

AMENDMENT TO THE KENDALL COUNTY BUILDING CODE

BUILDING CODE ADOPTION ORDINANCE

WHEREAS, in order to ensure 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

WHEREAS, in order 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; and

WHEREAS, in order to provide penalties for the violation of the Kendall County Building Code;

NOW THEREFORE, BE IT ORDAINED, **THAT THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:** the following published editions are HEREBY ADOPTED as the Building Code of the County of Kendall, State of Illinois, for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions and terms of these documents hereby referred to are made a part of this ordinance as if fully set out in this ordinance with certain insertions, deletions and changes as listed in the Kendall County Building Code, attached hereto as Exhibit "A".

- 2018 International Building Code
- 2018 International Residential Code (Including Appendix A,B,C,E,F,G,H,J,O,Q)
- 2017 National Electric Code
- Illinois Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Existing Building Code
- Illinois Energy Conservation Code
- Illinois Accessibility Code

ADOPTED this 17 day of December, 2019

EFFECTIVE this 1st day of January, 2020



Scott Gryder
Chairman, County Board of Kendall County

ATTEST



Debbie Gillette
Kendall County Clerk

Exhibit " A "

**KENDALL COUNTY BUILDING CODE
TABLE OF CONTENTS**

ORDINANCE	2019 - ____	
SECTION 1	IN GENERAL	3
	Adoption	
	Scope	3
	Intent	3
	Violation Penalties	3
	Means of Appeal	4
SECTION 2	2018 International Building Code	5
SECTION 3	2018 International Residential Code	7
SECTION 4	2017 National Electric Code	10
SECTION 5	Illinois Plumbing Code	11
SECTION 6	2018 International Mechanical Code	12
SECTION 7	2018 International Fuel Gas Code	14
SECTION 8	2018 Existing Building Code	16
SECTION 9	Illinois Energy Conservation Code	17
SECTION 10	Illinois State Accessibility Code	18
SECTION 11	Inspections	19
SECTION 12	Fees	21
SECTION 13	MISCELLANEOUS COUNTY PROVISIONS	24
	Gutters	24
	Piers - Concrete	24
	Patios	24
	Pools, Temporary Fences	24
	Portable Toilets	24

KENDALL COUNTY BUILDING CODE

On-site refuse containers	24
Elevators	25
Agricultural and Farm Residence	25
Campgrounds	25
Concrete Trench Foundations	26
Plats of Survey	26
Site Plans	26

SECTION 1 - IN GENERAL

ADOPTION

The County of Kendall adopts as the building code of the County, the following documents with certain insertions, deletions, amendments and changes as listed in the Kendall County Building Regulations and also other County Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Should a conflict arise between codes, then the most stringent requirement shall apply.

2018 International Building Code
2018 International Residential Code (Including Appendix A,B,C,E,F,G,H,J,O,Q)
2017 National Electric Code
Illinois Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Existing Building Code
Illinois Energy Conservation Code
Illinois Accessibility Code

SCOPE

The Kendall County Building Code shall be applicable to all buildings and structures constructed, enlarged, erected, repaired, altered, demolished, relocated or change of use or occupancy 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 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 the Kendall County Building Code. 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 Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee 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 subcommittee 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 subcommittee 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 subcommittee 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.

SECTION 2- 2018 INTERNATIONAL BUILDING CODE

Section 101.1 "**Title**" **Insert** "Kendall County"

Section 101.4.3 "**Plumbing**" Delete - International Plumbing Code and insert State of Illinois Plumbing Code as most recently published.

Section 101.4.4 "**Property Maintenance**" Delete this section in its entirety

Section 101.4.5 "**Fire Prevention**" Delete this section in its entirety

Section 105.2 "**Work exempt from permit**" Delete 1. Under Building:

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 day 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.

Section 113- "**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 the Kendall County Building Code. 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 Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee 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 subcommittee 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 subcommittee 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 Planning Building & Zoning subcommittee 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 code official.

Section 114.4 "**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.

Section 115.3 "**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.

Chapter 35- Referenced Standards

Change International Plumbing Code to Illinois Plumbing Code
Change International Electric Code to 2017 National Electric Code
Delete International Property Maintenance Code
Delete International Private Sewage Code
For all accessibility issues refer to Illinois Accessibility Code

SECTION 3- 2018 INTERNATIONAL RESIDENTIAL CODE

Section R101.1 "**Title**" Insert "Kendall County"

Section R105.2 "**Work exempt from permit**" This section shall be eliminated in its entirety.

Section R105.5 "**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 day 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.

Section R112 "**Board of Appeals**" -Amend to read:

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 the Kendall County Building Code. 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 Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee 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 subcommittee

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 subcommittee 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 & Zonings subcommittee 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.

Section R113.4 "Violation Penalties" - Amend to read:

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.

Section R114.2 "Unlawful Continuance" - Amend to read:

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.

Table R301. 2(1) Climatic and Geographic Design Criteria, shall be completed with the following

Insertions:

Ground Snow Load 25 lbs./ sq.ft.

Wind Design(Speed) 90 mph

Wind Design(Topographic effects) NO

Seismic Design Category B

Subject to Damage from (Weathering) Severe

Subject to Damage from(Frost line depth) 42" below grade

Subject to Damage from(Termite) Moderate to Heavy

Winter Design Temperature 5 degrees F

Ice Barrier Underlayment Required YES

Flood Hazards Refer to local designations

Section R313 "Automatic Fire Sprinkler Systems" – Delete in its entirety

For all accessibility issues refer to Illinois Accessibility Code.

Replace Chapters 25-34 Plumbing with Illinois Plumbing Code.

SECTION 4 – 2017 NATIONAL ELECTRIC CODE

NO AMENDMENTS, DELETIONS OR INSERTIONS.

SECTION 5 - ILLINOIS PLUMBING CODE

The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.

SECTION 6- INTERNATIONAL MECHANICAL CODE

Section 101.1 "**Title**" insert "Kendall County"

Section 106.4.3 "**Expiration**" Replace 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 day 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.

Section 106.5 "**Fees**" - Delete

Section 108.4 "**Violation Penalties**" Replace with 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.

Section 109 "**Means of Appeal**" Replace 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 the Kendall County Building Code. 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 Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ

committee.

The County Planning, Building & Zoning subcommittee 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 subcommittee 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 subcommittee 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 & Zonings subcommittee 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.

Chapter 15 Referenced Standards - Change the following:

Change International Plumbing Code to Illinois Plumbing Code
Change International Electric Code to 2017 National Electric Code

SECTION 7 – 2018 INTERNATIONAL FUEL GAS CODE

Section 101.1 "Title" insert "Kendall County"

Section 106.5.3 "Expiration" Replace 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 day 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.

Section 106.6 "Fees" - Delete

Section 109 "Means of Appeal" Replace 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 the Kendall County Building Code. 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 Kendall County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this ordinance, as needed that would include two qualified individuals based upon experience and training on matters pertaining to building construction and one member of the PBZ committee.

The County Planning, Building & Zoning subcommittee 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 subcommittee 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 subcommittee 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 & Zonings subcommittee 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.

Chapter F Referenced Standards - Change the following:

Change International Electric Code to 2017 National Electric Code
Change International Plumbing Code to Illinois Plumbing Code

SECTION 8 – 2018 INTERNATIONAL EXISTING BUILDING CODE

Section 101.1 "**Title**" Insert "Kendall County"

Section 105.5 "**Expiration**" Replace 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 day 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.

Section 112 "**Board of Appeals**" See amended section 113 of 2018 International Building Code.

SECTION 9 - ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/ 10. 09- 5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the County's Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair.

Section C101.1 and R101.1 "**Title**" insert "Kendall County"

Section C109 and R109 "**Board of Appeals**" See amended section 113 of 2018 International Building Code.

Chapter 5 **Referenced Standards** - Change the following:

Change International Electric Code to 2017 National Electric Code
Change International Plumbing Code to Illinois Plumbing Code

SECTION 10 – ILLINOIS ACCESSIBILITY CODE

Adopted. The regulations of the Illinois Accessibility Code, as published enforced by the State of Illinois, published in pamphlet form, are adopted as the regulations governing accessibility in the County with such amendments as are hereafter set forth in this Section.

SECTION 11 - 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. An 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. Electrical Service 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*.

SECTION 12 - 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.

1. Single Family Residential Construction	\$1,800.00
2. Accessory Structures -	
=/less than 120 sq.ft.	\$50.00 Zoning Certificate
121-599 square feet	\$150.00- Plumbing \$150.00/Insp
=/greater than 600 sq. ft.	\$50.00/inspection - Plumbing \$150.00/ Insp
(IRC)	+ .08/ sq.ft . for plan review
=/greater than 600 sq. ft.	\$75.00/inspection - Plumbing \$150.00/ Insp
(IBC)	+ .08/ sq.ft . for plan review
3. Signs -	
Non-illuminated	\$100.00 + 1.00 per square foot
Illuminated	\$150.00 + 1.00 per square foot
Temporary	\$50.00 Zoning Certificate
	\$150.00
4. Deck	\$150.00
5. Swimming Pool	\$100.00
6. Demolition	\$1,000.00
7. Communication Tower	\$100.00
8. Moving or raising a structure	\$100.00
9. Service Upgrades	\$150.00
10. Driveway	\$50.00 Zoning Certificate
11. Patios - New & Enlarging (R-5, R-6, R-7 Only)	
12. Re-inspection Fee-	
Residential (IRC)	\$50.00
Commercial (IBC)	\$75.00
Plumbing	\$150.00
13. Other IRC (International Residential Code)	
Addition	.08/ sq.ft . for plan review+
Remodeling	\$50.00/inspection
Plumbing	\$50.00/inspection
	\$150.00/inspection

Electrical	\$50.00/ inspection
Miscellaneous	\$50.00/ inspection
14. Permits (BC International Building Code)	
Remodeling	.08/ sq.ft . for plan review
Plumbing	\$75.00/ inspection
Electrical	\$75.00/inspection
Miscellaneous	\$150.00/inspection
	\$75.00/inspection
	\$75.00/inspection
15. Change of Occupancy	\$150.00
16. Certificate of Occupancy	\$150.00
17. Zoning Certificate - REQUIRED ON ALL PERMITS	\$50.00

Notes to the Fee Schedule

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

The permit fee for a driveway constructed in conjunction with the construction of an accessory building is included in the permit fee for the accessory building.

Zoning Certificate Required

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

Address Required

The fee for assigning an address to a property shall be \$50.00.

Time of Payment

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

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

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 as determined by the Planning, Building and Zoning department and that the permit be used only by the organization itself. All other government entities shall be charged half of the normal fee for permits as determined by the Code Official.

SECTION 13- MISCELLANEOUS COUNTY PROVISIONS

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.

PIERS - CONCRETE

Piers are acceptable for open porches and decks only. The minimum pier sizes in inches shall be 2" diameter by 42" deep for attached structures.

Exception - an enclosed screened room or porch 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.

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 or other means approved by the code official.

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 and the Office of the State Fire Marshall 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

All agricultural structures and buildings shall not be required to conform to the standards of the Kendall County Building Code nor shall they be required to pay any building fees pursuant to {ILCS} chapter 55 Section 5/5-12001. An owner affidavit is required to identify the agricultural use. A site plan is required from the owner to confirm setbacks and flood plain compliance.

Owners of exempt 'agriculture' and 'farm residence' to be constructed may choose to voluntarily conform to the Kendall County Building Code including plan submittal, inspections, certificate of occupancy, payment of fees, and all other procedures otherwise required of non-exempt construction.

CAMPGROUNDS

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.

CONCRETE TRENCH FOUNDATION

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 be on clean, solid, undisturbed soil that will provide the required PSI's prescribed by code to sustain the superimposed structure placed upon which shall not exceed one story (fourteen feet) at the highest point.

PLATS OF SURVEY

All building permits will require two (2) original plats of survey, certified by an Illinois State Licensed Surveyor showing existing and proposed buildings. Structures, water well(s) and septic system envelope and well & septic systems that will serve the proposed new structures along with locations of existing adjacent well and septic systems demonstrating separation distances as required by State and County Health Codes and Ordinances. This may be waived at the discretion of Code Official if documents are not necessary to show compliance.

SITE PLANS

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 along with the Base Flood Elevation and its location on the site.

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.