

BASIC BUILDING CODE
Ordinance No. 80-1

An amendment to the Basic Building Code Ordinance 76-13 adopted October 12, 1976 and amended December 13, 1977. Section 4 to be as follows:

SECTION 4 - FEES:

Definitions:

Residential: One, two and multi-family dwellings including basements, covered porches and breezeways.

Commercial, Industrial and Institutional: Accessable and habitable floor areas above and below grade, covered porches and breezeways.

Accessory: As defined in the Kendall County Zoning Ordinance except signs and swimming pools.

Governmental: Public school, Township buildings, County buildings, State buildings, Fire and Police Stations, when codes of another jurisdiction supercede County codes.

FEE SCHEDULE

Building Group Type	BUILDING FEES		*PLUMBING FEES	
	\$ per sq.ft.	Occupancy	Per Inspection	Min
Residential	.06	5.00	17.50	35.00
Accessory over 100 sq.ft.	.06	-	17.50	35.00
Addition	.06	5.00	17.50	35.00
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Institutional Buildings				
1st 100,000 sq.ft.	.05	5.00	17.50	35.00
2nd 100,000 sq.ft.	.04	-	-	-
3rd 100,000 sq.ft. and over	.03	-	-	-
Accessory over 100 sq.ft.	.05	-	17.50	35.00
Additions	.05	5.00	17.50	35.00
Backfill	20.00			
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Commercial and Industrial up to and including 20,000 sq.ft.	.05	5.00	17.50	35.00
Accessory over 100 sq.ft.	.05	-	17.50	35.00
Additions	.05	5.00	17.50	35.00
Backfill	20.00			
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GOVERNMENTAL	-	-	17.50	35.00

** Maximum fee, including plumbing inspections and occupancy fee, shall not exceed a total of \$1,000.00 for each building.

- * Adopted by motion of the County Board 1/8/80
- ** Adopted by motion of the County Board 1/12/82

OTHER FEES

	<u>FEE</u>	<u>MINIMUM</u>
Remodeling		
Per Plumbing Inspection	17.50	-
Repeat Inspection	15.00	
Swimming Pool	10.00	
Signs	.10/sq.ft.	3.00
Double Fee	As Defined	

A repeat inspection fee may be ordered by the Building or Plumbing Inspector when a repeat inspection for corrections for said inspection requested is necessary.

PROCEDURE: A repeat inspection fee must be paid prior to a repeat inspection being made.

Permit fees charged by Kendall County are to cover ordinary cost of making inspections. When work has started or is completed without obtaining the required permits, additional costs are incurred. To cover these additional costs when work for which a permit is required by the Kendall County Building Code is started prior to obtaining said permit, the fees specified on the preceeding Table shall be doubled. In any event, the minimum additional fee shall not be less than thirty (\$30.00) dollars. The payment of such additional fee shall not relieve any person from fully complying with the requirements of the Kendall County Building Codes in the execution of the work, nor from any other penalties described therein.

SECTION 2 - BASIC BUILDING CODE: Section 120.5 (to be added to the end of the paragraph).

BONDING FOR TEMPORARY OCCUPANY

(Amendment to Section 120.5 - Basic Building Code)

Also, a bond shall be required based on an estimated cost of the uncompleted improvements required as minimum for final occupancy. Said bond amount will be estimated and determined by the Kendall County Building Inspector based on the cost of such improvements at the time the bond is due. Upon failure of the permit holder and the Building Inspector to reach an agreement on the amount to be posted, the permit holder may appear before the Kendall County Building and Zoning Committee and the amount decided by the Committee will be final. Temporary Occupancy will not be permitted until such bond has been filed with the Building and Zoning Office.

The permit holder may in lieu of a cash bond, provide the Building and Zoning Department with a letter of credit in the amount as determined from an acceptable banking institution or may make a cash deposit in an acceptable institution of the total amount required in an interest bearing account, which account shall be drawn from only by the consent of the Building and Zoning Department Administrator and may be drawn against by the Building and Zoning Department in the event that improvements are not completed when due. All interest accrued in such savings shall accrue to the benefit of the permit holder. The letter of credit or interest bearing account as hereinabove provided shall expressly provide that it may be drawn against by the Building and Zoning Department at any time the permit holder fails to complete the improvements.

MINIMUM REQUIREMENTS FOR TEMPORARY OCCUPANCY

Exterior

- 1. Walls, windows, doors, eave troughs, downspouts must be finished completely.
- 2. Kendall County Approved waste disposal system and water supply.
- 3. Electrical outlets installed or otherwise made safe from electrical hazzard.
- 4. Entry steps and handrails where required.
- 5. Sliding doors shall be blocked from opening when landing is not provided.

Interior

- 1. Heating system in operable condition.
- 2. Electrical system in operable condition, with GFI installed and made safe from electrical hazzard.
- 3. Handrails and stairways installed.
- 4. The following shall be completed in the kitchen, living room, one bedroom, and one bathroom, (final painting, papering or panelling is not required);
 - a. Walls, ceiling and subflooring.
 - b. Electrical outlets in operable condition, cover installed.
 - c. Water supply in operable condition.
 - d. Bathroom and bedroom doors installed.
- 5. Fire wall in attached garages.

ORDINANCE 80- 2

Amendment to the One and Two Family Dwelling Code Ordinance 76-14 adopted October 12, 1976.

SECTION R205 - Room Size (This section shall be changed to read as follows):

Every dwelling unit shall have not less than 750 square feet of living area. There shall be at least one habitable room of not less than 150 square feet and each habitable room shall have an area of not less than 70 square feet. Every kitchen, shall have an area of not less than 50 square feet. Habitable rooms, except the kitchen, shall not be less than 7 feet in any horizontal dimension.

PASSED THIS 11th day of February, 1980

Robert S. Cherry

 Robert Cherry, Chairman
 Kendall County Board

ATTEST:

Jean P. Brady

 County Clerk

STATE OF ILLINOIS
 COUNTY OF KENDALL
 - FILED -
 FEB 11 1980

County Clerk
 Kendall County
Jean P. Brady