incidental to
the design, erection, repair, removal demolition or occupancy of buildings, structures or
premises.

VIOLATION PENALTIES
Violations of this Code shall be processed in the manner prescribed for all other
ordinance violations as established by the County Board. Any person who shall violate a
provision of this code or shall fail to comply with any of the requirements thereof or who
shall erect, construct, alter or repair a building or structure in violation of an approved
plan or directive of the code official, or of a permit or certificate issued under the
provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of
not less than $50 nor more than $1,000. Each day that a violation continues after due
notice has been served shall be deemed a separate offense.

Any person who shall continue any work in or about the structure 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 not less than $50.00 or
more than $1,000.
PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date building code addressing the design and installation of building systems through requirements emphasizing performance. The International Building Code®, in this 2012 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.


The International Building Code provisions provide many benefits, among which is the model code development process that offers an international forum for building professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the International Building Code (2000) was the culmination of an effort initiated in 1997 by the ICC. This included five drafting subcommittees appointed by ICC and consisting of representatives of the three statutory members of the International Code Council at that time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for building systems consistent with and inclusive of the scope of the existing model codes. Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI was utilized as the basis for the development, followed by public hearings in 1997, 1998 and 1999 to consider proposed changes. This 2012 edition presents the code as originally issued, with changes reflected in the 2003, 2006 and 2009 editions and further changes approved by the ICC Code Development Process through 2010. A new edition such as this is promulgated every 3 years.

This code is founded on principles intended to establish provisions consistent with the scope of a building code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The International Building Code is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample legislation. The sample adoption ordinance on page xix addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.
PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date residential code addressing the design and construction of one- and two-family dwellings and townhouses. The International Residential Code®, in this 2012 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.


The International Residential Code provisions provide many benefits, among which is the model code development process that offers an international forum for residential construction professionals to discuss prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the International Residential Code (2000) was the culmination of an effort initiated in 1996 by ICC and consisting of representatives from the three statutory members of the International Code Council at the time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI), and representatives from the National Association of Home Builders (NAHB). The intent was to draft a stand-alone residential code consistent with and inclusive of the scope of the existing model codes. Technical content of the 1998 International One- and Two-Family Dwelling Code and the latest model codes promulgated by BOCA, ICBO, SBCCI and ICC was used as the basis for the development, followed by public hearings in 1998 and 1999 to consider proposed changes. This 2012 edition represents the code as originally issued, with changes reflected in the 2009 edition, and further changes developed through the ICC Code Development Process through 2010. Residential electrical provisions are based on the 2011 National Electrical Code® (NFPA 70). A new edition such as this is promulgated every three years.

Energy provisions in Chapter 11 are duplicated from the International Energy Conservation Code®—Residential Provisions applicable to residential buildings which fall under the scope of this code.

Fuel gas provisions have been included through an agreement with the American Gas Association (AGA). Electrical provisions have been included through an agreement with the National Fire Protection Association (NFPA).

This code is founded on principles intended to establish provisions consistent with the scope of a residential code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.
NFPA 70
National Electrical Code®
2011 Edition

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This 2011 edition includes the following usability features as aids to the user. Changes other than editorial are highlighted with gray shading within sections and with vertical ruling for large blocks of changed or new text and for new tables and changed or new figures. Where one or more complete paragraphs have been deleted, the deletion is indicated by a bullet (*) between the paragraphs that remain. The index now has dictionary-style headers with helpful identifiers at the top of every index page.

90.1 Purpose.

(A) Practical Safeguarding. The purpose of this Code is the practical safeguarding of persons and property from hazards arising from the use of electricity.

(B) Adequacy. This Code contains provisions that are considered necessary for safety. Compliance therewith and proper maintenance results in an installation that is essentially free from hazard but not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.

(C) Intention. This Code is not intended as a design specification or an instruction manual for untrained persons.

(D) Relation to Other International Standards. The requirements in this Code address the fundamental principles of protection for safety contained in Section 131 of International Electrotechnical Commission Standard 60364-1, Electrical Installations of Buildings.

Informational Note: IEC 60364-1, Section 131, contains fundamental principles of protection for safety that encompass protection against electric shock, protection against thermal effects, protection against overcurrent, protection against fault currents, and protection against overvoltage. All of these potential hazards are addressed by the requirements in this Code.

90.2 Scope.

(A) Covered. This Code covers the installation of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways for the following:

1. Public and private premises, including buildings, structures, mobile homes, recreational vehicles, and floating buildings
2. Yards, lots, parking lots, carnivals, and industrial substations
3. Installations of conductors and equipment that connect to the supply of electricity
4. Installations used by the electric utility, such as office buildings, workshops, garages, machine shops, and recreational buildings, that are not an integral part of a generating plant, substation, or control center.

(B) Not Covered. This Code does not cover the following:

1. Installations in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles

Informational Note: Although the scope of this Code indicates that the Code does not cover installations in ships, portions of this Code are incorporated by reference into Title 46, Code of Federal Regulations, Parts 110–113.

2. Installations underground in mines and self-propelled mobile surface mining machinery and its attendant electrical trailing cable
3. Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communications purposes
4. Installations of communications equipment under the exclusive control of communications utilities located outdoors or in building spaces used exclusively for such installations
5. Installations under the exclusive control of an electric utility where such installations
   a. Consist of service drops or service laterals, and associated metering, or
   b. Are on property owned or leased by the electric utility for the purpose of communications, metering,
ILLINOIS PLUMBING CODE

The Illinois Plumbing License Law (225 ILCS 320) requires the Illinois Department of Public Health to promulgate and publish an Illinois Plumbing Code. This law also creates a Plumbing Code Advisory Council to advise the Department in the development of the Illinois Plumbing Code. The relevant portions of the law follow:

(225 ILCS 320/35) (from Ch. 111, par. 1133)
Sec. 35. The Department shall promulgate and publish and may from time to time amend a minimum code of standards for plumbing and the fixtures, materials, design and installation methods of plumbing systems based upon the findings of the sciences of pneumatics and hydraulics, after consideration of the recommendations of the Plumbing Code Advisory Council. The Department may promulgate and publish rules in the State's minimum code of standards for the minimum number of plumbing fixtures required for the comfort and convenience of workers and the public not inconsistent with, but not limited to, the requirements of the federal Americans With Disabilities Act, the Equitable Restrooms Act, and the U.S. Department of Labor, Office of Safety and Health Administration. The minimum code of standards for plumbing and any amendments thereto shall be filed with the Secretary of State as a public record. In preparing plumbing code standards and amendments thereto the Department may give consideration to the recommendations contained in nationally recognized plumbing codes and recommendations of nationally recognized material and equipment testing laboratories. The plumbing code promulgated by the Department under authority of this Act shall remain in effect as the minimum code authorized by this Act until the Department promulgates a new code under authority of this Act. At least 20 days' notice of a public hearing shall be given by the Department in a manner which the Department considers adequate to bring the hearing to the attention of persons interested in plumbing code standards. Notice of any public hearing shall be given by the Department to those who file a request for a notice of hearings. (Source: P.A. 87-885.)

(225 ILCS 320/39) (from Ch. 111, par. 1137)
Sec. 39. The Governor shall appoint a Plumbing Code Advisory Council to consult with and advise the Department. The Council shall be composed of the Director or his or her authorized representative, who shall serve as chairman ex-officio, and 11 members appointed by the Governor. The appointed members shall consist of 4 Illinois licensed plumbers engaged in plumbing in Illinois who are residents of Illinois, one registered professional engineer actively engaged in construction and design of plumbing systems; one licensed architect; one elected official of a municipality in Illinois; 2 representatives of the consumer public in Illinois; and two persons representing labor. Members of the Council shall be appointed for 3 year terms. The Plumbing Code Advisory Council as appointed by the Governor under authority of this Act shall remain in effect for the term of their appointments. Any member appointed to fill a vacancy occurring prior
to the expiration of the term for which his or her predecessor was appointed shall be appointed for the remainder of the term.

The Council shall meet as frequently as the Chairman deems necessary, but not less than once each year. Additional meetings may be called by the Chairman or by 3 members of the Council upon delivery of 10 days' written notice to the office of each member of the Council. Six members of the Council shall constitute a quorum. Each appointed member of the Council shall be reimbursed for actual expenses incurred in the performance of his or her duties. (Source: P.A. 87-885.)

(225 ILCS 320/40) (from Ch. 111, par. 1138)
Sec. 40. All persons engaged in plumbing as defined in this Act shall comply with the minimum code of standards for plumbing and the fixtures, materials, design and installation methods of plumbing systems published by the Department and filed with the Secretary of State as required by this Act.

All installations of equipment, fixtures, appliances or piping which are used or intended for use entirely for or as a part of a water supply system or sewage disposal system and thereby can affect the public health shall comply with the provisions of the State Plumbing Code for design, materials, installation and maintenance. The installation, repair, maintenance, alteration or extension of building sewers shall be done in accordance with the State Plumbing Code. Any person engaged in any of such work shall upon investigation and determination of non-compliance with the provisions of the State Plumbing Code be subject to the penalties contained in this Act. Such prosecution shall be the responsibility of the State's Attorney or other authority as authorized by this Act. (Source: P.A. 83-878.)
PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date mechanical code addressing the design and installation of mechanical systems through requirements emphasizing performance. The International Mechanical Code®, in this 2012 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.


The International Mechanical Code provisions provide many benefits, among which is the model code development process that offers an international forum for mechanical professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the International Mechanical Code (1996) was the culmination of an effort initiated in 1994 by a development committee appointed by the ICC and consisting of representatives of the three statutory members of the International Code Council at that time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mechanical systems consistent with and inclusive of the scope of the existing model codes. Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI was utilized as the basis for the development. This 2012 edition presents the code as originally issued, with changes approved through the ICC Code Development Process through 2010. A new edition such as this is promulgated every 3 years.

This code is founded on principles intended to establish provisions consistent with the scope of a mechanical code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The International Mechanical Code is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page xi addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.
PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date energy conservation code addressing the design of energy-efficient building envelopes and installation of energy efficient mechanical, lighting and power systems through requirements emphasizing performance. The International Energy Conservation Code®, in this 2012 edition, is designed to meet these needs through model code regulations that will result in the optimal utilization of fossil fuel and nondepletable resources in all communities, large and small.

This code contains separate provisions for commercial buildings and for low-rise residential buildings (3 stories or less in height above grade). Each set of provisions in this code—IECC—Commercial Provisions and IECC—Residential Provisions are separately applied to buildings within their respective scopes. Each set of provisions are to be treated separately; they each contain a Scope and Administration chapter, a Definitions chapter, a General Requirements chapter, and a chapter containing energy efficiency requirements applicable to buildings within their scope.


The International Energy Conservation Code provisions provide many benefits, among which is the model code development process that offers an international forum for energy professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development


This code is founded on principles intended to establish provisions consistent with the scope of an energy conservation code that adequately conserves energy; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.
Introduction

Internationally, code officials recognize the need for a modern, up-to-date fuel gas code addressing the design and installation of fuel gas systems and gas-fired appliances through requirements emphasizing performance. The International Fuel Gas Code®, in this 2012 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.


The International Fuel Gas Code provisions provide many benefits, among which is the model code development process that offers an international forum for fuel gas technology professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the International Fuel Gas Code (1997) was the culmination of an effort initiated in 1996 by a development committee appointed by ICC and consisting of representatives of the three statutory members of the International Code Council at that time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI) and the gas industry. The intent was to draft a comprehensive set of regulations for fuel gas systems and gas-fired appliances consistent with and inclusive of the scope of the existing mechanical, plumbing and gas codes. Technical content of the latest model codes promulgated by BOCA, ICBO, SBCCI and ICC and the National Fuel Gas Code (ANSI Z223.1) was utilized as the basis for the development. This 2012 edition presents the code as originally issued, with changes reflected in subsequent editions through 2009, and with code changes approved through the ICC Code Development Process through 2010 and standard revisions correlated with ANSI Z223.1-2012. A new edition such as this is promulgated every three years.

This code is founded on principles intended to establish provisions consistent with the scope of a fuel gas code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Format

The International Fuel Gas Code is segregated by section numbers into two categories - "code" and "standard" - all coordinated and incorporated into a single document. The sections that are "code" are designated by the acronym "IFGC" next to the main section number (e.g., Section 101). The sections that are "standard" are designated by the acronym "IFGS" next to the main section number (e.g., Section 304). A subsection may be individually redesignated as an "IFGS" section where it is located under an "IFGC" main section.
Other Jurisdictions Building Codes


Highlighted Code Section changes from 2006 to 2012 International Residential Code

1. R302.5
2. R303.4
3. R310.2.2
4. R313
5. R314
6. R405.1
7. R501.3
8. R507
9. R507.3
10. R602.7.1
11. R1003.9.1
12. N1101.16
13. N1102.4.1.2
14. N1103.2.3
15. N1104.1
16. M1301.2
17. M1401.3
18. M1502.4
19. M1601.4.1
20. G2415.4
21. E3608.4
22. E3901.11
23. E3902.12
24. E3905.8
25. E4002.14
Fire-Resistant Construction

<table>
<thead>
<tr>
<th>Section Title: Opening protection (for garages)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
</tr>
<tr>
<td>R302.5</td>
</tr>
<tr>
<td>Doors between the garage and dwelling unit now require self-closing devices.</td>
</tr>
</tbody>
</table>

New to the 2012 IRC, doors from the garage to the residence now require self-closing devices. These may be spring-loaded hinges, automatic closers or other approved devices. This new requirement intends to address concerns related to increased fuel loads and fire hazards located in a garage, toxic combustion by-products of fires originating in the garage, and elevated levels of carbon monoxide from the exhaust of vehicles operating in a garage. Functional self-closing devices assist in maintaining the door in a closed position when not in use, and intend to help prevent the spread of fire or toxic gases from the garage to the dwelling unit (see Figure 7).
Light, Ventilation and Heating

<table>
<thead>
<tr>
<th>Section Title: Mechanical ventilation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>2012</td>
</tr>
<tr>
<td>R303.4</td>
<td></td>
</tr>
</tbody>
</table>

A whole-house mechanical ventilation system is required when a dwelling unit has been tested with a blower door under prescribed criteria and the air infiltration rate is less than 5 air changes per hour (ACH).

With a heightened focus on energy efficiency, new house construction increasingly relies on insulation, air barriers, and sealants to provide a tighter thermal envelope, which significantly reduces natural infiltration of outside air. Such tight construction under closed-house conditions can lead to inadequate fresh air and poor indoor air quality. A whole-house ventilation system exchanges indoor air for outdoor air and is increasingly relied on as a solution to indoor air quality issues. A new provision in the 2012 IRC requires a whole-house ventilation system when a dwelling unit has been tested with a blower door under prescribed criteria and the test results show an air infiltration rate of less than 5 ACH at a pressure of 50 Pascals. This provision is separate from the minimum natural ventilation requirements and is triggered by the result of the blower door test, regardless of the area of openings provided through windows, doors, louvers, and other natural air openings. The air infiltration rate of a dwelling unit can only be reliably determined through testing. The International Energy Conservation Code® (IECC®) and the matching energy provisions in Chapter 11 of the IRC require a blower door test to be performed on dwellings to verify that the natural air infiltration rate does not exceed that prescribed by the code for the applicable climate zone.
word, and in some cases, windows have a stop, channel, or weather strip that extends above the surface of the sill. The new language clearly prescribes the method of measurement from the finished floor to the bottom of the clear opening and intends to offer a higher level of precision in verifying compliance with this code provision.

Emergency Escape and Rescue Openings

<table>
<thead>
<tr>
<th>Section Title: Drainage (for window wells)</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>R310.2.2 (NEW)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>This new section requires window wells serving emergency escape and rescue openings to be designed to direct surface water to the foundation drainage system.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Depending on climate and soil conditions, window wells can retain significant amounts of water with the potential to damage building components, including sheathing, siding, framing, and windows. Saturation and flooding of a window well may also cause water intrusion into concealed or living spaces of the home, causing property damage or an unhealthy living environment. Unless the ground consists of well-drained soils or a sand-gravel mixture, Section R310 now requires window wells serving emergency escape and rescue openings to be designed to direct surface water to the foundation drainage system (see Figure 12).

Figure 12: Drainage for a Window Well Serving an Escape and Rescue Opening
aspect of both types of devices is the requirement in the standard for a release mechanism for emergency escape, a provision that is in effect for either device installed at any window, whether or not the window is required to be an emergency escape and rescue opening.

### Automatic Fire Sprinkler Systems

<table>
<thead>
<tr>
<th>Section Title: Automatic Fire Sprinkler Systems</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
</tr>
<tr>
<td>2012</td>
</tr>
<tr>
<td><strong>R313 (NEW)</strong></td>
</tr>
<tr>
<td>An automatic residential fire sprinkler system is required to be installed in all new dwelling units. There is an exception for existing dwelling units undergoing additions or alterations that do not already have a fire sprinkler system installed.</td>
</tr>
</tbody>
</table>

New townhouses and one- and two-family dwellings built under the IRC are required to be equipped with a fire sprinkler system. The sprinkler system is permitted to be designed and installed in accordance with either Section P2904 or NFPA 13D.

A dwelling automatic sprinkler system aids in the detection and control of fires in residential occupancies. When installed in accordance with either of the referenced standards, the automatic sprinkler system is expected to prevent total fire involvement (flashover) in the room of fire origin. A properly installed and maintained automatic sprinkler system, complying with IRC Section P2904 or NFPA 13D, improves the likelihood of occupants escaping or being evacuated.

A dwelling fire sprinkler system requires less water when compared with NFPA 13 and NFPA 13R systems. The minimum sprinkler discharge density for an NFPA 13D automatic sprinkler system may be satisfied by connection to a domestic water supply, a water well, an elevated storage tank, an approved pressure tank, or a stored water source with an automatically operated pump. Any combination of water supply systems is allowed to meet the required dwelling fire sprinkler system capacity.

A dwelling fire sprinkler system does not require automatic sprinkler protection throughout a one- and two-family dwelling or townhouse. Sprinklers are not required in areas that have been statistically shown through fire incident loss data to not contribute significantly to injuries or death. Section P2904.1.1 omits sprinklers in closets and pantries with an area less than 24 square feet constructed of gypsum board walls and ceilings, and bathrooms with an area of 55 square feet or less. Sprinklers are not required in open porches, garages, attics, crawl spaces, and concealed spaces not intended or used for living purposes. In attics housing fuel-fired appliances, a single sprinkler is required above the equipment but does not require that the sprinkler protection be provided throughout the entire attic area. A dwelling fire sprinkler system does not require a fire department connection.
Smoke Alarms

<table>
<thead>
<tr>
<th>Section Title: Smoke Alarms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2009</strong></td>
</tr>
<tr>
<td>R314</td>
</tr>
<tr>
<td>Reorganization of the smoke alarm provisions places all of the power requirements in one section and separates the alternative household fire alarm systems from the smoke alarm section. New text clarifies the maintenance and supervision requirements for household fire alarm systems. Habitable attics have been added to the list of locations requiring smoke alarms.</td>
</tr>
</tbody>
</table>

As an alternative to smoke alarms, the IRC permits a household fire alarm system, which typically has separate devices for smoke detection and alarm annunciation, compared to smoke alarms which are self-contained devices that provide both smoke detection and an alarm sounding appliance. This distinction is clarified by placing the applicable provisions in separate sections in the 2009 IRC. New language ensures system reliability by requiring the system be owned by the occupant and to be electronically monitored and maintained in accordance with the referenced standard NFPA 72. Habitable attics, a new defined term in the 2009 code, has been added to the list of locations requiring a smoke alarm.

The smoke alarm provisions have been reorganized in the 2012 IRC to place all interconnection requirements in a new section. The sections related to the required locations for smoke alarms and their power supply no longer contain information related to interconnection.

Wireless smoke alarms are now specifically approved in the 2012 IRC for satisfying the interconnection requirements for both new and existing dwellings. Wiring is not required to achieve interconnection of two or more wireless smoke alarms. Photoelectric and ionization types of wireless smoke alarms are available, as well as wireless carbon monoxide (CO) alarms. All wireless smoke alarms are listed to UL 217, Single and Multiple Station Smoke Alarms. All of the devices available in the marketplace utilize a single smoke alarm that serves as the "host" device that is wirelessly connected to the "guest" smoke alarms in the dwelling and sleeping spaces.
## Foundations and Retaining Walls

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Precast concrete foundation walls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td></td>
<td>2012</td>
</tr>
<tr>
<td><strong>R404.5.1 (NEW)</strong></td>
<td>No change</td>
</tr>
<tr>
<td>The IRC adds requirements for the design of precast concrete foundation walls.</td>
<td></td>
</tr>
</tbody>
</table>

New to the 2009 IRC, the provisions in Section R404.5 require design of precast concrete foundation wall systems in accordance with accepted engineering practice and submittal of design drawings to the building official for approval. Third-party inspection and placement of certificate-of-inspection labels on the precast panels verify that the product is manufactured in a plant to code-prescribed requirements under verified quality control. Precast foundation systems are engineered products based on several design approaches including, but not limited to, stud and cavity, solid wall panel, composite panel, and hollow core systems. The minimum performance design criteria in Section R404.5 do not favor or exclude any specific system, providing neutral and nonproprietary requirements.

## Foundation Drainage

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Concrete or masonry foundations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td></td>
<td>2012</td>
</tr>
<tr>
<td><strong>R405.1</strong></td>
<td>A filter membrane is now required for perforated foundation drains.</td>
</tr>
</tbody>
</table>

Adequate foundation drainage prevents water intrusion and damage to below-grade spaces, typically basements, which are often used as living space. The code requires foundation drainage to discharge to an approved drainage system. To function properly, drain pipe must remain reasonably free of silt and fine debris that may slow or stop the effective flow of ground water in the system. Continuous perforated plastic drain piping is a common material used for foundation drainage systems. For an added measure of protection against introduction of fine debris into the pipe, the 2009 IRC requires this type of drain pipe to be surrounded with an approved filter material, often referred to in the industry as a sock. As an alternative, the approved filter membrane material may be placed to cover the required washed gravel or crushed rock placed over the perforated drain pipe, similar to the provision for gravel or crushed stone drains (see Figure 14).
Chapter 5: Floors

General

<table>
<thead>
<tr>
<th>Section Title: Fire protection of floors</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>R501.3 (NEW)</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>This section requires certain floor assemblies, not fire rated, to be protected on the underside with 1/2-inch (12.7 mm) gypsum board, 5/8-inch (16 mm) wood structural panels or the equivalent.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>There are four exceptions provided that specify where the protection is not required.</td>
</tr>
</tbody>
</table>

With some exceptions, the 2012 IRC requires installation of 1/2-inch gypsum board, 5/8-inch wood structural panel, or other approved material on the underside of floor assemblies of dwelling units and accessory buildings constructed under the IRC (see Figure 15). The change addresses concerns for fire fighter safety and incidents of injury or death to fire fighters while fighting residential fires due to the collapse of floors. The application of gypsum wallboard or other approved material intends to provide some protection to the floor system against the effects of fire and delay collapse of the floor. This provision primarily is aimed at light-frame construction consisting of I-joists, manufactured floor trusses, cold-formed steel framing, and other materials and manufactured products considered most susceptible to collapse in a fire. There are a number of exceptions to this new rule. Solid-sawn lumber and structural composite lumber perform fairly well in retaining adequate strength under fire conditions. Therefore, floors framed with nominal 2 by 10s or larger of these materials are exempt from this section's fire protection requirements. Similarly, if sprinklers are installed to protect the space below the floor assembly, additional protection is not required. Crawlspace without storage or fuel-fired appliances are not considered to contain sufficient fuel load to present an undue hazard to floor collapse. The code also exempts small areas of ceiling, such as may occur in a utility room in a basement, from the fire protection requirements, provided the space is not open to other portions of the floor system. Therefore, fireblocking is required to isolate the unprotected area from the protected area of the floor system.
The prescriptive methods introduced in the 2009 IRC for deck ledger connection to the band joist were developed through engineering analysis and testing of the various materials and intend to provide an adequate in-service safety factor. The prescribed methods of attachment permit fastening to a 2-inch nominal solid-sawn lumber band joist or a minimum 1-inch by 9\(\frac{1}{2}\)-inch Douglas fir laminated veneer lumber (LVL) rim board. Attachment to other engineered wood products, such as structural composite lumber or wood structural panel band joists, is not covered in the prescriptive methods and requires a design that accommodates all loads. The 2012 IRC modified the placement dimensions for bolts and lags connecting the deck to the structure to bring the requirements into agreement with the minimum edge distance requirements of the *National Design Specification (NDS) for Wood Construction*. New figures clarify the correct placement and indicate that the measurements are to the centerline of the fastener, which correlates with the measurement criteria of the NDS.

In response to the increasing number of deck-related modifications to recent editions of the IRC, a new section has been created in the 2012 IRC to consolidate the provisions for deck construction.

<table>
<thead>
<tr>
<th>Section Title: Decks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2009</strong></td>
</tr>
<tr>
<td>R507 (R502.2.2 in the 2009 IRC)</td>
</tr>
<tr>
<td>Prescriptive methods for securely attaching a wood deck to the dwelling structure are now included in the IRC.</td>
</tr>
</tbody>
</table>
The 2009 IRC adds a new requirement that wood plastic composite (WPC) materials, commonly used in exterior decks boards, guards, and handrails, be rated for appropriate performance criteria. The referenced standard, ASTM D 7032, includes performance evaluations such as flexural tests, ultraviolet resistance tests, freeze-thaw resistance tests, bio-deterioration tests, fire performance tests, creep recovery tests, mechanical fastener holding tests, and slip resistance tests. The standard also includes considerations of the effects of temperature and moisture, concentrated loads, and fire-propagation tests.

<table>
<thead>
<tr>
<th>Section Title: Wood/plastic composites</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R507.3 (R502.1.7 in the 2009 IRC) (NEW)</strong></td>
<td>This section permits the use of wood/plastic composite material for exterior deck boards. The deck boards must comply with the provisions of ASTM D 7032-07.</td>
<td></td>
</tr>
</tbody>
</table>
Wood Wall Framing

| Section Title: Single member headers |
|-----------------------------|---------------------------------|
|                             | 2009                                           | 2012 |
|                             |                                                | R602.7.1 |
|                             |                                                | The code now includes prescriptive provisions for single-member headers under limited conditions, to increase the energy efficiency of the dwelling and conserve lumber. |

This provision provides a means of implementing advanced, energy-saving wall construction practices for limited conditions, where single headers can be used. Thus, insulation can be placed together with the single header to prevent heat loss through headers, which otherwise create a thermal short-circuit in exterior walls. The table is evaluated in accordance with the NDS-2005 and ASCE 7-05 building loads. For ease of use, the table format is consistent with the principle header tables found in Chapter 5 of the code. The single header practice has successfully been used in thousands of homes since originally developed under the optimal value engineering (OVE) banner by the National Association of Home Builders (NAHB) and Department of Housing and Urban Development (HUD) in the 1960s and more recently under the HUD Partnership Advancing Technology in Housing (HUD/PATH) and Department of Energy (DOE) Build America programs.
Chapter 10: Chimneys and Fireplaces

Masonry Fireplaces

<table>
<thead>
<tr>
<th>Section Title: Smoke chamber</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R1001.8</strong>&lt;br&gt;This section was revised to require the inside surface to be parged with refractory mortar conforming to ASTM C 199.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Masonry fireplace smoke chambers must be parged smooth with refractory mortar conforming to ASTM C 199 *Standard Test Method for Pier Test for Refractory Mortars*. Vitrified clay linings must conform to ASTM C 315 *Specification for Clay Flue Liners and Chimney Pot*. For linings of 2-inch firebrick, the firebrick must conform to ASTM C 1261 *Specification for Firebox Brick for Residential Fireplaces*. The testing methods of the standards require linings able to withstand temperatures of 1800 degrees Fahrenheit, as required of all fireplace and chimney lining materials.

Masonry Chimneys

<table>
<thead>
<tr>
<th>Section Title: Chimney caps</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R1003.9.1 (NEW)</strong>&lt;br&gt;This section adds the requirement for a chimney cap on a masonry chimney. The minimum criteria for the installation of the chimney cap are prescribed.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A chimney cap protects the top of the masonry surrounding the flue. Although masonry chimneys typically have some type of weather-proof cap, the code now requires a concrete, metal or stone chimney cap and prescribes the minimum criteria for its installation. The cap must be sloped to the outside and overhang the face of the masonry chimney to provide a drip edge. The prescribed caulking of the joint between the masonry and the flue serves as both a sealant and a bond break for any differential movement (see Figure 28). The new provisions for chimney caps are consistent with the referenced standard ASTM C 1283, *Standard Practice for Installing Clay Flue Lining*, and consistent with ASTM C 315, *Standard Specification for Clay Flue Liners and Chimney Pots*. 
Chapter 11: Energy Efficiency

Energy Efficiency

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Energy Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>Chapter 11 (NEW)</td>
</tr>
<tr>
<td></td>
<td>The contents of Chapter 11 are now extracts from the applicable provisions of the 2012 IECC.</td>
</tr>
</tbody>
</table>

The applicable provisions of the ECC are reprinted in Chapter 11 of the IRC and assigned IRC section numbers. The corresponding IECC section number appears in parentheses. Definitions from Chapter 2 of the IECC also have been placed in Chapter 11 of the IRC when related to the scope of the residential code. Identical energy conservation requirements now apply to dwellings regulated by the IRC and those residential buildings constructed under the IBC.

General Energy Efficiency Requirements

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Permanent certificate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td></td>
</tr>
<tr>
<td>N1101.16 (N1101.9 in the 2009 IRC)</td>
<td>The permanent energy certificate must indicate results of blower door testing to verify air leakage limitations.</td>
</tr>
<tr>
<td></td>
<td>The permanent energy certificate cannot cover the service directory or other required information on the electrical panel. When applied to gas-fired unvented heaters, electric furnaces, and baseboard heaters, energy-efficiency ratings are considered misleading. Installation of such appliances must be specifically noted on the energy certificate without reference to an efficiency designation.</td>
</tr>
</tbody>
</table>

The additional requirements introduced in the 2009 IRC clarify that the permanent energy certificate cannot cover or obscure information or labels associated with the electrical equipment. In addition, because energy-efficiency ratings for electric furnaces, baseboard heaters, and unvented gas-fired heaters may be misleading, the code requires such appliances to be individually listed on the certificate without an efficiency designation. New to the 2012 IRC, a blower door test is required for dwelling units to verify compliance with the maximum air leakage requirements of the building thermal envelope. The results of the blower door test must be recorded on the permanent energy certificate.
Building Thermal Envelope

<table>
<thead>
<tr>
<th>Section Title: Testing (for air leakage)</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>N1102.4.1.2 (NEW)</td>
<td></td>
<td>Air leakage testing is now required in all buildings.</td>
</tr>
</tbody>
</table>

An air leakage test (blower door test) is now a requirement. The visual inspection option is no longer permitted to demonstrate building air tightness. Testing is required to verify an air leakage rate not greater than 5 ACH in Climate Zones 1 and 2. In Zones 3 through 8, the maximum air leakage is 3 ACH. Testing is conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals).

Systems (for Energy Efficiency)

<table>
<thead>
<tr>
<th>Section Title: Building cavities (as ducts)</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>N1103.2.3</td>
<td></td>
<td>Building framing cavities can no longer be used as return air ducts or plenums.</td>
</tr>
</tbody>
</table>

It has been common practice in residential construction to use the cavities of stud walls and joist spaces for return air in the HVAC system. Previously, the codes have not permitted such building cavities to be used for supply air, but have permitted them for return air. With an increased emphasis on energy efficiency and based on the difficulty of sealing building framing cavities against air leakage, the code no longer permits their use for return air. The negative pressure in return ducts in relation to the outside environment can draw unconditioned air into the HVAC system, increasing loads on the HVAC equipment.
Systems (for Energy Efficiency)

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Hot water pipe insulation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pipe insulation requirements for domestic hot water have been added to the 2012 IRC to conserve energy and water. Insulation of hot water piping reduces the waste of energy, water, and time during the delivery, use and cool-down phases of hot water usage. Pipe insulation with a minimum R-value of R-3 is now required for hot water piping between the water heater and kitchen outlets, and between the water heater and a distribution manifold. Pipe insulation is also required when the pipe size exceeds 3/4-inch diameter or when the length of run exceeds the value in Table N1103.4.2, based on the nominal pipe size. Hot water pipes located outside of conditioned space, or installed underground or under a slab, also must be insulated.

Electrical Power and Lighting Systems (for Energy Efficiency)

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Lighting equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td></td>
<td>N1104.1 (New)</td>
</tr>
<tr>
<td></td>
<td>To conserve energy, the 2009 IRC introduced requirements for using compact fluorescent lamps or other high-efficacy lamps in permanent fixtures. A definition of high-efficacy lamps was added to Section R202.</td>
</tr>
</tbody>
</table>

With this new section in the 2009 IRC, the code initiated steps toward the goal of eliminating the use of incandescent lamps for permanent lighting fixtures as mandated by Federal standards that will require efficient lighting by 2014. The new provisions in the 2009 IRC required at least 50 percent of permanent lighting fixtures (luminaires in the IRC electrical provisions) to be equipped with high-efficacy lamps. In the 2012 IRC, that level was increased to 75 percent. One option for satisfying the definition of high-efficacy lamps and for conserving energy is the compact fluorescent lamp (CFL). The 2009 IRC added a definition for "high-efficacy," which includes CFLs, T-8 or smaller diameter linear fluorescent lamps, or lamps meeting the prescribed ratio for light produced in lumens compared to the energy used in watts.
Chapter 13: General Mechanical System Requirements

General Requirements (Mechanical Systems)

<table>
<thead>
<tr>
<th>Section Title: Identification and third-party testing and certification</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>M1301.2, M1301.5 (New)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All pipe, tubing, and fittings used in mechanical systems now require a manufacturer’s mark and third-party testing or certification. New definitions supplement the provisions.</td>
</tr>
</tbody>
</table>

New provisions mandate that a manufacturer's mark must appear on each length of pipe and tubing and each fitting used in mechanical systems governed by the mechanical provisions of the 2012 IRC. Additional provisions spell out applicable testing, and certification requirements. The new provisions in Section M1301 intend to provide a means for inspectors to identify the manufacturer of mechanical piping system materials and to clarify the applicable testing or certification requirements. For the most part, this new language applies to the hydronic piping provisions of Chapter 21. Hydronic piping material must conform to the respective specification standard appearing in Table M2101.1.
Chapter 14: Heating and Cooling Equipment and Appliances

### General

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Sizing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2009</strong></td>
<td></td>
</tr>
<tr>
<td><strong>2012</strong></td>
<td></td>
</tr>
</tbody>
</table>

**M1401.3**
Air Conditioning Contractors of America (ACCA) Manual S was added as the method of sizing heating and cooling equipment.

ANSI/ACCA Manual S is the ANSI standard for residential equipment sizing and selection. Building loads are calculated in accordance with ACCA Manual J and are the basis for sizing equipment using ACCA Manual S.

### Heating and Cooling Equipment

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Condensate disposal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2009</strong></td>
<td></td>
</tr>
<tr>
<td><strong>2012</strong></td>
<td></td>
</tr>
</tbody>
</table>

**M1411.3**
A minimum slope of \( \frac{1}{6} \) inch (3 mm) per foot was added for horizontal lengths of condensate piping.

The slope requirements apply to condensate drain piping for evaporators and cooling coils.
Chapter 15: Exhaust Systems

Clothes Dryer Exhaust

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Dryer exhaust ducts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td>M1502.4</td>
<td></td>
</tr>
<tr>
<td>The 2009 IRC sets the dryer exhaust duct size at 4 inches nominal in diameter. The options for maximum duct length are clarified. Equivalent lengths for fittings appear in a new table and are based on the radius and type of fitting. The developed length of concealed duct must be identified with a permanent marker.</td>
<td></td>
</tr>
<tr>
<td>M1502.4</td>
<td></td>
</tr>
<tr>
<td>The maximum support spacing for dryer exhaust ducts has increased from 4 feet to 12 feet. Dryer exhaust duct joints now specifically require mechanical fastening. Screw fasteners are permitted to penetrate the exhaust duct no more than ¼ inch. The maximum specified length of dryer exhaust duct has been increased from 25 to 35 feet.</td>
<td></td>
</tr>
</tbody>
</table>

In the 2009 edition of the IRC, the dryer exhaust duct provisions were substantially rewritten to bring consistency in understanding and application and to provide flexibility in installation. As part of those changes, Section M1502.4.1 prescribes the nominal size for dryer duct as 4 inches in diameter (see Figure 38). Previously, the code relied on the manufacturer’s instructions. Because smaller or larger duct size negatively affects the performance of the exhaust system, the code now specifies the standard size.

The dryer duct installation provisions in Section M1502.4.2 of the 2012 IRC have been updated to correlate with the Sheet Metal and Air Conditioning Contractors’ National Association (SMACNA) Duct Construction Manual. The previous requirement for support spacing at 4-foot intervals was considered overly conservative and the code now permits supports spaced not greater than 12 feet. In addition, sealing and mechanical fastening of dryer duct joints is now required. The code limits screw penetration to ¼ inch inside the duct to address lint buildup concerns.

New text in Section M1502.4.3 of the 2012 IRC emphasizes that the transition duct is not included in calculating the maximum length of the dryer exhaust duct.

The changes to the 2009 IRC clarified the two paths for determining the maximum duct length in Section M1502.4.4 — installation in accordance with the dryer manufacturer’s instructions or a length prescribed by the code. Because of changing technology, improved designs, and increased efficiency of modern dryers, manufacturers typically allow greater lengths for exhaust ducts and provide the greatest flexibility in home design and in allowing remote locations of laundry rooms. To use this option, the installation instructions of the dryer must be submitted to the building official. If the make and model of the dryer are not known, the specified length is the fallback option. The 2012 IRC increases the
Duct Systems

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Duct insulation materials</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td><strong>M1601.3</strong></td>
<td></td>
</tr>
<tr>
<td>Spray polyurethane foam was added as an acceptable insulation material for the exterior of ducts in attic and crawl space applications. Restrictions, separation and marking requirements were also added.</td>
<td></td>
</tr>
</tbody>
</table>

*COMMENTARY*

Spray polyurethane foam is now permitted for spraying over the attic or crawl space ducts to provide continuous insulation, improve energy efficiency and provide air leakage control to the duct system. The flame spread index cannot exceed 25 and the smoke developed index cannot exceed 450. The foam plastic must be protected by an ignition barrier.

Duct Systems

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Joints, seams and connections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td><strong>M1601.4.1</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Exceptions were added to preclude further sealing of ducts that have spray polyurethane foam applied or continuously welded and locking type longitudinal duct seams and joints that operate at static pressures less than 2 inches of water column. | **M1601.4.1**
|               |                              | The IRC provisions for duct connections have been replaced with language from the IMC and now reference the SMACNA HVAC Duct Construction Standards. Unlisted duct tape is not permitted for sealing joints or seams of ductwork. |

*COMMENTARY*

Changes to the 2009 IRC clarified that all closure systems used to seal ductwork must be in accordance with the manufacturer's installation instructions. Spray polyurethane foam, when used as continuous insulation covering ducts in attics and crawl spaces is specifically allowed for the sealing of joints and seams in ductwork, and additional sealants are not required. In addition, continuously welded and locking type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) do not require additional closure systems.

The 2012 IRC pulls a portion of the corresponding text of the IMC to replace most of the text of Section M1601.4.1. The IMC language is considered more complete. As a result, IRC Section M1601.4.1 now references the SMACNA HVAC Duct Construction Standards for joint, seam, and connection requirements. The 2012 IRC retains the text regarding crimp joints for round metallic ducts, but reduces the minimum required contact lap from 1\(\frac{1}{2}\) inches to 1 inch to correspond to the provisions of the SMACNA standard. Another change to the duct joint and connection provisions clarifies that unlisted duct tape is not permitted for sealing ducts of any material.
### Piping System Installation

<table>
<thead>
<tr>
<th>Section Title: Underground penetrations prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
</tr>
<tr>
<td>G2415.4</td>
</tr>
<tr>
<td>Gas piping is no longer permitted to penetrate the foundation wall below ground. Gas piping must enter and exit the building above ground.</td>
</tr>
</tbody>
</table>

Beginning with the 2009 IRC, gas piping is prohibited from penetrating a foundation wall below grade. All gas piping entry and exit points of a building must be above ground. This would also preclude gas piping from passing beneath a foundation and entering the building through an interior slab on grade. The reason for this change is that underground gas leaks accumulate and follow the path of least resistance through the porous soil of the utility excavation to the building foundation. Further, underground entry points for gas piping provide a path for the leaking gas to enter the building and create an explosion hazard. The new measures intend to add a factor of safety for gas piping installations and require that all penetrations of the building envelope occur above ground.

### Drips and Sloped Piping

<table>
<thead>
<tr>
<th>Section Title: Sediment trap</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
</tr>
<tr>
<td>G2419.4</td>
</tr>
<tr>
<td>A new figure illustrates the correct configuration of a sediment trap. Gas-fired decorative vented appliances installed in vented fireplaces and gas fireplaces are not required to be equipped with a sediment trap.</td>
</tr>
</tbody>
</table>

A sediment trap protects the appliance from any debris that may have entered the fuel-gas piping system. Because it is difficult to convey the correct configuration of a sediment trap using only text, a new figure provides a graphic illustration of an approved installation in the 2012 IRC (see Figure 44). Two types of decorative appliances have been added to the list of gas appliances that are exempt from the sediment trap requirements. Gas-fired decorative vented appliances installed in vented fireplaces and gas fireplaces are no longer required to be equipped with a sediment trap.
### Chapter 36: Services

#### Grounding of Electrode System

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Supplemental electrode required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
</tbody>
</table>

Previously, the code required rod, pipe, or plate electrodes to have a resistance to earth of 25 ohms or less. If testing resulted in a higher resistance, or if testing was not performed to verify the resistance value, a supplemental electrode was required. The supplemental electrode could be any of the approved electrodes (except a metal underground water pipe), but typically was an additional rod electrode. In practice, particularly in residential construction, two rod electrodes were usually installed rather than bothering with testing to determine the resistance value of a single electrode. The change to the code text recognizes this common field practice as the general rule and places the testing option in a separate exception. Therefore, the code still permits a single rod, pipe, or plate electrode if testing demonstrates that the electrode has a resistance to earth of 25 ohms or less. The minimum separation distance of 6 feet between rod, pipe and plate electrodes remains unchanged (see Figure 75).

![Figure 75: Supplemental Rod Electrode](image)

For SI: 1 foot = 304.8 mm.
Chapter 39: Power and Lighting Distribution

### Receptacle Outlets

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Foyers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2009</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2012</strong></td>
<td><strong>E3901.11 (NEW)</strong></td>
</tr>
<tr>
<td></td>
<td>The code was formerly silent on receptacle requirements for foyers which can be quite large and contain electrical plug-loads.</td>
</tr>
</tbody>
</table>

The code now addresses foyers, which are not covered in Section E3901.2. Foyers can be quite large and receptacles are necessary to serve lamps, cleaning and maintenance appliances, holiday lighting, etc. The spacing requirements are less stringent than they are for the spaces covered by Section E3901.2 (see Figure 76).

![Diagram of Receptacle Outlets in Foyers](image)

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

**Figure 76: Receptacle Outlets in Foyers**
Ground-Fault and Arc-Fault Circuit-Interrupter Protection

Section Title: Garage and accessory building and unfinished basement receptacles

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3902.2 and E3902.5</td>
<td>Ground-fault circuit-interupter (GFCI) protection is now required for all 125-volt, single-phase, 15- and 20-ampere receptacles installed in garages and unfinished basement areas, except those for fire or burglar alarm systems.</td>
<td>Exceptions in previous editions of the IRC permitted receptacles installed in garages and unfinished basement areas without GFCI protection if the receptacles were not accessible or were located in spaces dedicated for appliances. Other than receptacles serving an alarm system, the exceptions from GFCI protection in unfinished basements and garages have been removed. Single or duplex receptacles serving sump pumps, refrigerators, freezers, or similar appliances in these locations are no longer exempt and require GFCI protection. Similarly, receptacle outlets on garage ceilings for overhead door operators and other locations that previously have been considered not readily accessible now require GFCI protection.</td>
</tr>
</tbody>
</table>

Ground-Fault and Arc-Fault Circuit-Interrupter Protection

Section Title: Arc-fault circuit-interupter protection

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3902.12 (E3902.11 in the 2009 IRC)</td>
<td>Arc-fault protection for branch circuits has been expanded to include all habitable spaces (except kitchens), hallways, closets, and similar areas. Only a combination type arc-fault circuit interrupter is permitted, and it must protect the entire branch circuit.</td>
<td>New requirements were added to address arc-fault circuit interrupter protection for existing wiring that is modified, extended or replaced.</td>
</tr>
</tbody>
</table>

Beginning with the 2009 IRC, arc-fault circuit-interupter (AFCI) protection is required for branch circuits serving outlets in most living areas of a dwelling. Because of the different functions and electrical load requirements, kitchens, bathrooms, unfinished basements, garages, and outdoor outlets do not require AFCI protection. Previously, only circuits serving outlets in bedrooms required protection. The expanded coverage is the result of improved AFCI technology and proven effectiveness of these devices in detecting arcing characteristics and preventing fires. The code permits only combination type AFCI devices, which are tested and listed for both branch/feeder and outlet circuit protection.

The 2012 IRC added Section E3902.13 to the AFCI provisions to address new wiring in existing buildings. Modification of circuits that require AFCI protection in new dwellings must now have AFCI protection in existing buildings if the
wiring is replaced, altered or extended. For example, if an existing branch circuit serving receptacle and lighting outlets in a family room is extended to serve a new receptacle, that existing circuit must be protected at its origin or such protection must be provided by an outlet-type AFCI device installed at the first outlet, so as to protect all downstream outlets.

### Boxes, Conduit Bodies and Fittings

<table>
<thead>
<tr>
<th>Section Title: Boxes at fan outlets</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3905.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A new rule requires fan-rated boxes where switched conductors are provided, suggesting the future installation of paddle fans.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In no case is an outlet box allowed to support a fan weighing over 70 pounds (31.8 kg) (see Section E4101.6). Logically, an outlet box that is mounted in a location that would be a likely location for a ceiling fan should be a box that is listed and rated for such application, but this section does not mandate such for that reason alone. If, however, that same box had an extra ungrounded (hot) conductor run to it from a switch location, it would be obvious that the outlet is set up for the future installation of a ceiling fan and in this case, the box is required to be a type that is listed and rated for the application. For example, it is common to run a 12/3 or 14/3 cable to a ceiling outlet box for the purpose of supplying a separately switched luminare and separately switched fan. This allows the owner to install a luminare only or a fan and luminare combination at any point in time (see Figure 77).

![Figure 77: Support for Future Ceiling Fan](image-url)
Chapter 40: Devices and Luminaires

Switches

<table>
<thead>
<tr>
<th>Section Title: Switches controlling lighting loads</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>E4001.15 (NEW)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>This section requires that a ground (neutral) circuit conductor be provided in all switch boxes to accommodate devices that consume power, such as timers and automated lighting controllers. Exceptions address locations where adding the conductor at a later date is readily accomplished.</td>
</tr>
</tbody>
</table>

Many switching devices, such as illuminated or indicating snap switches, electronic timers, occupant sensors, lighting control centers, and other box-mounted devices/equipment, consume power to operate; therefore, the grounded conductor will need to be present to supply the intended or future devices.

The exceptions recognize the conditions where extending the grounded conductor to the box at a later date is easily achieved.

Receptacles

<table>
<thead>
<tr>
<th>Section Title: Tamper-resistant receptacles</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>E4002.14</td>
<td></td>
<td>E4002.14</td>
</tr>
<tr>
<td>The code now requires listed tamper-resistant receptacles for 125-volt 15- and 20-ampere receptacles installed in dwelling units, on the outside of dwelling units, and in attached and detached garages.</td>
<td></td>
<td>Receptacles that are located more than 5½ feet above the floor, are part of a luminaire or appliance, or are in a dedicated space for an appliance are not required to be tamper-resistant.</td>
</tr>
</tbody>
</table>

New in the 2009 IRC, the code now requires that 125-volt 15- and 20-ampere receptacles installed in areas mentioned in Section E3901.1 be listed as tamper resistant. This new requirement applies to all areas of dwellings and garages, including the required outdoor outlets. This added safeguard in the electrical provisions intends to reduce the number of electrical shock injuries to children.

This section was modified in the 2012 IRC to provide some exceptions to the tamper-resistant receptacle locations. The new exceptions recognize that receptacle outlets located in areas that are not accessible to small children do not need to be
Highlighted Code Section changes from 2006 to 2012 International Building Code

1. 305.2
2. 306.2
3. 424
4. 501.2
5. 506.2
6. 903.2.3
7. 903.2.11.1.3
8. 1007.8
9. 1009.1
10. 1011.1
11. 1103.2.3
12. 1603.1.6
Educational Group E

<table>
<thead>
<tr>
<th>Section Title: Group E day care facilities</th>
<th></th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
<td>305.2 It has been clarified that day care facilities associated with places of worship and those providing care for five or fewer children are not classified as Group E, but rather are classified according to the primary occupancy. Where the care of five or fewer children occurs within a dwelling unit, the use shall be classified as a Group R-3 occupancy or comply with the IRC.</td>
</tr>
</tbody>
</table>

Revised provisions to the 2012 code clarify some details concerning Group E day care activities.

Religious worship centers may have day care *during religious functions* and still be classified as a part of the main occupancy. This provision does not apply to day care provided outside of religious functions.

The code has established a threshold of five or fewer children receiving care within any occupancy by allowing the use to be considered as part of the main occupancy. The same criteria are applicable to dwelling units where the unit may be classified as Group R-3 or constructed under the provisions of the *International Residential Code*® (IRC®).

Similar provisions are also found in Sections 308.6.1 through 308.6.4, which address day care facilities that are not to be classified as Group I-4 day care.
## Factory Group F

<table>
<thead>
<tr>
<th>Section Title: Moderate-hazard factory industrial, Group F-1</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>306.2 Group F-1 is now considered the appropriate occupancy classification for a commercial kitchen not related to dining activities.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A new listing in the Group F-1 category for food preparation facilities differentiates kitchens associated with drinking and dining establishments from kitchens used for catering or food processing purposes.

**Figure 4: Commercial kitchen**
The 2012 IBC now considers requirements for children's play structures to be applicable regardless of the type of building in which they are located. Due to the potential fire hazards associated with children's play structures, the regulations are now applicable where such structures are located within any building regulated by the IBC, regardless of occupancy classification.

The code has also initiated an expanded list of materials approved for children's play structure. Additional safety features include providing for the same level of fire protection as other structures in the same occupancy, a minimum separation of 5 feet (1524 mm) from walls, partitions and means of egress elements, and a minimum separation of 20 feet (6090 mm) from other children's play structures. The area of these structures is limited to 300 square feet (28 m²) unless approved by the building official.
Chapter 5: General Building Heights and Areas

General

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Address identification</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td><strong>501.2</strong> The fire code official is now specifically permitted to require address numbers be posted in multiple locations if necessary to facilitate emergency response.</td>
</tr>
</tbody>
</table>

The provisions requiring address identification to be provided at each new and existing building have been expanded to specifically permit the fire code official to require address numbers at multiple locations if necessary to facilitate emergency response.

General Building Height and Area Limitations

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Allowable Building Heights and Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td></td>
</tr>
<tr>
<td><strong>Table 503</strong> The allowable number of stories for buildings of Types IIB and IIIB construction was reduced for Group B, M and S occupancies.</td>
<td></td>
</tr>
</tbody>
</table>

In the 2009 IBC, the allowable number of stories permitted for Group B, M, S-1 and S-2 occupancies of Type IIB and IIIB construction have been reduced. The reduction stems from an analysis of the limitations determined during the original merger of the legacy codes. The reduction is considered more appropriate in reflecting the original approach to limiting building height.

Figure 15: Reduction in allowable heights in Types IIB and IIIB construction
Mezzanines and Equipment Platforms

<table>
<thead>
<tr>
<th>Section Title: Means of egress (for mezzanines)</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>505.2.2</strong> Specific provisions for mezzanine means of egress have been deleted and replaced with a general reference to Chapter 10. Chapter 10 was revised to clarify that mezzanines are to comply with the provisions for an individual room, area or space, not a story.</td>
</tr>
</tbody>
</table>

**COMMENTARY**

Defined as “an intermediate level or levels between the floor and ceiling of any story,” a mezzanine is addressed under special conditions established in Section 505. Previous code editions regulated egress from single-exit mezzanines independently from Chapter 10. All specific references to means of egress within the section have been deleted, and now the provisions of Chapter 10 fully apply. This establishes consistency of the means of egress provisions for a mezzanine with those for other portions of the building regulated as the exit access.

Building Area Modifications

<table>
<thead>
<tr>
<th>Section Title: Frontage increase (for allowable building area)</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>506.2</strong> Allowable building areas can be increased based on the extent the buildings are fronted by open spaces and public ways. The methods for determining the width of the open space and the averaging of the width have been clarified.</td>
</tr>
</tbody>
</table>

**COMMENTARY**

The method of calculating the appropriate allowable area increase for buildings fronting on public ways and/or open space has been clarified in the 2012 IBC. One aspect of this change is the determination of the amount of width that can be used to calculate the area increase due to open frontage. When calculating the area increase for a building that fronts on a public way, the entire width of the public way is to be used. Always the intent, the confusion evolves from Section 202, which states that fire separation distance is measured from the building face to the centerline of a street, alley or public way. Although there was never a reference to applying the fire separation distance for the frontage increase, the lack of any specific methodology created questions as to the appropriate method.
Automatic Sprinkler Systems

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Group E</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td>903.2.3 The Group E fire area threshold for the installation of an automatic sprinkler system has been reduced from 20,000 square feet (1858 m²) to 12,000 square feet (1115 m²). This maximum fire area size without sprinkler protection is now consistent with other occupancies with similar fuel loads and hazards such as Group F-1, S-1 and M occupancies.</td>
<td></td>
</tr>
</tbody>
</table>

Group E occupancies have seen a reduction in fire area size as it relates to fire sprinkler systems. The 2009 IBC now establishes a threshold of 12,000 square feet (1115 m²), a reduction from the previous limit of 20,000 square feet (1858 m²). An automatic sprinkler system is now required in Group E fire areas that exceed the 12,000-square-foot limitation. The new size limitation is consistent with that previously established for other moderate-hazard occupancies.

Figure 25: Group E occupancy
Automatic Sprinkler Systems

<table>
<thead>
<tr>
<th>Section Title: Basements</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>903.2.11.1.3 The installation of an automatic sprinkler system is now required in basements greater than 1,500 square feet (139.4 m²) in area where obstructions, such as walls, partitions or similar elements, are introduced that could obstruct the application of hose streams from the exterior. This provision is applicable even in those cases where complying exterior openings are provided.</td>
</tr>
</tbody>
</table>

Basements pose some unique hazards especially when it comes to fighting fires. Therefore, as a general provision, basements exceeding 1,500 square feet (139.4 m²) have historically been required to be provided with an automatic sprinkler system. As an option to the sprinkler requirement, the presence of complying exterior openings has previously been acceptable. However, the use of such openings as an alternative to sprinkler protection is no longer permitted if obstructions in the basement are present. Where walls, partitions, or other obstructions are installed that restrict the application of water from hose streams, the basement must now be equipped throughout with an approved automatic sprinkler system if the basement size exceeds 1,500 square feet (139.4 m²). Because a wall of any size has the potential to "restrict the application of water," the building official should be consulted if the design indicates anything other than a wide-open, unfurnished space and sprinklers are not intended to be installed.
Accessible Means of Egress

<table>
<thead>
<tr>
<th>Section Title: Two-way communication</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2009</strong></td>
</tr>
<tr>
<td>1007.8 Two-way communication systems are now required at elevator landings in those buildings not provided with areas of refuge. The system is intended to offer a means of communication to disabled individuals who need assistance during an emergency situation. An exception is provided where people can self-evacuate using a ramp system, such as at the building’s discharge level. Two subsections provide specific requirements for the system and direction signage. The two subsections are also referenced for the two-way communication requirement for areas of refuge (Section 1007.6.3).</td>
</tr>
</tbody>
</table>

The 2009 IBC now mandates the installation of a system providing two-way communication on each accessible floor in multi-story buildings. The intent behind this requirement is to provide communication for disabled persons who need assistance in a fire or other emergency situation. The system shall be located at all elevator landings. An exception recognizes that a two-way communication system is not required at the elevator landings if the building is provided with areas of refuge because areas of refuge are required to have their own two-way communications systems.

Design requirements indicate that the two-way communication system shall be capable of communicating with a fire command center or central control point. If the control center is not staffed at all times, the system shall have an automatic dialing feature to a staffed area or 911. The central control point’s key function is to provide an individual who is always available to answer the call for assistance and who can either provide assistance or is capable of requesting assistance. In addition, the communication system provides visual signals to assist the hearing impaired and audible signals to assist the vision impaired. Directions for the two-way communication system shall be posted near the elevator with instructions for summoning assistance as well as the location of the incident. This not only will provide the emergency responder the location of the building, but also the story where the incident is happening.

**Figure 32: Two-way communication system at elevator landing**

![Diagram](image)

*Not required where system provided within areas of refuge.
## Stairways

<table>
<thead>
<tr>
<th>Section Title: General</th>
<th>2009</th>
<th>2012</th>
</tr>
</thead>
</table>

| | | 1009.1 It has been clarified that any stairway that serves an occupied portion of a building, including "convenience" stairways that are not considered as a required portion of the means of egress, must comply with the stairway provisions of Section 1009. |

A new scoping provision clarifies that the requirements of Section 1009 of the 2012 IBC apply to any stairway serving an occupied portion of the building. Whether stairways are serving as a required portion of the means of egress system, or simply installed in additional numbers beyond the code-mandated minimum, it is appropriate for the stairways to meet the minimum safeguards that the code intends.

**Figure 35: Convenience stairways**
Exit Signs

<table>
<thead>
<tr>
<th>Section Title: Where required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1011.1 In buildings with complicated means of egress systems, it is possible that egress travel within the exits may not be immediately apparent to the occupants. For this reason, exit signs must now also be provided for travel within exits, such as exit passageways, where such signs are necessary to provide clear egress direction for the occupants.</td>
</tr>
</tbody>
</table>

Exit signs are not new to the code. It is intended that the means of egress is clearly defined so patrons using the exit access will not inadvertently go the wrong way direction as they travel to an exit. The issue addressed in the 2009 code change arises when the travel occurs within an exit element, such as an exit passageway, rather than an exit access element and the travel path is not immediately apparent. Exit signs may now be required by the building official within an exit component to clearly identify the exit path.

**Figure 37: Exit sign locations**
Chapter 11: Accessibility

Scoping Requirements

<table>
<thead>
<tr>
<th>Section Title</th>
<th>Employee work areas</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009</td>
</tr>
<tr>
<td><strong>1103.2.3</strong> The maximum allowable size of those</td>
<td></td>
</tr>
<tr>
<td>employee work areas specifically exempted from</td>
<td></td>
</tr>
<tr>
<td>all accessibility requirements has been increased</td>
<td></td>
</tr>
<tr>
<td>from 150 square feet (15 m²) to 300 square feet</td>
<td></td>
</tr>
<tr>
<td>(30 m²).</td>
<td></td>
</tr>
</tbody>
</table>

The 2009 IBC increased the floor area limit for inaccessible employee work areas from 150 square feet (15 m²) to 300 square feet (30 m²). This allowance is limited to those employee work areas that are located 7 inches (178 mm) or more above or below the finished floor level provided the elevation change is essential to the function of the space. The change to 300 square feet (30 m²) is consistent with the current ADA Standards for Accessible Design.
Chapter 16: Structural Design

Construction Documents

<table>
<thead>
<tr>
<th>Section Title:</th>
<th>Geotechnical information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1603.1.6</td>
<td></td>
</tr>
</tbody>
</table>

- The design load bearing value of soils must now be included as a part of the construction documents. Section 107.1 also mandates that a geotechnical report be included in the submittal documents where applicable.

Section 1603 identifies the various structural design related information that must be provided as a portion of the construction documents submitted to the jurisdiction at the time of permit application. 2009 IBC Section 1603.1.6 has been added to include geotechnical information, more specifically, the design load-bearing values of the soils. Footings and foundation systems are dependent upon proper soil conditions to carry the imposed loads of the building. Soil bearing capacity should be verified prior to construction.
SECTION 2 – International Building Code 2006

PURPOSE
The purpose of this Section is to establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of structures providing for the issuance of permits, collection of fees, making of inspection and providing penalties for the violations thereof.

ADOPTION
For the above-mentioned purpose, the County of Kendall in the State of Illinois, ADOPTS as part of the County Building Code the International Building Code 2006. Each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code 2006 herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

IBC Section 101.1 "Title" shall be replaced in its entirety with the following:

Title: These regulations shall be known as the building code of Kendall County, Illinois hereinafter referred to as "this code."

IBC Section 102.1 “General” shall be hereby amended to include:

General: Decks and sheds located in approved campgrounds shall meet all applicable building codes, all applicable requirements of the Kendall County Campground Regulations and all requirements of the applicable Special Use Ordinance, but shall not require a building permit, and shall only be subject to an inspection during the annual campground inspection period.

IBC Section 105.2 “Work exempt from permit” This section shall be eliminated in its entirety.

IBC Section 105.3 "Form of application" shall be replaced in its entirety with the following:

The application for a permit shall be submitted in such written form and shall be accompanied by such information, as the Code Official prescribes and shall also be accompanied by the required fee as listed in Section 7 of this code.

The following information shall accompany and be a part of the application:
(1) Legal Description of property
(2) Descriptive material, in drawn and written form, as to location and design of building, structures, plumbing or electrical installation, etc. as required by the building officer to assure compliance with this code.

(3) Two (2) original plats of survey or building plot showing existing and proposed buildings, structures and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems to show the 75 foot separation as required by the State of Illinois Private Sewage Disposal Licensing Act and Code.

(4) For construction, alterations and other work two (2) copies of construction plans (more if required by code official) drawn at an appropriate scale, specifications and tests to show compliance with this code.

(4a.) Commercial construction shall require the plans to be stamped by an Illinois registered architect or engineer.

(5) Where construction is to occur on a lot with a designated flood plain area, the code official may require the elevation of the first floor of proposed building be shown on the plat along with the Base Flood Elevation and its location on the site.

(6) The Code Official shall have the authority to specify required foundation elevations on lots or parcels of land that have soils with seasonal high water tables, drainage problems, or that may be subject to localized flooding. In such case, the Code Official shall also have the authority to require a site grading plan. The plan shall show existing topographic features, ground contours and drainage patterns as well as proposed building elevation(s), site improvements, ground contours and drainage design. Elevation information shall be on national geodetic vertical datum (NGVD). Verification of the finished improvements shall be drawn on a plat of survey showing the building location, finished foundation elevation(s), ground contours and drainage improvements.

IBC Section 105.5 "Expiration" shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

IBC Section 106.2 "Site Plan" shall be replaced in its entirety with the following:

"GRADING PLANS. All new permits need to be accompanied with a grading plan that needs to be completed by a licensed person or agency such as a surveyor or engineer. If the drawing is not done by a licensed person/agency, we would then need to send it to Kendall County’s consulting engineer for review. An “as-built” grading plan will be
MEANS OF APPEAL shall be replaced in its entirety with the following:

Except for violations of this Code cited by a Code Enforcement Official, an appeal may be taken to the County Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the building Officer in his/her interpretation of this ordinance. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official.

The County Planning, Building & Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication of such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building & Zoning Committee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and too the building officer.

SAVING CLAUSE
Nothing in this ordinance or in the building codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited on page 1 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

DATE OF EFFECT
July 1, 1994
R111.2 Temporary connection. The building official shall have the authority to authorize and approve the temporary connection of the building or system to the utility, source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section R111.1 or R111.2. The building official shall notify the serving utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action if not notified prior to disconnection. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION R112
BOARD OF APPEALS

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The building official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

R112.2 Limitations on authority. 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, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

R112.2.1 Determination of substantial improvement in flood hazard areas. When the building official provides a finding required in Section R105.3.1.1, the board of appeals shall determine whether the value of the proposed work constitutes a substantial improvement. A substantial improvement means any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include:

1. Improvements of a building or structure required to correct existing health, sanitary or safety code violations identified by the building official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of an historic building or structure, provided that the alteration will not preclude the continued designation as an historic building or structure. For the purpose of this exclusion, an historic building is:

   2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or

   2.2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or

   2.3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

R112.2.2 Criteria for issuance of a variance for flood hazard areas. A variance shall be issued only upon:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards in Section R322 inappropriate.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.

5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

R112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

R112.4 Administration. The building official shall take immediate action in accordance with the decision of the board.

SECTION R113
VIOLATIONS

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

[A] 111.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 112
SERVICE UTILITIES

[A] 112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

[A] 112.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

[A] 112.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113
BOARD OF APPEALS

[A] 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

[A] 113.2 Limitations on authority. 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, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

[A] 113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 114
VIOLATIONS

[A] 114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

[A] 114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] 114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 115
STOP WORK ORDER

[A] 115.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

[A] 115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to
KENDALL COUNTY BUILDING CODE

SECTION 7 - FEES

The following fee schedule shall be applicable to the Kendall County Building Code:
Please Note: A $50.00 Zoning Certificate is required on ALL building permits.

SECTION 1:

1. Single Family Residential Construction
   2. Garage – Detached
      a. 121-599 square feet
      b. ≥600 square feet

3. Accessory Structure
   a. ≤120 square feet
      (Zoning Certificate required - $50.00)
   b. 121-599 square feet
   c. ≥600 square feet (residential)
   d. ≥600 square feet (commercial)

4. Sign
   1. Non-illuminated
   2. Illuminated
   3. Temporary Sign

5. Deck
   (no additional fee when a deck is constructed concurrently with the house)

6. Swimming Pool
7. Demolition
8. Communication Tower
9. Moving or raising a structure, etc.
10. Service Upgrades
11. Driveway
12. Patios, New & Expansion of Existing (R-5, R-6, R-7 Only)
13. Reinspection
    1. Residential, agricultural, etc.
    2. Other
14. Other, Residential, Agricultural
    1. Addition
    2. Remodeling
    3. Plumbing
    4. Electrical
    5. Miscellaneous

$1,250.00 → $1500
$100.00
$50.00/inspection + .08/sq.ft. - review
n/a $50 Zoning Fee
$100.00 → $150
$50.00/inspection + Except Plumbing $150
.08/sq.ft. - review
$75.00/inspection + Except Plumbing $150
.08/sq.ft. - review
$100.00 + 1.00/sq.ft.
$150.00 + 1.00/sq.ft
$125.00 → $150
$100.00 → $150
$75.00 → $100
$500.00 → $1000
$125.00 → $150
$50.00
$75.00
$50.00/inspection + Plumbing $150
.08/sq.ft. - review
15. Permits other than Residential/Agricultural
   1. Addition $75.00/inspection +
   2. Remodeling .08/sq.ft. - review
   3. Plumbing $150.00
   4. Electrical /50
   5. Miscellaneous

15. Change of Occupancy $125.00 /50
16. Certificate of Occupancy $125.00 /50
   (when requested separately from the building permit)

17. Zoning Certificate (REQUIRED ON ALL PERMITS) $50.00
   Possible others - fences - partitions - windows - driveways
   Roofs - siding - Gutters
   Lawn Sprinklers - windows

Notes to the Fee Schedule:

1. The permit fees for an attached garage or deck, a driveway, and similar appurtenances
   constructed in conjunction with the construction of the house are included in the permit
   fee for the house.
2. The permit fee for a driveway constructed in conjunction with the construction of a garage
   is included in the permit fee for the garage.

SECTION 2: Zoning Certificate Required

A Zoning Certificate shall be approved before a building permit may be issued and
requires the payment of a separate fee.

SECTION 3: Address Required

The fee for assigning an address to a property shall be $25.00 /50

SECTION 4: Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. 
All reinspection fees shall be due and payable prior to each reinspection.

SECTION 5: Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a 
building permit shall reimburse Kendall County for all reasonable costs incurred as a 
result of the review of the application by a legal, engineering, or other special consultant.
The applicant shall provide a deposit to cover the estimated consulting and review fees. 
Payment of the additional review fees shall be made prior to the issuance of the certificate 
of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, 
the actual payment may occur after the issuance of the certificate of occupancy.
RESOLUTION: 10-069

Whereas, the Planning and Zoning Committee of the Grundy County Board reviewed the proposed Fee charges and accepts that these changes are appropriate; and

Whereas, the Planning and Zoning Committee has determined that the fees should be modified as proposed for the benefit of the County and its Citizens; and

Whereas the Planning and Zoning Committee positively recommends to the County Board that the proposed changes and fees be approved.

NOW THEREFORE BE IT RESOLVED, by the County Board of Grundy County, Illinois in a regular meeting assembly, acting on behalf of the County of Grundy that the fee schedule and changes for the Building and Zoning Office shall be amended as follows:

Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following schedule:

I - SCHEDULE of PERMIT FEES

A. New Residential Structures-
   New construction – Includes Electric, Plumbing, and HVAC
   (1) Residential - Single Family $2,850.00
   (2) Townhouses/Condo’s - Each dwelling Unit $2,000.00
   (3) Apartments/ - Each dwelling Unit $500.00
      Each Floor & Common Areas $300.00
   (4) Early start for footing/foundation $300.00
   (5) Clubhouse/Shared Accessory Structures $0.50 psf
   (6) Parking Shelters- Per Covered Stall $75.00
   (7) Mobile Homes $1,000.00

B. Accessory Uses & Renovated Buildings

ALTERATIONS AND REMODELING OR USE CHANGE APPLICABLE ONLY TO RESIDENTIAL DWELLINGS.
   (1) Replacing of roof shingles $60.00
   (2) Replacing existing blacktop driveway $60.00
   (3) Changing of same size windows & doors per house $50.00
      (Unless headers are altered or any structural changes are made)
   (4) Siding replacement $75.00
   (5) Decks $180.00
   (6) Patios, Concrete flat work, and Handicapped ramps. $75.00
   (7) Detached Garage $250.00
   (8) Above ground Pools w/Electric $105.00
   (9) In ground Pool w/Electric & Plumbing $300.00
   (10) Sheds w/o Electric $155.00
   (11) FENCES $75.00
      + $0.05 per linear foot over 1000 linear foot
(12) Additions, Sunroom & Remodels  $0.50 psf
For all areas, but not less than $155.00 minimum

(13) ELECTRICAL
Residential - New Service  $85.00
Remodeling/Addition  $100.00

(14) PLUMBING – Remodeling/Addition  $250.00

(15) HEATING AND AIR CONDITIONING
Residential - Replacement  $75.00
Water Heater  $75.00
Remodeling/Addition  $100.00

(16) Other Miscellaneous Improvements:
Less than a $1,000.00 minimum Fee  $135.00
Each Additional $1,000.00  $5.00

C. COMMERCIAL - INDUSTRIAL - STORAGE - BUSINESS - INSTITUTIONAL - PUBLIC AND MULTI-FAMILY
(1) New construction – Includes all inspection fees- $0.50 per sq ft for all areas, but not less than $100.00 minimum
(2) Additions – Accessory - Renovations- $0.50 per sq ft for all areas, Plus utility fees but not less than $100.00 minimum
(3) ELECTRICAL-
Remodeling  $300.00
Less than 500sq ft  $100.00

(4) PLUMBING-
Remodeling  $300.00
Less than 500 sq ft  $100.00

(5) HEATING AND AIR CONDITIONING-
Remodeling  $300.00
Less than 500sq ft  $100.00

D. MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURE OR FOUNDATION
(1) Residential  $150.00
(2) Commercial  $300.00

E. Communication towers and wind farm Fees
New Tower – Vertical height  $25.00 per LF
Existing tower Modification/ Install new equipment  $1,200.00 per tower

F. DEMOLITION  $100.00

G. SIGNS AND STRUCTURES
$0.50 per square foot for all areas, but not less than $55.00 minimum

H. REINSPECTION OR EXTRA INSPECTIONS NEEDED OR REQUESTED  $75.00
Anytime the County Land Use Department performs a requested inspection and the inspection is not passed, a reinspection fee shall be charged. Reinspection fees must be paid before the reinspection is scheduled.
I. Certificate of Occupancy/ Completion $50.00

J. Plan Review
   (1) Residential
      a. Single family $250.00
      b. Townhouses- per structure $250.00
      c. Apartment Buildings $500.00 per floor plus $50.00 per unit
      d. Additions or second stories $175.00
      e. Garages $20.00
      f. Decks $15.00
   (2) Commercial $0.15 psf

Where the Building Official requires the review of building plan and specifications by a professional engineer or architect, the builders or developers shall pay the actual cost of the plan review plus a $25.00 administration fee.

K. Building Code Appeal Application fee $500.00

L. Permit refund processing fee $60.00

M. Work Commenced without Permits:
Where it is found that construction, alterations, expansion, removal or demolition of buildings or structures has commenced without the prior securing of the required permits, the basic permit fee shall be double the normal fee.

N. Clean-Up Bond:
Prior to the issuance of a building permit in respect to new construction, alteration and repairs to existing buildings, or the moving of a building or the issuance of a permit for demolition of a building or structure, the party making application for such permit shall deposit with the Grundy County a cash bond in the amount of $500.00 for any work with a valuation in excess of $2,000.00, to assure that all refuse, rubbish, building materials or other items resulting from the work for which the permit was issued, shall be removed or cleaned up upon completion of the project, and basic landscaping is completed. Said bond shall be refunded by the County to the party depositing same upon final inspection by the Building Inspector, provided that the Building Inspector shall certify to the County that there is no such item remaining upon the subject property upon the completion of the project, and basic landscaping is completed. In the event that such items remain upon the subject premises at the time of final inspection, or in the event basic landscaping is not completed, the party making said deposit shall be given written notice mailed to said individual at the address shown on the building permit, notifying said individual that unless said items are removed within ten (10) days from the date of mailing of said notice by regular mail, the County shall, at its option, cause said items to be removed or basic landscaping completed and deduct the cost thereof from the cash bond deposit. Any action taken by the County under this section shall not relieve any party subject to this ordinance from liability or responsibility in removing such items described in this section and/or taking any other action under any other provisions of this ordinance.

Valuation shall include all trade (plumbing, electrical and mechanical) costs. Separate trade permits shall be required; if applicable, but no additional permit fees will be charged if the proposed work is covered by a building permit.
O. CONTRACTOR LICENSE REQUIREMENTS:

1. Definitions:

Contractor: means any individual, doing work on a residence or commercial/industrial structure, and any company or corporation engaged in the business of building, constructing, altering, rehabilitating, repairing, moving or demolishing any building, structure, sidewalk, street, fence, swimming pool, driveway, HVAC equipment or landscaping, or any other related construction activity, including plumbing and electrical work, whether as a general contractor or subcontractor. Exception: a property owner doing work on his or her own residence (residing in)

General Contractor: Any contractor who subcontracts all or any portion of a building contract to one or more building contractors or who shall himself perform more than one trade during the course of any construction, and subcontract any other trade during the course of any construction.

2. LICENSES.

(a.) Required. No person shall engage in the business of a contractor without first obtaining a license from the Building Officer or another person authorized by the County Chairman to enforce this chapter. Subcontractors who are doing work for a licensed general contractor shall be required to be licensed in the County. A resident homeowner or property owner who is acting as a general contractor for work being performed on their own residence or property on which he/ she resides need not obtain a contractor’s license. However, any subcontractor hired by a resident acting as a general contractor must comply fully with the requirements of this chapter.

(b.) Applications; Expiration. An application for a contractor’s license shall include the name and street address, (post office box numbers shall not be accepted as a business address) of the applicant’s firm as well as the business telephone number thereof. The application shall also set forth the number of individual employees of the applicant who may be operating under such license and the type of contracting activity for which a license is requested. Licenses are issued annually and expire on the last day of the twelfth month from the month in which they were issued.

(c.) Certificate of Insurance and Licensing and Permit Bond Required. All applications for a contractor’s license by a contractor, general contractor or subcontractor shall be accompanied by:

(1.) A certificate of insurance showing that the applicant has a minimum coverage of five hundred thousand dollars ($500,000) personal property damage and five hundred thousand dollars ($500,000) bodily injury and, if the applicant has more than one employee, workers’ compensation coverage. The certificate of insurance must name the Grundy County as the certificate holder.

(2.) A licensing and permit bond (L. & P. bond) in the amount of ten thousand dollars ($10,000) executed by a surety company authorized to transact business in the State as surety on the bond, and with the Grundy County as obligee, for its benefit and that of the consumers dealing with the applicant, the condition of which shall be that the applicant shall faithfully perform the duties and in all things comply with the presently adopted building codes and all other ordinances pertaining to the license or permit applied for. The aggregate liability of the surety, regardless of the number of claims made against the bond or the number of years of the bond remains in force, shall in no
event exceed the amount of the bond. The bond may be terminated at any time by the
surety upon sending thirty day’s notice in writing to the Building Officer with which
this bond is filed and to the principal.

(d.) Fee. The annual processing fee for a General contractor’s license shall be one hundred
dollars ($100.00); Subcontractor shall be one hundred dollars ($100.00).

(e) Revocation. A contractor’s license may be revoked for any work not performed according
any applicable ordinance of the Grundy County. In the event the Building Officer determines that
any work performed is not in accordance with any applicable ordinance, the County shall mail to the
contractor at the address listed on his or her application for a contractor’s license a notice informing
the contractor of the revocation of his or her license and/or of the action of the County making a
claim on the contractor’s bond. The contractor may then appeal this decision pursuant to this
ordinance.

3. DUTIES OF LICENSEE: REMOVAL OF REFUSE; OBSTRUCTION OF TRAFFIC.

(a) A contractor who is licensed under this chapter shall secure the appropriate and necessary
building permits required by the building codes of the Grundy County, IL before undertaking the
building, constructing, altering, rehabilitating, repairing, altering, moving or demolishing of any
building, structure, sidewalk, street, fence, swimming pool, driveway, HVAC equipment or
landscaping, or any other related construction activity, including plumbing and electrical work.

(b) Such contractor shall comply with all the provisions of this Building and Housing Code and
all other County codes and ordinances relating to or regulating the activities of contractors.

(c) All Contractors shall provide a dumpster/refuse container at each construction site.

(d) All contractors shall remove or cause to be removed, at least once a week or, at the
direction of the Building Official or designee, all trash, refuse and other waste materials accumulated
as a result of the construction activity at the site of construction.

(e) No contractor shall obstruct traffic, County streets or sidewalks without first receiving
permission from the appropriate County department to do so. The contractor shall restrict the
movement of construction vehicles exceeding the local weight limitation to those local streets
approved by the Grundy County Township Highway Commissioners’ and the County Highway
Engineer.

(f) No contractor shall permit the accumulation of dirt, mud or waste materials on the public’s
streets or walkways to a degree which makes driving hazardous or otherwise endangers the health,
safety and welfare of County residents. Any accumulation of dirt, mud or debris shall be removed
from the public right of way on a daily basis by the contractor. In newly established residential and
commercial/industrial subdivisions in which more than one contractor may be building, the developer
shall be held ultimately responsible for compliance with this section. The contractor shall at all times
keep the site of activities in an orderly condition.
4. **INSPECTIONS.**

The provisions of this chapter are declared to be of a regulatory nature, and it shall be the responsibility of the Building Official or his or her designee to regularly inspect the site of a contractor’s activity to assure that all of the provisions of this chapter are complied with.

5. **PENALTY.**

The penalty for violation shall be in accordance with Section 6-2-10 of the Grundy County UDO.

II. **ZONING FEES**

All applicants will be billed for any cost incurred from consultants for a subdivision or plat approval. **Note** that the Plat shall not be signed until all incurred costs are paid in full.

**A. Map and Text Amendments, Conditional Uses and Variances.**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Less than 2 acres</td>
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<tr>
<td>Less than 10 acres</td>
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<tr>
<td>Over 10 acres</td>
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<tr>
<td></td>
<td>Acre over 10</td>
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<tr>
<td></td>
<td>Acres</td>
</tr>
<tr>
<td>Text Amendments and Appeals</td>
<td>$1000.00</td>
</tr>
<tr>
<td>Zoning Variances</td>
<td>$700.00</td>
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</tbody>
</table>

**B. Conditional Use for Utility-Scale Wind Energy Conservation Systems.**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Review per application</td>
<td>$30,000.00/ application</td>
</tr>
<tr>
<td>Conditional Use for USWECs Overhead Trans Line</td>
<td>$20,000.00/ application</td>
</tr>
<tr>
<td></td>
<td>Plus Consultant Fees</td>
</tr>
</tbody>
</table>

Conditional Use shall not be submitted to the Grundy County Board for approval until all consultant fees are paid.

**C. Zoning Fees refund Policy**

Petitions that are withdrawn after the Regional Planning Commission meeting are refunded for 50% of the original filing fee minus any expenses that were incurred by Grundy County.

Petitions that are withdrawn after one ZBA hearing are refunded for 25% of the fee minus any expenses that were incurred by Grundy County.

If the petition is withdrawn after the legal notice is published but prior to the meeting is refunded $200.00 minus any expenses that were incurred by Grundy County.

**D. Zoning Certificates:**

All zoning certificates process by the Zoning Department will be charged $20.00/ each Zoning requests. All Zoning request shall include a property identification number (PIN) and a complete legal description when submitted to the Zoning Officer.
III SUBDIVISION FEES:

Prior to the onset of work that will be required to process a preliminary or a final plat, the petitioner/Developer shall be required to provide as security the following amounts dependent on the size of the project:

- 10 acres or less $3,000.00
- Over 10 to 99 acres $8,000.00
- Over 99 acres $10,000.00

This deposit amount shall be provided at the time of application by the Petitioner/Developer. This amount will be used by the county to pay for fees that are incurred from consultants. The Petitioner/Developer shall be required to keep at least half of the amount of fees within deposit for the entirety of the project. If the Petitioner/Developer fails to maintain the amount, service will cease and the project will not move forward.

Minor subdivision
- Preliminary and final Plat $300.00

Subdivision 3-8 Lots
- Preliminary Plat $500.00 + $25.00/Lot
- Final Plat $500.00

Subdivision 9+ Lots
- Preliminary Plat $1,000.00 + $25.00/Lot
- Final Plat $500.00

Applicants shall note that any consultant costs that are incurred during the process of the petition are the responsibility of the applicant. Final Plats will not be signed by the Plat Officer until all the costs for the petition has been paid.

This resolution shall be in full force and effect, and effect as of the date of its adoption.
Adopted This 10th day of August, 2010, by the Grundy County Board, Grundy County, IL

Frances E. Halpin Jr. Chairman

ATTEST:

Lana J. Phillips, County Clerk
Sec. 14-3. Building permit fees.

(a) A person desiring a building permit as required shall pay a fee according to the following schedule:

(1) Residential (one-and two family) principal structures:
   a. New:
      1. Floor area above-ground, per square foot .... $0.20
      2. Floor area below-ground, attached garage, per square foot .... 0.15
      3. Mobile homes ..... 110.00
      4. Electrical ..... 100.00
      5. Plumbing ..... 100.00
      6. Mechanical ..... 100.00
      7. Temporary occupancy permit ..... 500.00
         ($250.00 will be refunded upon successful completion of final inspection and issuance of final occupancy certificate.)

b. Additions, remodeling, alterations:
   1. Heated structures:
      i. Floor area, per square foot .... $0.20
      ii. Electrical ..... 75.00
      iii. Plumbing ..... 75.00
      iv. Mechanical ..... 75.00
     v. Minimum fee ..... 100.00
2. Unheated structures:
   i. Floor area, per square foot .... 0.15
   ii. Electrical .... 75.00
   iii. Minimum fee .... 80.00

3. Independent revisions:
   i. Electrical .... 50.00
   ii. Plumbing .... 50.00
   iii. Mechanical .... 50.00

c. First "failed" inspection ..... No charge
   Each additional "failed" inspection ..... 50.00

(2)

Residential (one- and two-family) accessory structures, shall be revised as follows:

a. Fences and permanent signs ..... 50.00

b. Other accessory structures and accessory buildings greater than 120 sq. feet in area
   and additions to such accessory buildings ..... 100.00

c. Pools, above ground ..... 65.00

d. Pools, in ground ..... 100.00

e. Independent electrical revisions ..... 50.00

f. Independent plumbing revisions ..... 50.00

g. Independent mechanical revisions ..... 50.00

h. Accessory buildings 120 square feet or less ..... 50.00
First "failed" inspection .... No charge
Each additional "failed" inspection .... 50.00

(3)

Residential (multi-family) principal structures, shall be revised as follows:

a.

New:
1. Floor area above-ground, per square foot .... 0.20
2. Floor area below-ground, attached garage, per square foot .... 0.15
3. Electrical, per dwelling unit under construction .... 100.00
4. Plumbing, per dwelling unit under construction .... 100.00
5. Mechanical, per dwelling unit under construction .... 100.00
6. Temporary occupancy permit, per dwelling unit .... 500.00
($250.00 will be refunded upon successful completion of final inspection and issuance of final occupancy certificate.)

b.

Additions, remodeling, alterations:
1. Heated structures:
   i. Floor area, per square foot .... 0.20
   ii. Electrical, per dwelling unit under construction .... 75.00
   iii. Plumbing, per dwelling unit under construction .... 75.00
   iv. Mechanical, per dwelling unit under construction .... 75.00
   v. Temporary occupancy permit, per unit .... 500.00
($250.00 will be refunded upon successful completion of final
inspection and issuance of final occupancy certificate.)

vi.
Minimum fee ..... 100.00

2.
Unheated structures:
i.
Floor area, per square foot ..... 0.15

ii.
Electrical, per dwelling unit under construction ..... 75.00

iii.
Minimum fee ..... 80.00

3.
Independent revisions:
i.
Electrical, per dwelling unit ..... 75.00

ii.
Plumbing, per dwelling unit ..... 75.00

iii.
Mechanical, per dwelling unit ..... 75.00

iv.
First "failed" inspection ..... No charge
Each additional "failed" inspection ..... 50.00

(4)

Commercial, industrial, institutional:
a.
Principal structures — New, additions, remodeling, alterations; except independent
electrical, plumbing and mechanical revisions:

1.
All floor areas, per square foot ..... 0.20

2.
Electrical, first five fixtures ..... 50.00
Each additional fixture ..... 5.00

3.
Plumbing, first five fixtures/ openings ..... 50.00
Each additional fixture/opening ..... 5.00

4.
Mechanical, first five openings ..... 50.00
Each additional opening ....5.00

5.

Temporary occupancy permit ....500.00

($250.00 will be refunded upon successful completion of final inspection and issuance of final occupancy certificate.)

b.

Accessory structures (new, addition, alterations), except independent electrical, plumbing and mechanical revisions:

1.

Structure storing machinery, goods and merchandise only ....150.00

2.

Structure having areas devoted to human use (offices, bathrooms) ....175.00

3.

Minimum fee ....150.00

c.

Independent revisions:

1.

Electrical, first five fixtures ....50.00

Each additional fixture ....5.00

2.

Plumbing, first five fixtures/openings ....50.00

Each additional fixture/opening ....5.00

3.

Mechanical, first five openings ....50.00

Each additional opening ....5.00

d.

Telecommunication towers and accessory structures including mechanical equipment buildings, fences, and electrical meters ....500.00

e.

Commercial wind towers and accessory structures ....650.00

(5)

Fire sprinkler systems (includes plan review and field inspection):

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<thead>
<tr>
<th>Number of Sprinklers</th>
<th>Pipe Schedule</th>
<th>Hydraulic Calculated</th>
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<tbody>
<tr>
<td>1–25</td>
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<td>301–500</td>
<td>400.00</td>
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<tr>
<td>Over 500</td>
<td>450.00</td>
<td>850.00</td>
</tr>
<tr>
<td>----------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Plus, for each sprinkler over 500</td>
<td>0.60/each</td>
<td>0.95/each</td>
</tr>
</tbody>
</table>

(6) Standpipe, per standpipe riser .....175.00

(7) Specialized extinguisher agent (dry or other chemical agent), per 50# agent .....125.00

(8) Hood and duct cooking extinguisher agent, flat rate per system .....150.00

*DeKalb County reserves the right to engage professional assistance other than county staff in order to thoroughly and expeditiously review and inspect any project in accordance with applicable regulations. The applicant shall reimburse the county for costs associated with such professional review and inspection services per section 14-3(9)(c) of the county code.

(9) Reinspections:
   a. Scheduling an inspection and not prepared .....50.00
   b. Due to a second failed inspection .....50.00

(10) Permit expiration: Construction shall begin within six months of the date of issue of a building permit. The permitted work shall thereafter be completed within 12 months of commencement. The permit shall expire if construction is stopped, suspended or abandoned for a period of six months. A minimum of one inspection of the work shall be required within each six-month period following commencement of work to ensure that progress is being made. If no inspections are performed during any six-month period following issuance of the permit, the project shall be considered suspended and abandoned, and the permit shall be considered expired.

(11) Permit extension: A one-time, six-month extension may be granted, with no additional fee, for an unexpired permit if reasonable cause can be shown by the applicant as to why the work cannot commence within six months of the date the permit was issued, or cannot be completed within 12 months following commencement of work.

(12) Permit renewal: A permit which has expired for six months or less may be renewed at one-half of the original fee amount, provided no changes have been made to the original plans and specifications. Plans or specifications which are altered or revised shall require a new plan review at additional cost to the permit applicant. Permits which have expired for more than six months shall require a new application and permit, at full permit fees.
Fee waiver: In the case of an application for a building permit received from any unit of local government or school districts, the fees listed herein shall be waived.

(b) In order to defray the additional costs incurred by the county when work for which a permit is required is started prior to obtaining a permit, the fees specified in the fee schedule above shall be doubled. The payment of such additional fee shall not relieve any person from fully complying with the requirements of this chapter, nor from any penalties described in this chapter.

(c) For building permits for residential (multifamily), commercial, industrial and institutional projects, the planning director may engage professional assistance other than the county staff in order to thoroughly and expeditiously review and inspect the project in accordance with applicable regulations. The applicant shall reimburse the county for costs associated with such professional review and inspection services.

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director

County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

BUILDING PERMIT FEE SCHEDULE
Effective January 1, 2013

BUILDING PLAN REVIEW FEES
- 10% of building fee as calculated below ($8.00 minimum fee) for all permits except pools and sheds under 200 square feet
- Independent review fees may be applicable for non-residential construction
- Re-examination for changes to approved plans - $50.00 (increases in area additional)

RESIDENTIAL CONSTRUCTION (not over 2 single family dwelling units)
New Residence
- $25.00 per 100 square feet of overall area of each floor above ground, and basement area - ($200.00 minimum fee)
- $10.00 per 100 square feet of overall crawl space - ($100.00 minimum fee)

Addition to Residence
- $25.00 per 100 square feet of overall area of each floor above ground, basement and crawl area - ($100.00 minimum fee)

Accessory Building
- $50.00 - less than 200 square feet
- 200 square feet or larger - $100.00 minimum fee, $25.00 per one hundred 100 square feet

Alterations, remodeling, re-roofing, re-siding (not part of an addition to an existing building)
- $50.00 - $1,000.00 or less of estimated cost
- $10.00 for each additional $1,000.00 of estimated cost

Electrical Service Upgrade
- $50.00

SWIMMING POOLS
- $60.00 - Above ground pool
- $180.00 - In ground pool

FENCES
- $25.00 - A fence which cannot be viewed through

DAMAGE ASSESSMENT AND REPAIR - due to fire, wind or flood
- A minimum fee of $50.00 for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.

DEMOLITION
- $50.00 - Building under 500 square feet
- $75.00 - Building 500 square feet or over
- $100.00 - Residence or commercial building

AGRICULTURAL EXEMPTION SETBACK PERMIT
- $50.00 - A permit is required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in the Illinois Compiled Statutes, 5/5-12001.
ALL OTHER CONSTRUCTION (Business, Institutional, Commercial)

New construction and additions
- $30.00 per 100 square feet, or portion thereof, of overall area of each floor above ground - ($300.00 minimum fee)
- $30.00 per 100 square feet of overall basement and crawl space - ($300 minimum fee)

Alterations, remodeling, re-roofing, re-siding (not part of an addition to an existing building)
- $50.00 - $1,000.00 or less of estimated cost
- $10.00 for each additional $1,000.00 of estimated cost

Electrical Service Upgrade
- $100.00

ESTABLISHMENT OF USE
- $50.00 - required to establish a new business, commercial or institutional use in a new or existing building

ADVERTISING SIGNS AND BILLBOARDS
- $4.00 per square foot ($20.00 minimum)

TOWERS (including associated equipment structures)
- New towers - $25.00 per each foot of tower height
- Co-location of antennae on exiting towers or structures - $1,200.00

MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURES
- $50.00 - Less than 1,000 square feet ground floor area (outside measurements)
- $100 - 1,000 or over square feet ground floor area (outside measurements)
- Foundation - $10.00 per 100 square feet of overall unfinished basement area and crawl space ($100.00 minimum fee plus a plan examination fee)

PERMIT EXTENSION
- $50.00 – For up to six months upon written request stating justifiable cause and projected date of completion. Subject to approval by the Building Officer.

RE-INSPECTION FEES
A reinspection fee of $50.00 shall be paid prior to scheduling the reinspection, necessitated by either of the following conditions:
- All second and subsequent reinspections.
- When the construction work to be inspected was incomplete at the time the Building Inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.

RELIGIOUS, EDUCATIONAL OR CHARITABLE PURPOSES
- Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be $500.00.

WORK STARTED WITHOUT PERMIT
- Where work for which a permit is required by this Article is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by 100 percent (100%)

PERMIT OR PERMIT APPLICATION CANCELLATION
- A permit application will be considered canceled when the applicant fails to provide requested information that the minimum code requirements have been met within six (6) months from the date of application. The applicant will owe the plan examination fee plus twenty-five percent (25%) of the total building fee.
- When a permit has already been issued, an applicant may only cancel, in writing, within six (6) months of the date of issuance of such permit, if no construction has commenced. The applicant will receive a refund of seventy-five percent (75%) of the building permit fee less the plan examination fee and any fees assessed by other departments. If no inspections are scheduled within six (6) months of date of issuance, the permit will be canceled and the entire building fee forfeited.
SCHEDULE OF BUILDING PERMIT FEES

1. PLAN EXAM FEES

SINGLE FAMILY AND ALL OTHERS
(ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS)

<table>
<thead>
<tr>
<th>Residential and Commercial</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>401 to 1000 S.F.</td>
<td>150.00</td>
</tr>
<tr>
<td>1001 to 2000 S.F</td>
<td>200.00</td>
</tr>
<tr>
<td>2001 to 3000 S.F</td>
<td>250.00</td>
</tr>
<tr>
<td>3001 to 4000 S.F</td>
<td>300.00</td>
</tr>
</tbody>
</table>

All mobile units $100.00

FOR EACH ADDITIONAL 1000 SQUARE FEET OR FRACTION THEREOF $16.00. WHEN DETERMINED BY THE CODE OFFICIAL, THE PLANS WILL BE SENT TO A PROFESSIONAL PLAN REVIEWER WITH APPLICANT TO PAY ALL COSTS:

WHEN THE TERM "SINGLE FAMILY" IS USED IN THIS FEE SCHEDULE, IT SHALL REFER TO THE CONSTRUCTION, REPAIR OR ENLARGEMENT OF SINGLE FAMILY RESIDENCES, INDIVIDUAL DUPLEXES, INDIVIDUAL TOWNHOUSES AND THEIR RELATED STRUCTURES.

WHEN THE TERM "ALL OTHERS" IS USED, IT SHALL REFER TO THE CONSTRUCTION, ALTERATION, REPAIR OR ENLARGEMENT OF MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL BUILDINGS AND THEIR RELATED STRUCTURES.

ALL PLAN EXAM FEES SHALL BE NON-REFUNDABLE.

MINIMUM PLAN EXAM FEE:............................. $ 50.00.

PRELIMINARY CONFERENCE FEE $50.00. THIS FEE SHALL BE CHARGED FOR THE PRELIMINARY PLAN REVIEW OF OTHER THAN SINGLE FAMILY BUILDINGS.

DRAINAGE (GRADING) REVIEW FEE:.....SEE DEVELOPMENT FEES IN THE WILL COUNTY ZONING ORDINANCE.

SPRINKLER REVIEW FEES..............................

<table>
<thead>
<tr>
<th>Pipe Schedule</th>
<th>Hydraulic Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.75/sprinkler up to 200</td>
<td>$3.50/sprinkler up to 200</td>
</tr>
<tr>
<td>$1.50/sprinkler more than 200</td>
<td>$3.00/sprinkler more than 200</td>
</tr>
</tbody>
</table>

Alternate Fire Protection Systems:

Carbon dioxide-$100.00 up to 105lbs.  Halon:$100.00 up to 35 lbs.($2.00.lb.over)
Dry chemical-$250.00 plus alarm fees  Standpipe-$125.00/standpipe
Fire detection and alarm systems-$125.00 for the first 12,500 sq.ft.(prorate over 12,500 sq.ft.)
SMOKE DETECTION REVIEW FEE:.................. $150.00.

EXCEPTIONS: SINGLE FAMILY RESIDENCES SHALL BE EXEMPT FROM SMOKE DETECTION FEES.

2. BUILDING PERMIT FEES

THE VALUATION OF BUILDINGS FOR THE COMPUTATION OF THE BUILDING PERMIT FEE SHALL BE BASED ON THE FOLLOWING SCHEDULE OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. IF AN APPLICANT'S VALUATION IS HIGHER THAN THE SCHEDULE, THEN THE HIGHER FIGURE SHALL PREVAIL. THE FEE SHALL BE $8.00 PER $1000 COST OF CONSTRUCTION OR FRACTION THEREOF, WITH A MINIMUM FEE OF $50.00.

A. RESIDENTIAL

1. SINGLE FAMILY AND MULTI FAMILY AND EXISTING STRUCTURES

ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS (EXCEPT GARAGE, CRAWL SPACE UNUSABLE ATTIC SPACE AND BASEMENT).......................... $ 80.00 SQ. FT.
CRAWL SPACE, BASEMENT AND GARAGE............................................ $ 20.00 SQ. FT.
DECKS................................................................. $ 7.00 SQ. FT.
ACCESSORY BUILDINGS .......................................................... $ 7.00 SQ. FT.
MOBIL HOMES................................................................. $ 50.00 SQ. FT.

B. INDUSTRIAL AND COMMERCIAL AND EXISTING STRUCTURES

(ALL AREAS WITHIN OUTSIDE WALLS BASED ON EXTERIOR DIMENSIONS)
ASSEMBLY................................................................. $ 86.00 SQ. FT.
CHURCHES................................................................. $ 74.00 SQ. FT.
BUSINESS................................................................. $ 74.00 SQ. FT.
EDUCATIONAL......................................................... $ 74.00 SQ. FT.
FACTORY AND INDUSTRIAL.................................................. $ 49.00 SQ. FT.
INSTITUTIONAL.......................................................... $ 74.00 SQ. FT.
MERCANTILE ........................................................... $ 74.00 SQ. FT
RESIDENTIAL (HOTELS, OTHER THAN R-3)........................................ $ 80.00 SQ. FT.
STORAGE ................................................................. $ 74.00 SQ. FT.
HIGH HAZARD .............................................................. $ 98.00 SQ. FT
UTILITY AND MISCELLANEOUS................................................. $ 74.00 SQ. FT.

C. MISCELLANEOUS BUILDINGS SHALL BE CLASSIFIED ACCORDING TO THE USE THEY MOST CLOSELY RESEMBLE.

D. CONVERTING FROM ONE TYPE OF OCCUPANCY TO ANOTHER TYPE OF OCCUPANCY AND/OR INCLUDES FIELD INSPECTIONS REQUESTED IN
WRITING BY AN OWNER PRIOR TO PERMIT SUBMITAL......$200.00

THIS FEE COVERS INSPECTION BY THE WILL COUNTY LAND USE DEPARTMENT (BUILDING SECTION) TO DETERMINE WHAT ADDITIONAL CODE REQUIREMENTS MUST BE MET. UPON APPLICATION FOR AN ACTUAL PERMIT, ALL NORMAL PERMIT FEES SHALL APPLY.

E. SWIMMING POOLS, HOT TUBS AND SPAS:
   ABOVE GROUND........................................ $100.00 (TOTAL FEE)
   IN-GROUND.................................................. $300.00 (TOTAL FEE)
   PUBLIC POOL.............................................. $500.00 (TOTAL FEE)

F. DEMOLITION OF STRUCTURES
   UNDER 650 SQ. FT. (GROSS).................. $100.00
   650 SQ. FT. AND UP .................. $200.00

G. MOVING, RAISING, SHORING
   OR UNDERPINNING ................................ $ 50.00

H. REISSUANCE OR CANCELLATION OF PERMITS:
   REISSUANCE OF PERMIT WITHIN SIX (6) MONTHS OF INITIAL ISSUANCE,
   NO WORK STARTED.................. 75% OF PERMIT
   REISSUANCE OF PERMIT WITHIN ONE (1) YEAR OF INITIAL ISSUANCE,
   WORK STARTED.................. 50% OF PERMIT
   REISSUANCE AFTER ONE YEAR OF INITIAL ISSUANCE
   ......................................................... 100%

   TRANSFER OF PERMIT......................... $50.00

   BUILDING PERMITS MAY BE REISSUED ONE TIME. THE FULL FEE
   APPLIES TO ANY REISSUANCE AFTER THE PERMIT HAS BEEN REISSUED
   ONCE.

   BUILDING PERMITS SHALL NOT BE REISSUED MORE THAN TWICE.

J. PLAN REVISIONS
   INTERIOR.............................................. 10% OF ORIGINAL FEE
   ADDITIONAL SQ. FT......................... (BASED ON NORMAL SCHEDULE OF FEES)
3. MISCELLANEOUS:

A. WORK COMMENCED WITHOUT A PERMIT:

WHERE IT IS FOUND THAT CONSTRUCTION, ALTERATIONS, EXPANSION, REMOVAL OR DEMOLITION OF BUILDINGS OR STRUCTURES HAS COMMENCED WITHOUT THE PRIOR SECURING OF REQUIRED PERMITS, THE BASIC PERMIT FEE SHALL BE DOUBLE THE NORMAL FEE.

B. STATE LAW REQUIRES THE ROOFER BE LICENSED AND BONDED.

C. REINSPECTION (INSPECTION WILL BE PERFORMED ONLY IN RECEIPT OF REINSPECTION FEE)

ANY TIME THE WILL COUNTY LAND USE DEPARTMENT, BUILDING DIVISION PERFORMS A REQUESTED INSPECTION AND THE INSPECTION IS NOT PASSED, A REINSPECTION FEE SHALL BE CHARGED. THE FEES FOR REINSPECTION OF EACH INSPECTION SHALL BE AS FOLLOWS:

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>All Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st re-inspection</td>
<td>$75.00</td>
<td>$75.00</td>
</tr>
<tr>
<td>2nd re-inspection</td>
<td>$150.00</td>
<td>$150.00</td>
</tr>
<tr>
<td>3rd re-inspection</td>
<td>$225.00</td>
<td>$225.00</td>
</tr>
<tr>
<td>4th or subsequent re-inspection</td>
<td>$300.00</td>
<td>$300.00</td>
</tr>
</tbody>
</table>

D. CONSTRUCTION OF "PROCESS COMPONENTS" (PIPING, VESSELS, EQUIPMENT, ETC.)

MANUFACTURING FACILITY PROCESSING COMPONENT FEE SCHEDULE:

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>All Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>$99,999.99</td>
<td>$500.00</td>
</tr>
<tr>
<td>$100,000.00</td>
<td>$250,000.00</td>
<td>$1,250.00</td>
</tr>
<tr>
<td>$250,001.00</td>
<td>$500,000.00</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>$500,001.00</td>
<td>$1,000,000.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>$1,000,001.00</td>
<td>$2,000,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>$2,000,001.00</td>
<td>$3,000,000.00</td>
<td>$15,000.00</td>
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<tr>
<td>$3,000,001.00</td>
<td>$4,000,000.00</td>
<td>$20,000.00</td>
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<tr>
<td>$4,000,001.00</td>
<td>$5,000,000.00</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>$5,000,001.00</td>
<td>$6,000,000.00</td>
<td>$30,000.00</td>
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<tr>
<td>$6,000,001.00</td>
<td>$7,000,000.00</td>
<td>$35,000.00</td>
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<tr>
<td>$7,000,001.00</td>
<td>$8,000,000.00</td>
<td>$40,000.00</td>
</tr>
</tbody>
</table>
Did you know???

These typical Homeowner Projects do require permits:

- Decks ................................................. $135
- Fences ............................................... $50
- In-Ground Pools .................................... $135
- Above-Ground Pools ............................. $90
- Portable/Temporary Pools ..................... FREE
- Patios ............................................... $50
- Roofing, Siding & Windows ................... $50
- Storage Shed, Pergola & Gazebos ........... $50
- Finished Basements $50 + $0.05 per sq. ft.
- RPZ (Lawn Sprinkler) ........................... $50

These projects don’t require permits:

- Exterior Painting
- Landscaping
- Driveway Sealing
- Lawn Installation
- Gutter Repairs
- Swing sets/play ground equipment
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>$11,043</td>
</tr>
<tr>
<td>County Fire</td>
<td>$260.00</td>
</tr>
<tr>
<td>Property &amp; Debt</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Water Meter</td>
<td>$260.00</td>
</tr>
<tr>
<td>Water Connection</td>
<td>$96,919.00</td>
</tr>
<tr>
<td>Transition Fees</td>
<td>$3,700.00</td>
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<tr>
<td>Township Transition</td>
<td>$3,700.00</td>
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<tr>
<td>Sewer Connection</td>
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<tr>
<td>School Transition</td>
<td>$840.00</td>
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<tr>
<td>School Impact</td>
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<tr>
<td>School Land Cash</td>
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<tr>
<td>School Facilities</td>
<td>$2,400.00</td>
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<tr>
<td>Parks Land Cash</td>
<td>$1,400.00</td>
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<tr>
<td>Sanitary District Hookup</td>
<td>$3,000.00</td>
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<tr>
<td>Library District Impact</td>
<td>$1,960.00</td>
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<td>Library District Transition</td>
<td>$1,750.00</td>
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<td>Inspection</td>
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<td>Fire District Engineering</td>
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<tr>
<td>Parks and Recreation</td>
<td>$100.00</td>
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<tr>
<td>Municipal Buildings</td>
<td>$5,000.00</td>
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<tr>
<td>Police</td>
<td>$300.00</td>
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<tr>
<td>Public Works</td>
<td>$700.00</td>
</tr>
<tr>
<td>Govt Impact Capital</td>
<td>$1,250.00</td>
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<tr>
<td>Fire District Impact</td>
<td>$1,250.00</td>
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<tr>
<td>County Transportation</td>
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<tr>
<td>City Transportation</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>City Fire</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>City Building Permit</td>
<td>$1,754.80</td>
</tr>
<tr>
<td>Annexation</td>
<td>$2,000.00</td>
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<tr>
<td>-Fee</td>
<td>$4,490.47</td>
</tr>
<tr>
<td></td>
<td>$32,500.00</td>
</tr>
</tbody>
</table>

- All examples assume a $250,000, 2 bedroom home

- Paid at Final Plat

- Weather

- Free

- Free

- Free

- Free
BUILDING FEE WORKSHEET (to be filled out by Plano Building Department)

RESIDENTIAL

A: New Construction (Area)

Basement ________ S.F.  
1st Floor _________ S.F. (Includes enclosed porch / garage)  
2nd Floor _________ S.F.  
Other _____________ S.F.  
TOTAL AREA ________ S.F. x $.26 = $________

B: Additions and Remodeling (Area)

TOTAL AREA ______________ S.F. x $.26 = $________

C: Accessory Structures

Garage (detached) __________ S.F. x $.26 = $________  
Fence $35.00  
Shed $35.00  
Deck (open) $50.00  
Swimming Pool $50.00

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL

TOTAL AREA ___________ S.F. x $.18 = $________

Plumbing ________ drains x $17.00/drain x 3 (min.) inspections = $________

INSPECTIONS

IZN – Zoning Inspection $35.00  
IBF - Backfill Inspection $35.00  
IFT - Footing inspection $35.00  
IUP – Underfloor Plumbing $35.00  
IFW – Frame & Wire $35.00  
IBS – Building Sewer $40.00  
IWS – Water Connection $40.00

Inspection Total $________

Other City Fees:  
(Water Tap - $2,400  
Street EX Deposit $1,000  
Eldemain Sewer Recapture ‘10 – $222.19

(Single Family)

School Transition - $6,615  
City Impact - $5,000  
SW#4 Development Fee - $1,348

Applicant __________________________ Address __________________________

01/05/10
4-1-3: BUILDING PERMIT FEES:

(A) Definitions:

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL: Accessible and habitable floor areas above and below grade, covered porches and breezeways.

RESIDENTIAL: One-, two- and multi-family dwellings, including basements, covered porches and breezeways. (Ord. 911-29, 10-21-1991)

(B) Residential Fee Schedule:

<table>
<thead>
<tr>
<th>Building Group Type</th>
<th>Plan Review</th>
<th>Cost Per Square Foot</th>
<th>Minimum</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$75.00</td>
<td>$0.55</td>
<td>$46.00</td>
<td>$25.00</td>
</tr>
<tr>
<td>Addition</td>
<td>50.00</td>
<td>0.55</td>
<td>46.00</td>
<td>25.00</td>
</tr>
<tr>
<td>Accessory</td>
<td>50.00</td>
<td>--</td>
<td>46.00</td>
<td>--</td>
</tr>
</tbody>
</table>

1. Effective July 1, 2005.

(Ord. 2001-80, 7-30-2001; amd. Ord. 05-41, 4-4-2005; Ord. 05-44, 4-4-2005)

Alterations, remodeling, roofing, siding, electrical modifications, and additions (not including any addition to an existing building which will add to the ground area thereof) will be assessed a permit cost of ninety two cents ($0.92) per one hundred dollars ($100.00) of cost with a minimum fee of forty six dollars ($46.00). Any additional building inspections as required by the building official shall be charged to the individual owner at the rate of forty five dollars ($45.00) for each individual inspection. (Ord. 96-46, 12-2-1996, eff. 3-3-1997; amd. Ord. 05-42, 4-4-2005, eff. 7-1-2005)

(C) Commercial And Industrial Fee Schedule:

http://www.sterlingcodifiers.com/codebook/printnow.php
1. Effective July 1, 2005.

(Ord. 91-29, 10-21-1991; amd. Ord. 05-44, 4-4-2005)

Alterations, remodeling, roofing, siding, electrical modifications, and additions (not including any addition to an existing building which will add to the ground area thereof) will be assessed a permit cost of one dollar twenty five cents ($1.25) per one hundred dollars ($100.00) of cost with a minimum fee of eighty dollars ($80.00). Any additional building inspections as required by the building official shall be charged to the individual owner at a rate of twenty five dollars ($25.00) for each additional inspection.

Nonprofit agencies shall be limited to a twenty three dollar ($23.00) fee for each applicable inspection to be made by the building official or the plumbing inspector with a minimum of twenty nine dollars ($29.00) per inspection. (Ord. 96-46, 12-2-1996, eff. 3-3-1997)

In the event any building or construction as listed in this section is started or begun, in any form or manner prior to obtaining the proper permit as listed above, the individual builder or corporation must pay double the amount of the building permit fees which are listed above at the time the building permit fee is subsequently made. Also if
reinspection is required, a fee double the normal inspection rate will be charged, i.e.,
$45.00 \times 2 = \$90.00$. This fee must be paid in the building department office prior to
rescheduling a reinspection. No money shall be collected in the field. (Ord. 96-46, 12-2
-1996, eff. 3-3-1997; amd. Ord. 05-42, 4-4-2005, eff. 7-1-2005)

(D) Demolition Fees: A fee of fifty dollars ($50.00) is hereby imposed for residential
demolition. This fee includes a final inspection. A fee of one hundred dollars ($100.00) is
hereby imposed for commercial/industrial demolition. This fee includes the following
three (3) inspections: public safety, utility shutoff and final inspection. (Ord. 05-43, 4-4-
2005, eff. 7-1-2005)
KENDALL COUNTY BUILDING CODE

SECTION 6: Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status and that the permit be used only by the organizations itself.

Ordinance 99-31 10-4-99 and Ordinance 01-38 12/18/2001
**KENDALL COUNTY BUILDING CODE**

**KENDALL COUNTY BUILDING REGULATIONS**

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SECTION 1 - IN GENERAL

ADOPTION
The County of Kendall adopts as the building code of the County, the following documents with certain insertions, deletions and changes as listed in the Kendall County Building Regulations:

- International Building Code 2006
- International Residential Code 2006, Including Appendix F and Appendix G
- National Electric Code 2005
- Illinois State Plumbing Code 2004
- International Mechanical Code 2006

SCOPE
The Kendall County Building Code shall be applicable to all buildings and structures erected, repaired, altered, demolished or moved within the jurisdiction of the County of Kendall.

INTENT
The intent of the Building Code of Kendall County is to insure public safety health and welfare insofar as they are affected by building construction through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation and fire safety and, in general, to secure safety to life and property from all hazards incidental to the design, erection, repair, removal demolition or occupancy of buildings, structures or premises.

VIOLATION PENALTIES
Violations of this Code shall be processed in the manner prescribed for all other ordinance violations as established by the County Board. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not less than $50 nor more than $1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Any person who shall continue any work in or about the structure 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 not less than $50.00 or more than $1,000.
Nothing herein shall prevent the Kendall County State’s Attorney from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible
MEANS OF APPEAL shall be replaced in its entirety with the following:

Except for violations of this Code cited by a Code Enforcement Official, an appeal may be taken to the County Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the building Officer in his/her interpretation of this ordinance. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official.

The County Planning, Building & Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication of such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building & Zoning Committee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the appealing party and too the building officer.

SAVING CLAUSE

Nothing in this ordinance or in the building codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited on page 1 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

DATE OF EFFECT
July 1, 1994
SECTION 2 – International Building Code 2006

PURPOSE
The purpose of this Section is to establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of structures providing for the issuance of permits, collection of fees, making of inspection and providing penalties for the violations thereof.

ADOPTION
For the above-mentioned purpose, the County of Kendall in the State of Illinois, ADOPTS as part of the County Building Code the International Building Code 2006. Each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code 2006 herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

IBC Section 101.1 "Title" shall be replaced in its entirety with the following:

Title: These regulations shall be known as the building code of Kendall County, Illinois hereinafter referred to as "this code."

IBC Section 102.1 "General" shall be hereby amended to include:

General: Decks and sheds located in approved campgrounds shall meet all applicable building codes, all applicable requirements of the Kendall County Campground Regulations and all requirements of the applicable Special Use Ordinance, but shall not require a building permit, and shall only be subject to an inspection during the annual campground inspection period.

IBC Section 105.2 “Work exempt from permit” This section shall be eliminated in its entirety.

IBC Section 105.3 "Form of application" shall be replaced in its entirety with the following:

The application for a permit shall be submitted in such written form and shall be accompanied by such information, as the Code Official prescribes and shall also be accompanied by the required fee as listed in Section 7 of this code.

The following information shall accompany and be a part of the application:
(1) Legal Description of property
KENDALL COUNTY BUILDING CODE

(2) Descriptive material, in drawn and written form, as to location and design of building, structures, plumbing or electrical installation, etc. as required by the building officer to assure compliance with this code.

(3) Two (2) original plats of survey or building plot showing existing and proposed buildings, structures and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems to show the 75 foot separation as required by the State of Illinois Private Sewage Disposal Licensing Act and Code.

(4) For construction, alterations and other work two (2) copies of construction plans (more if required by code official) drawn at an appropriate scale, specifications and tests to show compliance with this code.

(4a.) Commercial construction shall require the plans to be stamped by an Illinois registered architect or engineer.

(5) Where construction is to occur on a lot with a designated flood plain area, the code official may require the elevation of the first floor of proposed building be shown on the plat along with the Base Flood Elevation and its location on the site.

(6) The Code Official shall have the authority to specify required foundation elevations on lots or parcels of land that have soils with seasonal high water tables, drainage problems, or that may be subject to localized flooding. In such a case, the Code Official shall also have the authority to require a site grading plan. The plan shall show existing topographic features, ground contours and drainage patterns as well as proposed building elevation(s), site improvements, ground contours and drainage design. Elevation information shall be on national geodetic vertical datum (NGVD). Verification of the finished improvements shall be drawn on a plat of survey showing the building location, finished foundation elevation(s), ground contours and drainage improvements.

IBC Section 105.5 "Expiration" shall be replaced in its entirety with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Kendall County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two years. The extension shall be requested in writing and justifiable cause demonstrated.

IBC Section 106.2 "Site Plan" shall be replaced in its entirety with the following:

"GRADING PLANS. All new permits need to be accompanied with a grading plan that needs to be completed by a licensed person or agency such as a surveyor or engineer. If the drawing is not done by a licensed person/agency; we would then need to send it to Kendall County’s consulting engineer for review. An “as-built” grading plan will be
KENDALL COUNTY BUILDING CODE

required for the entire lot prior to issuance of an occupancy certificate. These requirements would not apply if the structure is a) Ag-exempt, or b) situated such that no grading was required within 100 feet of an adjacent property or right-of-way.”

IBC Section 106.3 “Examination of Documents” shall be replaced in its entirety with the following:

(a) An examination of a complete building permit application and the accompanying plans shall be made within twenty (20) working days or less of receipt of said application and plans, by or under direction of the Code Official.

(b) No building permit shall be issued for a building to be constructed on any lot, piece, parcel or tract of land that does not conform with provisions of all laws complied in Chapter 765 ILCS 205 of the Illinois Revised Statutes, Kendall County Subdivision Regulations and Zoning Ordinance and other applicable ordinances in force from time to time in this county. No permit shall be issued unless and until the road base, for required roads in any subdivision, has been installed and approved by the proper authority. No permit shall be issued for any public building or facility, used by the public, unless plans and specifications for such building, or facility, meet the standards promulgated pursuant to the provision of the Illinois Accessibility Act, April 24, 1997.

(c) A permit shall be denied if plans or proposed work do not conform to requirements of this code or other pertinent laws and ordinances. A denial with reasons shall be given in writing upon request to the applicant.

(d) If proposed work conforms to requirements of this code and other pertinent laws and ordinances, a permit shall be issued in writing to proceed with work. One (1) set of plans and specifications, endorsed by the Code Official, will be kept at the County Offices and the second set, also endorsed by the code official, shall be kept on the job for all required inspections and re-inspections as indicated in Section 7 of this code.

AND ALSO, all other County Ordinances or parts of ordinances in conflict herewith are hereby repealed. May 16, 2000 Ordinance #00-26

IBC Section 108.2 "Schedule of Permit Fees" shall be replaced in its entirety by the following:

A fee for each plan examination, building permit and inspection shall be paid in accordance with the fee schedule listed in Section 7 of this ordinance.
IBC Section 113.4 "Violation Penalties" shall be replaced in its entirety by the following:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense, punishable by a fine of not less than $50 nor more than $1,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

IBC Section 114.3 "Unlawful Continuance" shall be replaced in its entirety with the following:

Any person who shall continue any work in or about the structure 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 not less than $50.00 or more than $1,000.

IBC Section 112 - "Board of Appeals" shall be replaced in its entirety with the following:

An appeal may be taken to the County Planning, Building & Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in his/her interpretation of this ordinance. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building & Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building & Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney and to the Code Official.

The County Planning, Building & Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this Ordinance.

The concurring vote of the majority of the Planning, Building & Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building & Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Building & Zoning Committee hereunder shall be reduced to writing, filed with the clerk of the County Board, and a copy thereof mailed to the
appealing party and to the building officer.

IBC Section 406.1.4 (1) - "Separation" shall be replaced in its entirety with the following:

Private garages attached side-by-side to rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be completely separated from the interior spaces and the attic area by means of 5/8" gypsum board or the equivalent applied to the garage side. Doors shall be self closing and self latching.

IBC Section 1805.4.5 "Timber Footings"

This section shall be eliminated in its entirety. Kendall County does not permit timber footings or wood foundations. Only concrete footings and concrete and masonry foundations are permitted.

IBC Section 1805.4.6 "Wood Foundations"

This section shall be eliminated in its entirety. Kendall County does not permit timber footings or wood foundations. Kendall County does accept post frame construction for accessory structures. Only concrete footings and concrete and masonry foundations are permitted.

IBC - Add Section 1805.5.1.4 "Concrete Trench Foundations" which shall read as follows:

All trench foundations shall not be less than ten (10) inches in thickness, and forty-two (42) inches in depth and must bell out to twelve (12) inches at the base, and must bare on clean, solid, undisturbed soil that will provide the required PSIs prescribed by code to sustain the superimposed structure placed upon which shall not exceed one story (fourteen feet) at the highest point.

IBC – Add Section 3001.5 “Elevators”

See Kendall County Building Code, Section 8, Elevators.
SECTION 3 INTERNATIONAL RESIDENTIAL CODE 2006

PURPOSE
The purpose of this Section is to establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all one and two family dwellings and related structures; providing for the issuance of permits, collection of fees, making of inspection and providing penalties for the violations thereof.

ADOPTION OF INTERNATIONAL RESIDENTIAL CODE 2006
For the above-mentioned purpose, the County of Kendall in the State of Illinois, ADOPTS as part of the County Building Code the International Residential Code 2006. Each and all of the regulations, provisions, penalties, conditions and terms of said International Residential Code 2006 herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:

IRC – Section 105.2 “Work exempt from permit” This section shall be eliminated in its entirety.

IRC Section 105.5 “Expiration” This section shall be eliminated in its entirety.

IRC - Section 309.1 "Opening Protection" Add the following sentence:

A four inch (4") masonry or concrete gas curb shall be provided between habitable space and garage.

IRC - Section 309.2 "Separation required" shall be replaced in its entirety by the following:

The garage shall be completely separated from the residence and its attic area by means of 5/8" gypsum board or equivalent applied to the garage side.

IRC - Section 310.1 "Emergency escape and rescue required" is hereby amended to include the following:

Each living unit shall be provided with two (2) exits without passing through any other living unit or through an attached garage. These exits shall be placed as remote from each other as practicable and shall be arranged to provide direct egress in separate directions from any point in the area served.
IRC - Miscellaneous

The following sections shall be eliminated in their entirety as Kendall County does not permit timber footings or wood foundations. Only concrete footings and concrete and masonry foundations are permitted.

R-402.1 Wood Foundations
R-404.2 Wood Foundation Walls
R-403.2 Wood Foundations
R-406.3 Damp Proofing for Wood Foundations
Figure 403.1.(2) Typical Details for Wood Fdn Bsmt Walls
Figure 403.1.(3) Typical Details - Wood Fdnt Crawl Spc Walls
Table 404.2.3D Plywood Grade and Thickness for Wdn Ftn Const
R-504 Treated Wood Floors
SECTION 4 - NATIONAL ELECTRIC CODE 2005

PURPOSE
The purpose of this section is to establish the minimum regulations governing the design, installation and construction of all electrical conductors and equipment by providing reasonable safeguards to protect the public health, safety and welfare against the hazards of inadequate or defective electrical installations.

ADOPTION
For the above-mentioned purpose, the County of Kendall in the State of Illinois, ADOPTS as part of the County Building Code the National Electrical Code 2005. Each and all of the regulations, provisions, conditions and terms of said National Electric Code herein referred to is adopted and made a part hereof as if fully set out in this document.
SECTION 5 - ILLINOIS STATE PLUMBING CODE 2004

PURPOSE
The purpose of this Section is to establish the minimum regulations governing the design, installation and construction of plumbing systems, by providing reasonable safeguards for sanitation to protect the public health against the hazards of inadequate, defective or unsanitary plumbing installations.

ADOPTION
For the above-mentioned purpose, the County of Kendall, State of Illinois, ADOPTS as part of the County Building Code the Illinois State Plumbing Code 2004 Edition. Each and all of the regulations, provisions, conditions and terms of said Illinois State Plumbing Code herein referred to is adopted and made a part hereof as if fully set out in this document with the additions, insertions, deletions and changes as follows:
SECTION 6 - INSPECTIONS

INSPECTIONS

The following listed inspections are generally required. The owner or contractor shall request the designated inspection 48 hours in advance of the time when such inspection is to be made. All approved set of building plans shall be on the job site for all inspections. Plans not available on the site will be reason for a failed inspection. For all inspections a representative of the property owners should be present.

Following is a list of the usual inspections required for new construction.

1. Site Inspection

At the time the permit is applied for the owner or builder shall put clearly visible stakes at the corners and offsets of all new construction and shall clearly mark the property boundary stakes. This inspection is conducted to satisfy the County zoning, flood plain and storm water management requirements before the permit is issued.

2. Footing Inspection

This inspection is conducted after excavation when all the footing forms are in place and ready for the concrete to be poured.

3. Foundation Wall Inspection

This inspection is conducted when forms are set and any reinforcement is in place before concrete walls are poured.

4. Backfill Inspection

This inspection is to be done not less than 7 days after concrete has been poured. Foundation walls must be stripped of forms. Damp proofing should be applied and visible down to the footing. Perimeter drain tile must be in place and covered with gravel as required by code. Drain tile should be uncovered and visible at one point on each wall and at point of distribution. Anchor bolts should also be in place and visible. During or after backfill an “as-built” (including top of foundation and distance to lot lines) survey must be submitted and approved by the Code Official prior to framing.

5. Meter Socket Inspection

This inspection is scheduled prior to power being provided by supplier.
6 Framing and Wiring

This inspection is done after the structure is framed; roofed and rough wiring is installed. This is done before any lath or inside wall covering or insulation is installed.

7. Underfloor Plumbing Inspection

This inspection is done when all the under concrete floor plumbing is installed. All underfloor plumbing must be left uncovered so that it can be visibly inspected.

8. Rough Plumbing

This inspection is done when all plumbing is installed and before insulation and drywall is in place.

9. Insulation Inspection

This inspection is done when all the insulation is installed. We will check to see all the insulation is installed as required for energy conservation. We would also check to see that all draft stopping is properly installed and complete at every level.

10. Slab inspection

This inspection is done prior to pouring concrete for a basement floor, garage floor or crawl space floor. The depth for concrete, placement of wire mesh and vapor barrier will be checked.

11. Final Plumbing Inspection before occupancy.

This inspection is done during the final occupancy inspection. All plumbing must be complete and operable.

12. Final or Occupancy Permit Inspection

Before calling the building office for a final inspection and occupancy permit, construction must be complete including heating, lighting, water and sanitary hookups, gutters, down spouts, steps, handrails, porches and all exterior finish. Final approvals of well, septic, and site development permits are also required before the release of the Certificate of Occupancy.
KENDALL COUNTY BUILDING CODE

SECTION 7 - FEES

The following fee schedule shall be applicable to the Kendall County Building Code:
Please Note: A $50.00 Zoning Certificate is required on ALL building permits.

SECTION 1:

1. Single Family Residential Construction $1,250.00
2. Garage – Detached
   a. 121-599 square feet $100.00
   b. ≥600 square feet $50.00/inspection +
   .08/sq.ft. - review
3. Accessory Structure
   a. ≤ 120 square feet n/a
   (Zoning Certificate required - $50.00)
   b. 121-599 square feet $100.00
   c. ≥600 square feet (residential) $50.00/inspection +
   .08/sq.ft. - review
   d. ≥600 square feet (commercial) $75.00/inspection +
   .08/sq.ft. - review
4. Sign
   1. Non-illuminated $100.00 + 1.00/sq.ft.
   2. Illuminated $150.00 + 1.00/sq.ft
   3. Temporary Sign n/a
5. Deck $125.00
   (no additional fee when a deck is constructed concurrently with the house)
6. Swimming Pool $100.00
7. Demolition $75.00
8. Communication Tower $500.00
9. Moving or raising a structure, etc. $75.00
10. Service Upgrades $100.00
11. Driveway $125.00
12. Patios, New & Expansion of Existing (R-5, R-6, R-7 Only) $50.00
13. Reinspection
   1. Residential, agricultural, etc. $50.00
   2. Other $75.00
14. Other, Residential, Agricultural $50.00/inspection +
   1. Addition .08/sq.ft. - review
2. Remodeling
3. Plumbing
4. Electrical
5. Miscellaneous
15. Permits other than Residential/Agricultural $75.00/inspection +
   1. Addition .08/sq.ft. - review
   2. Remodeling
   3. Plumbing
   4. Electrical
   5. Miscellaneous
15. Change of Occupancy $125.00
16. Certificate of Occupancy $125.00
   (when requested separately from the building permit)
17. Zoning Certificate (REQUIRED ON ALL PERMITS) $50.00

Notes to the Fee Schedule:

1. The permit fees for an attached garage or deck, a driveway, and similar appurtenances constructed
   in conjunction with the construction of the house are included in the permit fee for the house.
2. The permit fee for a driveway constructed in conjunction with the construction of a garage
   is included in the permit fee for the garage.

SECTION 2: Zoning Certificate Required

A Zoning Certificate shall be approved before a building permit may be issued and
requires the payment of a separate fee.

SECTION 3: Address Required

The fee for assigning an address to a property shall be $25.00.

SECTION 4: Time of Payment

All permit fees shall be due and payable prior to the beginning of construction.
All reinspection fees shall be due and payable prior to each reinspection.

SECTION 5: Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a
building permit shall reimburse Kendall County for all reasonable costs incurred as a
result of the review of the application by a legal, engineering, or other special consultant.
The applicant shall provide a deposit to cover the estimated consulting and review fees.
Payment of the additional review fees shall be made prior to the issuance of the certificate
of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit,
the actual payment may occur after the issuance of the certificate of occupancy.
SECTION 6: Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status and that the permit be used only by the organizations itself.
SECTION 8 - MISCELLANEOUS COUNTY PROVISIONS

ATTACHED GARAGES

(1) Construction requirements shall be the same as required for the attached dwelling.

(2) If door opening occurs between garage and dwelling a 4" curb will be provided at the connecting door or the garage floor shall be 4" lower than the adjoining dwelling floor.

(3) Fuel burning appliances may be installed on the floor of a residential garage provided a door of the garage opens to an adjacent ground or driveway level that is at, or below, the level of the garage floor. Where this condition does not exist, appliances shall be installed not less than eighteen (18) inches above the floor; such appliances shall be located, or reasonably protected so that they are not subject to physical damage by a moving vehicle.

(4) Hot air heat duct openings shall be a minimum of 4 feet over floor of garage with a fusible link fire damper. Cold air returns are not permitted.

BASEMENT ESCAPE EXIT

Basements shall be provided with direct access to outside at grade by a door or window having an opening at least two (2) feet wide and thirty (30) inches high, with sill not more than forty-four inches (44") above the floor.

BASEMENT WINDOW WELLS

Each basement window that has a bottom sill that is below grade shall be protected by a window well of sufficient size to allow proper light and ventilation. Each window well shall have a 4" diameter drain at the bottom that rests on the footing tile. The well shall be backfilled level with the drain with washed stone.

CRAWL SPACES

At least three (3) inches of granular fill or two (2) inches of concrete on top of the vapor barrier shall be provided. The distance between top of said granular fill or concrete and bottom of joist and girders shall be not less than twenty-four and not more than forty-eight (48) inches. Top of crawl space shall be insulated to the R-5 factor.
DOORS

The front entry door shall have at least a 4' x 5' concrete stoop with a concrete footing and foundation or wood equivalent. No wing walls.

FIREPLACES, FACTORY BUILT

(1) The exterior wall around a fireplace/chimney system shall be insulated as required for the dwelling to the ceiling line (in the case of cathedral ceilings, to the roof line). Insulation must be secured to prevent shifting of material.

GUTTERS

All new dwellings are required to have gutters and down spouts unless in the opinion of the code official an acceptable alternate method of roof storm water runoff has been designed and installed.

INSULATION REQUIREMENTS – Replaces International Residential Code 2006 - Table N1102.1

The minimum insulation requirements shall be:

- Walls - R-13
- Ceilings - R-30
- Crawl space walls or top of crawl space - R-5

Whenever blown insulation is used, a label must be placed adjacent to the access opening to the attic, stating how many inches have been installed uniformly and its R value.

LIGHT & VENTILATION SCHEDULE

All building plans submitted for review shall contain a light and ventilation schedule to show compliance with International Residential Code 2006 Section 303 "Light and Ventilation."

PIERS - CONCRETE

Piers are acceptable for open porches and decks only.
The minimum pier sizes in inches shall be 12" diameter by 42" deep for attached structures.

Exception – an enclosed room will be allowed only if the prints are stamped and sealed by an Illinois State licensed architect or engineer.

**PATIOS**
Construction of new patios or expansions of existing patios which increase hard surface coverage in the R-5, R-6, and R-7 zoning districts shall require a building permit. Replacement of an existing patio that does not increase the size or amount of existing hard surface coverage will not require a permit.

**SMOKE DETECTORS**
The Illinois State Smoke Detector Act of 1988, Public Act 85-143, shall be applicable hereto.

**POOL TEMPORARY FENCES**
A temporary fence shall be installed around all in ground swimming pools during excavation and construction. The design should be approved by the code official.

**PORTABLE TOILETS**
Each new single or multi family dwelling and commercial structures under construction shall have a portable toilet on site.

**ON-SITE REFUSE/CONSTRUCTION DEBRIS CONTAINERS**
In all Residential, Business and Manufacturing Districts, an appropriately sized refuse container shall be placed on new construction sites to contain construction debris in a neat and orderly manner and to prevent the blowing or washing away of materials onto surrounding properties or into the public way. The refuse container will need to be in place prior to approval of a foundation through completion of all construction activity and shall be emptied as needed to prevent overfilling and provide adequate waste containment during the construction process.
ELEVATORS

Permanent mechanical devices for the conveyance of passengers; including elevators, escalators, automobile lifts, man lifts, personnel hoists and moving sidewalks shall conform to all adopted codes of the County except as modified as follows:

The following shall be certified as conforming to all applicable codes.

1. Construction documents
2. Acceptance test
3. Periodic tests and inspections

Such certification shall be submitted by an ‘approved agency’. Such agency is hereby defined as a certified member of the National Association of Elevator Safety Authorities, or the American Society of Mechanical Engineers, or an equivalent approved by the Code Official.

Periodic tests and inspections shall be done at intervals of not more than six months or as otherwise required by the Code Official.

Elevators in residential structures shall be exempted from the periodic test and inspection requirements.

AGRICULTURE AND FARM RESIDENCE EXEMPTIONS

A. All uses defined as ‘agriculture’ and ‘farm residence’ in the Kendall County Zoning Ordinance and located on zoning lots of 5 acres and larger shall not be required to conform to the standards of the Kendall County Building Ordinance nor shall they be required to pay any building fees.

B. Owners of exempt ‘agriculture’ and ‘farm residence’ to be constructed may chose to voluntarily conform to the Kendall County Building Ordinance including plan submittal, inspections, certificate of occupancy, payment of fees, and all other procedures otherwise required of non-exempt construction.
January 1, 2014

To: Kendall County Board & Building & Zoning

From: Kendall Township Supervisor

Re: Requesting a 50% discount for Building Permit

Kendall Township purchased land and buildings at 9925 Rt. 47 Yorkville, Il.

Now that the building has become empty, we want to remodel the office area to suit our needs.

This building will be used only for Township business. We ask that the board grant us a 50% discount on building permit so we may proceed and move into the remodeled area as soon as possible.

Any questions please feel free to call.

Sincerely,

[signature]

Kendall Township Supervisor
January 2, 2014

Ms. Angela Zubko
Planning and Zoning Manager
Kendall County Planning, Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

Re: Fee Waiver Request
Boulder Point Center Entry Sign Installation Project

Dear Angela:

The Oswegoland Park District respectfully requests a waiver of the non-illuminated sign permit fee and sign—square footage fee for our Boulder Point Center entry sign installation project.

The Oswegoland Park District is a non-profit government entity dedicated to acquiring, developing, and maintaining natural areas, parks and recreational facilities for area residents. The Park District services Oswego, Boulder Hill and parts of Montgomery, Aurora, and Plainfield. Our residents have requested the Park District install an entrance sign to help eliminate confusion of where to enter the pre-school and recreational facility’s parking lot.

Thank you for your consideration of this matter. If you have any questions or require any additional information, please contact me at 630-554-4428 or cfeldotto@oswegolandpd.org

Sincerely,

Chad Feldotto, PLA, ASLA
Senior Park Planner

Enclosures

cc: Rich Zielke – Oswegoland Park District
Grant Casleton – Oswegoland Park District
Boulder Point Entry Sign
Boulder Point Center
Oswegoland Park District
Zero Boulder Hill Pass
Montgomery, IL 60543
SIGN PANEL DETAIL

3'-5"  2'-2"
BOULDER POINT ENTRANCE
0 Boulder Hill Pass

WHITE, OPAQUE, \frac{3}{8}" THICK PLASTIC SIGN PANELS, (1) PANEL ON EACH SIDE

PAINTED 7"
"WHITE" BAND
ALL FOUR SIDES
ALUMINUM PAINTED
"GRASS GREEN" COLOR

POURED-IN-PLACE CONCRETE FOOTING

14" WIDE

SIDE VIEW

SCALE: \frac{1}{2}" = 1'-0"

Project Notes:
1. Re-Using an Existing Entry Sign from storage--cleaned and re-painted.
2. Replace panels with (2) New Opaque Panels with "Boulder Point Entrance"

BOULDER POINT ENTRY SIGN
Boulder Point Center
Oswegoland Park District
Zero Boulder Hill Pass
Montgomery, IL 60543

Date: 1/2/2014
Contact: Chad Feldotto, PLA ASLA
Title: Senior Park Planner
Agency: Oswegoland Park District
313 E. Washington St.
Oswego, IL 60543
Phone: 630.554.4428
PBZ Projects and Activities-1.7.14

Active Zoning Petitions (not including petitions on hold)

12-19 LRMP Update- Trails
13-26 Green Organics, Inc. (Major amendment to Special Use)
13-29 Historic Preservation Ordinance (Text Amendment)
13-31 Candice Hadley (R-3 Special Use for a unique use)
13-33 Brandon Leggett (Variance)
13-34 James & Sue Smith (Variance)
14-01 Building Code update including Fees (Text Amendment)

Active Site Development Permits- 6 active

Subdivisions

Fields of Farm Colony- Complete
Subdivisions still open:
- Highpoint Meadows- Nothing new
- Schaefer Glen- For Sale
- Light Road Industrial park- Bought through foreclosure, nothing going on
- High Grove- Sold some property to the Park District
- Tanglewood Trails-Potential investor interested in buying

Projects outside the office

NWPA Planning Committee
NWPA TAC Committee
Drainage District meetings through the Farm Bureau
Kane/Kendall Bike & Pedestrian Plan
County Director Meetings (CMAP)
Village of Montgomery’s Comp Plan meeting
Land Use Committee Meeting (CMAP)

Other Projects in the office

Investigate floodplain/zoning issues (2 pretty large water issues currently)
Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock Township)
Working on the windshield Survey for Historic Preservation- going through Oswego pictures
Continue improving the GIS website with regards to information on zoning, permits, etc.
Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 5 active, 1 is in violation (must be removed)
Cleaning up office with regards to getting old files scanned- All petitions are scanned, working on 2007 in building permits

FOIA’s
Keep track of escrow accounts
Update website- minutes, applications and ordinances
Normal day-to-day things- phone calls, people with questions, organizing, scheduling, posting, etc.

A weekly log sheet showing what I’ve done for that week is available upon request and submitted to Mr. Wilkins

Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings)
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings)
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
# Permit Summary by Category

## Kendall County

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## Permit Summary by Category by Month

**Kendall County**

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| Total for all Categories | 226   | 9   | 10  | 11  | 18  | 25  | 21  | 27  | 21  | 24  | 27  | 16  | 17  |

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