

CHAPTER 6

BUILDINGS

ARTICLE I – BUILDING CODES

DIVISION I – ADOPTION OF BUILDING CODE

6-1-1 **ADOPTION OF BUILDING CODE.** Effective **October 1, 2019**, a certain document, **one (1) copy** of which is on file in the office of the Zoning Administrator of the Village is hereby adopted as the Building Codes of the Village of Evansville. Each and all of the regulations, provisions, conditions, and terms of said Building Regulations are hereby referred to, adopted, and made a part hereof as if fully set out in this Chapter.

6-1-2 **SPECIFIC CODES ADOPTED.** The building codes adopted by reference in **Section 6-1-1** are as follows:

- (A) International Building Code 2012 (IBC)
- (B) International Residential Code 2012 (IRC)
- (C) International Mechanical Code 2012 (IMC)
- (D) International Fuel Gas Code 2012 (IFGC)
- (E) International Energy Conservation Code 2012 (IECC)
- (F) National Electrical Code NEC 2011 (NEC)
- (G) International Code Council Electrical Code 2012 (ICCEC)
- (H) International Code of Administrative Provisions
- (I) International Swimming Pool and Spa Code 2012
- (J) National Fire Alarm and Signaling Code 2013
- (K) Illinois Accessibility Code 1997 (IAC)
- (L) Illinois Plumbing Code, Current

DIVISION II – BUILDING CODE FEES

6-1-3 **PERMITS AND FEES.** A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until the fees prescribed in this Article shall have been paid to the Village or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating an additional fee be approved until the additional fee has been paid. (**See Schedule "A"**)

6-1-4 **SPECIAL FEES.** The payment of the fee for the construction, alteration, removal or demolition for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance for water taps, sewer connections, electrical permits, zoning permits, erection of signs and display structures, marquees or other appurtenant structures, or fees of inspections, certificates of use and occupancy or other privilege or requirements, both within and without the jurisdiction of the Department of Building Inspection.

6-1-5 **RESIDENTIAL CONSTRUCTION PERMIT FEES.**

(A) The fee for a building permit and inspections of residential construction, of new structures, alterations and additions on one- and two-family residential structures and apartment

structures, shall be calculated by applying the table of fee rates listed in Appendix A to the total estimated

cost of construction as determined heretofore or by applying **Sixty Dollars (\$60.00)** per square foot of construction to determine building value, whichever is greater.

(B) **Residential in-ground swimming pools**, accessory buildings and all other miscellaneous residential construction shall be determined by applying the table of fee rates to the total estimated cost of construction.

(C) Permit processing, plan review, and inspection charges are included in the fee rate.

(D) The minimum total permit fee shall be **Thirty Dollars (\$30.00)**.

(E) The standard permit fee, review fee and inspection fee are all included in the total fee shown. Fees for any "additional inspection" (an "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction) required including inspections for compliance with approved development or site plans or fees for any "extra inspection" (an "extra inspection" is defined as an inspection which is made as a result of noncompliance, not ready, lock out and the like) that may be required are not shown here and shall be added to the total permit fee at the rate of **Fifty Dollars (\$50.00)** for each inspection.

6-1-6 MANUFACTURED HOME PERMANENT FOUNDATIONS. Permanent foundations installed for the placement of a manufactured home shall be inspected prior to the placement of said home. Permit processing, plan review and inspection charges are included in the fee rate shown.

6-1-7 COMMERCIAL AND INDUSTRIAL CONSTRUCTION PERMIT FEES.

(A) The fee for a building permit and inspection of commercial and industrial shall be determined by applying the table of fee rates (listed in Appendix B) to the total estimated cost of construction, as determined heretofore. Permit processing, plan review and inspection charges are included in the fee rate shown.

(B) The minimum total permit fee shall be **Sixty-Five Dollars (\$65.00)**.

(C) Fees for any "additional inspection" (an "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction) required included inspections for compliance with approved development or site plans or fees for any "extra inspection" (an "extra inspection" is defined as an inspection which is made as a result of noncompliance, not ready, lock out and the like) that may be required are not shown here and shall be added to the total permit fee at the rate of **Fifty Dollars (\$50.00)** for each inspection.

6-1-8 CONSTRUCTION PERMIT FEES – TAX EXEMPT ENTITIES. The Village hereby waives its portion of construction permit fees required by this Chapter for all tax exempt, non-profit entities. Zoning fees and that portion of construction permit fees which the Village is required to collect are not waived.

6-1-9 FIRE FLOW REQUIREMENTS. Notwithstanding any exemptions allowed in the various adopted codes listed under **Section 6-1-2**, all new and substantially renovated structures, with the exception of structures regulated under the International Residential Code, within Village which are subject to the provisions of **Chapter 6: Building Regulations** of the Revised Code of Ordinances of the Village shall be evaluated by the applicant's Registered Professional Engineer for required fire flow needs according to the fire suppression rating schedule of the Insurance Services Office, Inc. (ISO) (or any successor agency thereto) as part of the building permit process. Any such new or substantially renovated structure which, under normal operating conditions, will not have the fire flow required by the ISO Grading Schedule shall be required to install an automatic fire suppression system in accordance with NFPA (National Fire Protection Association) Standard 13 for sprinkler systems or an equivalent system or a private water system sufficient to meet the ISO Grading Schedule. The method and/or equipment employed to meet this requirement shall be subject to the approval of the Village. A certification of a Registered Professional Engineer shall be submitted certifying that the proposed construction or structure

will, under normal operating conditions, have the required fire flow or that the automatic fire suppression system installed in the structure will meet or exceed the requirements of this Section.

ARTICLE II - BUILDING CODE

6-2-1 PERMIT. No person shall build any shelter, building or other structure, subject to ad valorem taxes, within the Village without first obtaining a permit from the Zoning Administrator and/or Building Inspector.

(A) **Display of Permit.** The permit shall be displayed on the structure during the construction period and for a minimum of **one (1) month**.

(B) **Non-Transferable.** All permits issued under and by virtue of this Chapter shall be non-transferable.

6-2-2 COOPERATION OF OTHER OFFICIALS. The Zoning Administrator may request and shall receive, so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the municipality.

6-2-3 COUNTY RECORD. The Zoning Administrator shall be responsible for the mailing of all permits to the County Assessor and the County Zoning Administrator for inclusion on the tax assessment records and building inspections.

6-2-4 BUILDING REMOVAL. All persons desiring to remove or demolish any structure, building or shelter shall secure a permit from the Zoning Administrator/Building Inspector and shall pay a fee of **Ten Dollars (\$10.00)**. The permit shall include the time and date of the removal so the Superintendent of Water and Sewer and the Zoning Administrator may inspect the property. The County Assessor shall be notified by the Zoning Administrator.

6-2-5 CONFORMITY. All permits issued under this Chapter shall conform with the provisions of **Section 6-1-1 et seq., Chapter 34** and **Chapter 40** of the Village Code.

6-2-6 LOCATION OF LOT LINES. Prior to the issuance of building permit, a contractor or builder must locate and identify by pins all corners of lots on which improvements are proposed and must identify by markers the location of all proposed structures for verification of setback and side lot line measurements by the Zoning Administrator. **(Ord. No. 390; 04-06-98)**

ARTICLE III - SWIMMING POOL CODE

6-3-1 COMPLIANCE REQUIRED. It shall be unlawful to construct, maintain, install or enlarge any swimming pool in the Village, except in compliance with all the provisions of this Chapter and the Zoning Code.

6-3-2 PRIVATE POOL. The term "swimming pool" is hereby defined as a receptacle for water, or an artificial pool of water having a depth at any point of more than **three (3) feet**, intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment.

6-3-3 LOCATION. All swimming pools shall be located in accordance with the setback lines established in the Zoning Code and subject to the requirement of the Zoning Code.

6-3-4 PERMIT REQUIRED. It shall be unlawful to proceed with the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances within the Village unless permits therefor shall have first been obtained from the Building Inspector.

6-3-5 DRAWINGS, PLANS AND PERMITS.

(A) All drawings and plans for the construction, installation, enlargement or alteration of any swimming pool and appurtenances shall first be presented to the Building Inspector for examination and approval as to proper location and construction.

(B) All plans and drawings shall be drawn to a scale of not less than **one-eighth (1/8)** of an inch to the foot, on paper or cloth, in ink, or by some process that will not fade or obliterate. All distances and dimensions shall be accurately figured and drawings made explicit and complete, showing the lot line, and including information pertaining to the pool, walk, and fence construction, water supply system, drainage and water disposal systems, and all appurtenances pertaining to the swimming pool. Detail plans and vertical elevations shall also be provided in accordance with the Building Code.

(C) All private residential swimming pools, appurtenances, water supply and drainage systems shall be constructed in conformity with the approved plans.

6-3-6 RECIRCULATION POOLS. All swimming pools shall be of the recirculation type in which circulation of the water is maintained through the pool by pumps; the water drawn from the pool being clarified and disinfected before being returned to the pool.

6-3-7 MATERIALS. Swimming pool walls and floors shall be constructed of any impervious material which will provide a tight tank with white or light colored finish and easily cleaned surfaces. The floor or bottom surface of the pool shall have a non-slip finish as smooth as possible. The side and end walls of a pool shall present a smooth finish and shall be vertical to a depth of at least **six (6) feet** or shall have a slope or curvature meeting one of the following conditions:

(A) The pool wall may be vertical for **thirty (30) inches** from the water level, below which the wall may be curved to the bottom with a radius at any point equal to the difference between the depth at that point, and **thirty (30) inches**.

(B) To a depth of **six (6) feet**, except as in (A) above, the wall's slope shall not be less than **one (1) foot** horizontal in **six (6) feet** vertical.

6-3-8 **STRUCTURAL DESIGN.** Swimming pools shall be designed to withstand the water pressure from within and to resist the pressure of the earth when the pool is empty, to a pressure of **twenty-two hundred (2,200) pounds** per square foot. The slope of the bottom of any part of a pool in which the water is less than **five (5) feet** in depth shall not be more than **one (1) foot** in each **ten (10) feet**. The maximum slope where water is **five (5) feet** or more in depth shall not exceed **one (1) foot** in **two (2) feet**.

6-3-9 **WALK AREAS.** Unobstructed walk areas not less than **thirty-six (36) inches** wide shall be provided to extend entirely around the in ground pool. The walk area shall be constructed of impervious material, and the surfaces shall be of such as to be smooth and easily cleaned and of nonslip construction. The slope of the walks shall have a pitch of at least **one-fourth (1/4)** inch to the foot, designated so as to prevent back drainage from entering the pool.

6-3-10 **FENCES.** All in-ground swimming pools shall be completely enclosed by a fence. All fence openings or points of entry into pool area enclosure shall be equipped with gates. The fence and gates shall be **six (6) feet** in height above the grade level and shall be constructed of a minimum number 9 gauge woven wire mesh corrosion-resistant material, or similar material such as wood. All gates shall be equipped with self-closing and self-latching mechanisms.