

ARTICLE 15

BUILDING REGULATIONS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

CHAPTER

- 1 Administration and General Provisions
- 2 Adoption of International Building Code *(Ord. 2015-43, 7/06/2015)*
- 3 Adoption of the International Residential Code for One and Two Family Dwellings
(Ord. 2015-43, 7/06/2015)
- 4 Adoption of the International Mechanical Code *(Ord. 2015-43, 7/06/2015)*
- 5 Adoption of National Electrical Code
- 6 Adoption of the Illinois State Plumbing Code
- 7 Appearance Code *(Ord. 2014-21, 4/21/2014)*
- 8 Residential Land Grades *(Ord. 2011-33, 5/02/2011)*
- 9 Elevators and Escalators
- 10 Accessory Structures *(Ord. 2008-87, 12/01/2008)*
- 11 Reserved *(Ord. 2008-87, 12/01/2008)*
- 12 Fences
- 13 Cross Connection Control
- 14 Driveways and Parking Facilities *(Ord. 2014-38, 8/4/14)*
- 15 Swimming Pools
- 16 Solar Collectors
- 17 Residential Structure Relocation
- 18 Tree Preservation on Private Property *(Ord. 2010-83, 12/06/2010)*

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 1 ADMINISTRATION AND GENERAL PROVISIONS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite; Ord. 2007-87, 12/03/07)

SECTION

| | | |
|---------|---|-------------------|
| 15-1-1 | Title and Applicability | |
| 15-1-2 | Building Official | |
| 15-1-3 | Powers | |
| 15-1-4 | Interference with the Building Official | |
| 15-1-5 | Unlawful Continuance | |
| 15-1-6 | Building Permits | (2014-38, 8/4/14) |
| 15-1-7 | Required Inspections | |
| 15-1-8 | Demolition Notice | |
| 15-1-9 | Expiration of Permit | |
| 15-1-10 | Fees and Costs | |
| 15-1-11 | Deposits | |
| 15-1-12 | Compliance with Approved Plans | |
| 15-1-13 | Unlawful Construction | |
| 15-1-14 | Foundation Only Permit; Spotted Survey | |
| 15-1-15 | Temporary Occupancy | |
| 15-1-16 | Final Approval and Occupancy | |
| 15-1-17 | Appeals | |
| 15-1-18 | Construction Noise | |
| 15-1-19 | Construction Site Conditions | |
| 15-1-20 | Construction Documents | |
| 15-1-21 | Penalty | |

15-1-1 TITLE AND APPLICABILITY

- A. The regulations in this Article of the Municipal Code shall be known as the Building Code of Park Ridge hereinafter referred to as “the Code.”
- B. The general and administrative provisions contained in this Chapter and in Chapter 2 shall apply to the entire Building Code of Park Ridge.

15-1-2 BUILDING OFFICIAL

There is hereby created in the Department of Community Preservation and Development, the position of Building Administrator. Upon vacancy of this position, the Building Administrator shall be appointed by the Director of Community Preservation and Development. Such appointment shall be based upon the demonstrated ability, knowledge, and experience of applying and enforcing building codes. The Building Administrator shall appoint such number of officers, technical assistants, inspectors and other employees as shall be necessary for the administration of the Code and as authorized by the appointing authority. The Building Administrator or designated representative and such assistants, inspectors or other employees as may be acting under his direction and authority shall be known as the Building Official.

(Ord. 2005-46, 8/15/05, S24)

15-1-3 POWERS

- A. The Building Official shall be given specific power to make inspections and shall make such orders, requirements, decisions and determinations as are necessary for the enforcement of the Building Code of Park Ridge. The Building Official shall have the authority of a conservator of the peace.

- B. In the discharge of duties, the Building Official or authorized representative shall have the authority to enter, at any reasonable hour, any building, structure or premises in the City to enforce the provisions of this Article.

15-1-4 INTERFERENCE WITH THE BUILDING OFFICIAL

It shall be unlawful for any person to in any way interfere with or hinder or prevent the Building Official or his designee from discharging or performing his duty.

15-1-5 UNLAWFUL CONTINUANCE

It shall be unlawful for any person to 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.

15-1-6 BUILDING PERMITS

A building permit is required for the construction of any building or structure, any alterations or additions to any building or structure or appurtenance thereto, including but not limited to:

- 1. The removal of any wall or portion thereof.

Park Ridge Municipal Code

2. The removal or changing of any structural beam or bearing support.
3. The removal or changing of any required means of egress.
4. Rearrangement of parts of a structure affecting the exit requirements.
5. Construction or resurfacing of driveways and off street parking facilities, excluding seal coating. *(Ord. 2008-87, 12/01/2008)*
6. Construction of all flat work.
7. Installation of siding in excess of one hundred (100) square feet.
8. Deck, Porch, stair and stoop construction or replacement.
9. Installation or alteration to an elevator.
10. Exterior door or window replacement or installation involving structural changes.
11. Addition to, alteration of, replacement or relocation of any standpipe system, water supply, plumbing, sewer, drainage, gas, soil waste, vent or similar piping, electrical wiring, heating, air conditioning, water heater or other mechanical components.
12. The construction of any accessory structure including but not limited to a fence, sign, shed, solar collector, or garage.
13. Altering any land grade.
14. Remove a tree with a diameter of 10 inches at breast height (DBH) or greater.
15. Installation of a swimming pool, hot tub or spa.
16. Structural roofing alterations (excluding re-shingling or re-coating)
17. Remodeling of any room if it involves any structural, mechanical, electrical, or plumbing components.
18. The installation of any berm or landscape wall that is within five (5) feet of any property line or is 25 feet or more in length or is higher than 30 inches.
19. Alter any grade or drainage on any parcel of land.
20. Drainage pop-ups and other facilities used to aid in sewer maintenance, flood control or improving stormwater drainage pursuant to Section 9-2-25 *(Ord. 2014-38, 8/4/14)*

A permit is not required for any repairs to a building or structure that do not result in the installation or relocation of any structural elements; electrical, plumbing, or mechanical system or for any decorating of any building or structure.

(Ord. 2005-46, 8/15/05, S24)

15-1-7 REQUIRED INSPECTIONS

After issuing a building permit, the code official shall conduct inspections from time to time during and upon completion of the work for which a permit has been issued. The Building Official shall maintain a record of all such examinations, inspections and any other record of violations of this code. Required inspections shall be requested, performed and approved prior to concealment of any work, and/or receiving a Certificate of Occupancy. It is the responsibility of the applicant to request the required inspections.

(Ord. 2008-87, 12/01/2008)

15-1-8 DEMOLITION NOTICE

An approved sign indicating the intent to demolish a principal structure shall be placed on the subject property fifteen (15) days prior to the issuance of a demolition permit. The sign shall remain posted until demolition is completed.

15-1-9 EXPIRATION OF PERMIT

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 30 days. Before such work can be recommenced, a new permit shall first be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work, or complete work under that permit when he is unable to commence work, or complete work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once, except upon review and approval by the City Manager for an additional 180 days. In order to renew a permit after expiration, the permittee shall pay one-half the original permit fee.

Failure to complete construction as indicated on the approved permit plans within the time indicated in the table below from the date of issuance shall terminate the permit.

- a. Commercial and Institutional Structures – Principal Building -- 24 months
- b. Multi-family Residential Structures Exceeding 24 Dwelling Units – 18 months
- c. Single family Dwellings – 12 months
- d. All Other Exterior Construction -- 12 months
- e. All Interior Construction -- 12 months

(Ord. 2008-87, 12/01/2008)

15-1-10 FEES AND COSTS

- A. A permit shall not be issued until all fees, escrows, and/or costs incurred by the City have been paid in full.

- B. A fee for each plan review, building permit, utility connection and equipment, inspections, and any other administrative fees shall be paid in accordance with the permit fee schedule published in the Municipal Code, Article 20, Administrative Procedure.
- C. All fees and costs related to the performance of a special inspection whether requested by the Building Official or permit holder shall be borne by the permittee.
- D. Refunds shall be issued in accordance with the provisions in the Municipal code, Article 20, Administrative Procedure.

15-1-11 DEPOSITS

Prior to the issuance of a permit, the applicant may be required to submit a cash deposit to the City. The sum of the cash deposit shall be determined by the City Engineer, City Forester and/or the Building Official. The cash deposit shall guarantee that any specific requirements made a condition of a permit shall be completed prior to the completion of the project.

15-1-12 COMPLIANCE WITH APPROVED PLANS

All new work, additions, and/or accessory structures shall comply with the construction, site, grading, and/or plot plan(s) approved by the Building Official and/or the City Engineer. A copy of all approved building plans shall remain on site, and shall be accessible by the Building Official or his or her designee, until all construction has been completed, inspected and approved, and/or until a final certificate of occupancy has been issued.

(Ord. 2008-87, 12/01/2008)

15-1-13 UNLAWFUL CONSTRUCTION

It shall be unlawful to construct, erect, enlarge, remodel, alter or repair any building or structure in violation of the Building Code or Zoning Ordinance. Violators of any of the provisions or requirements of the Building Code shall be subject to the general penalties as provided for herein.

15-1-14 FOUNDATION ONLY PERMIT; SPOTTED SURVEY

- A. Foundation Only Permit.

When any structure or addition to a structure requires the installation of a foundation, footings or a concrete pad ("Foundation"), a Foundation Only permit shall be required prior to the issuance of a Full Building Permit. No Foundation Only Permit may be issued unless the Permittee shall first execute a waiver acceptable to the City Attorney,

acknowledging an understanding of this Section, and the fact that the location of the structure is the sole and complete responsibility of the Permittee. For purposes of this Section, Permittee shall include the owner of the premises, the Contractor and any person applying for the permit.

B. Full Building Permit.

A Full Building Permit shall not be issued until the Foundation is found to be in compliance with City regulations. After the pouring of the Foundation, the permittee shall submit to the Building Official a survey bearing the certificate of a registered surveyor. The survey shall set forth the exact location and elevations of the Foundation in relation to the lot lines, and bear the registered surveyor's certification that the Foundation is in compliance with all City ordinances and regulations. If there is any encroaching work, it must be removed within thirty (30) days of notice from the City of the encroachment or within thirty (30) days of a denial by the Zoning Board of Appeals of a variance request.

C. Violation; Variance; Fees.

If the Foundation has been installed in violation of City regulations and the Permittee chooses to apply to the Zoning Board of Appeals for a variance with respect to the violation; the fee for such application shall be triple the amount of the typical application fee or 20% of the amount of the estimated cost of the new construction, whichever is greater. This additional fee requirement may be waived upon proof by the owner that the owner relied on an inaccurate spotted survey. The hardship of the cost of removing the violating aspect of the work shall not be considered by the Zoning Board of Appeals in determining whether or not a variance should be granted. No variance application shall be accepted after the passage of thirty (30) days from the date of mailing of the notice of violation by the City.

D. Penalties.

If work over and above the pouring of the Foundation is done prior to issuance of a Full Building Permit, the Permittee shall be fined in an amount of \$2,500.00 per day from the date that the Foundation pour was completed until the date of the issuance of a Full Building Permit.

E. Joint and Several Liability.

The owner, the permittee and the contractor shall be jointly and severally liable for any penalties or fees accruing pursuant to this Section 15-1-14.

(Ord. 2007-71, 9/4/07)

15-1-15 TEMPORARY OCCUPANCY

Upon request of the holder of the permit, a temporary certificate of occupancy may be

issued prior to the completion of the entire work covered under the permit, provided that the required fee as outlined in Article 20 has been paid in full, and that the only work to be completed is exterior grading and/or landscaping, sidewalk, drainage, or minor interior construction. A temporary certificate of occupancy may not be issued if any life-safety violations exist, or if a dwelling does not meet the minimum requirements of Article 22, Property Maintenance Code, or the building or structure or portion thereof fails to meet the requirements of Article 5, Health Code, or if a violation of the Zoning Ordinance would be created by the occupancy of the building or structure or portion thereof. The expiration date of a temporary certificate of occupancy may not exceed the expiration date of the permit as specified in section 15-1-9 of this Code. If a temporary certificate of occupancy expires, the permit must be renewed in accordance with this Article, even if the original permit had not expired pursuant to section 15-1-9 of this Code.

15-1-16 FINAL APPROVAL AND OCCUPANCY

The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance and all necessary repairs of public or private property damaged during construction have been completed.

The Building Official may require the applicant to hire a civil engineer, licensed in the state of Illinois, and at the applicant's expense, to prepare an analysis of site conditions after completion of work and to submit to the City; an as-built plan identifying features listed in Article 15, Chapter 8, showing actual construction, and certifying that the as-built design shall not cause ponding or flooding.

(Ord. 2008-87, 12/01/2008)

15-1-17 APPEALS

The Building Official shall not issue a final approval or a final certificate of occupancy for any building or structure until inspections have demonstrated that the building or structure complies with all applicable provisions of the Municipal Code and Zoning Ordinance, all necessary repairs of public or private property damaged during construction have been completed or an offer of restitution has been accepted and payment has been received for any fines, fees or taxes owed the City. If there has been damage to either public or private property during construction, the Building Official may issue a certificate of occupancy even though repairs or restitution have not been made or an offer of restitution has not been accepted when, in the opinion of the Building Official, a reasonable and good faith attempt has been made to complete the necessary repairs or to provide restitution.

15-1-18 CONSTRUCTION NOISE

Noise from construction sites and construction hours shall comply with the provisions of Article 14 Chapter 9, of the Municipal Code.

(Ord. 2006-11, 2/6/06, S24)

15-1-19 CONSTRUCTION SITE CONDITIONS

A. All demolition, new construction, room additions and remodeling projects must have a dumpster or containers on site which are adequate in size for the containment and disposal of all job site refuse. All job sites must comply with all applicable sections of Article 5, Chapter 12 of this Code.

B. All demolition and new construction, which involve trenching, excavation, utility, and any other types of construction as deemed necessary by the Building Official shall have fencing installed around the entire perimeter of the construction site. All fencing shall be a six (6) foot high chain link fence attached to driven posts along the side yards and installed on pedestals or stands along the front and/or rear of the property.

Room additions and other minor projects shall have fencing installed around the perimeter of the construction area as deemed necessary by the Building Official. The fencing for these types of construction projects shall be a minimum of four (4) feet in height. Plastic snow fencing installed securely with approved fence posts may be used.

Fencing shall be installed at the start of any excavation or demolition and be maintained and shall be removed when the structure(s) are completed and secured.

C. All excavations shall be tapered, tarped, and shored to prevent damage to adjoining properties and all open holes and basements on a job site shall be pumped out until all excess water is removed.

D. Chemical toilets shall be provided and maintained when no functioning toilet is available on a job site. Portable toilets shall be located in the rear of the construction site when there is access to the rear yard so that the unit may be maintained and the unit shall not be placed closer than five (5) feet to any property line. Portable toilets shall be removed once a functioning toilet is available on the job site.

E. Construction stockpiles shall not be placed closer than five (5) feet to any property line and shall not exceed 8 feet in height. Construction stockpiles shall be placed in a manner that will not affect the construction process, prevent the placement of a refuse storage dumpster or portable toilet on site, and shall not cause a nuisance as defined in Article 12 Chapter 1, of the Municipal Code.

F. Silt fencing shall be properly installed around any soil stockpile or drain deemed necessary by the Building Official to control erosion, protect the sewers or to prevent a nuisance or unsafe condition.

Park Ridge Municipal Code

- G. A temporary construction sign shall be installed in conformance to the Park Ridge Zoning Ordinance on all construction sites where a new building is being constructed and such temporary signs shall not exceed six (6) square feet in area, nor five (5) feet in height. The sign shall display the construction company name and telephone number, and the site address with at least three (3) inch letters and numbers. In addition, the sign shall also display the Building Permit.
- H. Haul roads are required from the start of any excavation or demolition until prior to final grading. The road shall be placed anywhere construction vehicles drive upon the construction site or parkway. The road shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the haul road shall provide a safe, clear and unobstructed pathway from the public property to the structure under construction in order to allow access for inspections.
- I. Damage to City Property or damage to private property shall be repaired or restored in a timely manner as deemed appropriate by the Building Official. The Building Official may also deem that a reasonable offer of restitution is appropriate in lieu of doing the actual repairs or restoration.
- J. No contractor shall enter upon any property without approval of the owner of that property and the Building Official.

(Ord. 2007-05, 1/8/07, S25)

15-1-20 CONSTRUCTION DOCUMENTS

It shall be unlawful to make false statements or to provide false information on any construction document including but not limited to any application form, plan, or contractor list. It shall be unlawful to deviate from or make any substitution to any approved document including the building plans, forms or contractor list without the approval of the Building Official.

15-1-21 PENALTY

(Ord. 2010-29, 03/15/2010)

- A. It shall be unlawful for any residential property owner to (1) violate any of the terms of provisions of this Article; or (2) fail to comply with any of the requirements of this Article; or (3) erect, construct, alter or repair a building or structure in violation of an approved plan; or (4) violate a directive of the Building Official; or (5) fail to comply with the terms or provisions of any permit or certificate issued under the provisions of this Code. Unless another fine or penalty is specified, any residential property owner who violates any of the terms, provisions or requirements of this Code or a directive of the Building official shall be fined not less than one hundred dollars (\$100.00) for the first offense, two hundred dollars (\$200.00) for the second offense, and five hundred dollars (\$500.00) for each subsequent offense, but not more than two thousand five hundred dollars (\$2,500.00) for any violation. Each day such violation is committed or

Park Ridge Municipal Code

permitted to continue or exist shall constitute a separate offense and shall be punishable as such. For purposes of this paragraph A, residential property owner/occupier shall mean a person who occupies or dwells in a residential dwelling unit of which the same person is the legal or beneficial owner or the owner of residential property that is not offered to tenants for occupancy.

- B. It shall be unlawful for any contractor, commercial property owner, firm or corporation to (1) violate any of the terms or provisions of this Article; or (2) fail to comply with any of the requirements of this Article; or (3) erect, construct, alter or repair a building or structure in violation of an approved plan; or (4) violate a directive of the Building Official; or (5) fail to comply with the terms or provisions of any permit or certificate issued under the provisions of this Code. Unless another fine or penalty is specified, any contractor, commercial property owner, firm or corporation who violates any of the terms, provisions or requirements of this Code or a directive of the Building Official shall be fined not less than two hundred dollars (\$200.00) for the first offense, four hundred dollars (\$400.00) for the second offense, and one thousand dollars (\$1,000.00) for each subsequent offense but not more than two thousand five hundred dollars (\$2,500.00) for any violation. Each day such violation is committed or permitted to continue or exist shall constitute a separate offense and shall be punishable as such. For purposes of this paragraph B, commercial property owner shall include the landlord of a residential dwelling unit that is tenant occupied or offered to tenants for occupancy.

ARTICLE 15
BUILDING REGULATIONS

CHAPTER 2 ADOPTION OF INTERNATIONAL BUILDING CODE

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- 15-2-1 Adoption of the International Building Code *(Ord. 2015-43, 7/6/2015)*
- 15-2-2 Definitions
- 15-2-3 General Building Limitations
- 15-2-4 Means of Egress *(Ord.2008-87, 12/01/2008)*
- 15-2-5 Footings, Foundations and Slabs
- 15-2-6 Wood Frame Walls and Partitions
- 15-2-7 Gypsum Board and Plaster
- 15-2-8 Window Well Covers
- 15-2-9 Adoption of the Illinois Accessibility Code *(Ord. 2008-87, 12/01/2008)*

15-2-1 ADOPTION OF THE INTERNATIONAL BUILDING CODE

(Ord. 2015-43, 7/6/2015)

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the 2015 edition of the International Building Code, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the International Building Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail. *(Ord. 2015-43, 7/6/2015)*

15-2-2 DEFINITIONS

Accessory Structure: A use, building or structure, which, other than a detached garage:

1. Is subordinate in area, extent or purpose to the principal building or structure or principal use served;

Park Ridge Municipal Code

2. Is located on the same zoning lot as the principal building or structure or principal use served; and
3. Is commonly and customarily associated with the principal building or structure or principal use served.

(Ord. 2008-87, 12/01/2008)

Basement: That portion of a building, which is partly or completely below grade.

Driveway Repair: The patching or filling of holes, cracks or the renewal of any part of an existing driveway for the purpose of its maintenance.

Driveway Resurface: The application of an overlay, cap or covering over the existing driveway surface with an approved impervious material.

Driveway Sealing: The application of an approved, non-porous coating to a driveway.

Dwelling: A building or portion thereof designed or used exclusively for residential purposes, including single family, two family and multiple family dwellings, but not including mobile homes, trailers, hotels, motels, or lodging houses.

Dwelling, Attached: A dwelling joined to two (2) or more other dwellings by unpierced party walls or vertical cavity walls from ground to roof.

Dwelling, Detached: A dwelling, which is surrounded on all sides by open spaces on the same zoning lot.

Dwelling, Multiple Family: A dwelling containing three (3) or more dwelling units, which may have dwelling units above the first floor.

Dwelling, Semi-Detached: A dwelling joined to one (1) other dwelling by a party wall, or vertical cavity wall, and above ground physically unifying horizontal structural elements.

Dwelling, Single Family: A detached dwelling containing one (1) dwelling unit only.

Dwelling, Two Family: A dwelling containing two (2) dwelling units only.

Dwelling Unit: One or more rooms, which are arranged, designed, or used as living quarters for one (1) family only. Individual bathrooms and complete single kitchen facilities, permanently installed to serve the entire family, are customarily included within each dwelling unit.

Efficiency Unit: A dwelling unit consisting of one (1) principal room only. A bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room are customarily included within each efficiency unit.

Park Ridge Municipal Code

Grade Adjacent to a Structure: A reference plane representing the average of the existing finished ground or impervious surface adjacent to a building or structure.

Grade Existing: The elevation of the ground or impervious surface of a lot or lots prior to any form of construction.

Grade Approved: The proposed elevations of the ground, or impervious surface of a lot or lots as approved by the Building Official or City Engineer.

Off Street Parking Facilities: The land or a structure that is designed and used exclusively for the parking of motor vehicles.

Ordinary Construction: As applied to buildings and structures, means that in which all exterior walls are of masonry, concrete, or are of other non-combustible materials or an assembly of materials, which have not less than a two (2) hour fire-resistance rating. The structural and non-structural elements may be wholly or partly of wood consistent with frame construction, which includes interior walls, floors, ceilings and roof rafters.

Story Above Grade: Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when more than one-half (1/2) of its height is above the established finished grade.

Unprotected Metal: Unprotected metal construction as applied to buildings, means that in which the structural supports are unprotected metal and in which the roofing, and walls or other enclosures, are of sheet metal, or of other non-combustible materials.

(Ord. 2005-46, 8/15/05, S24)

15-2-3 GENERAL BUILDING LIMITATIONS

(Ord. 2008-87, 12/01/2008)

- A. Residential garages shall comply with Article 15, Chapter 10 of this code.
- B. Unprotected metal structures shall comply with Article 15, Chapter 11 of this code.
- C. Roll roofing shall not be used for covering a building roof that has a slope in excess of seventeen percent (2 in 12-inch pitch) or used for building siding unless approved by the Building Official.

(Ord. 2005-46, 8/15/05, S24)

15-2-4 MEANS OF EGRESS

(Ord. 2008-87, 12/01/2008)

- A. **DIRECT ACCESS EXITING AND ENCLOSURES:** All dwelling units in Residential Use Group R, located above a first floor, ground floor or parking level of any building shall have direct access exiting to a minimum of two (2) enclosed stairways which shall exit to grade level.

(Ord. 2008-87, 12/01/2008)

Park Ridge Municipal Code

- B. INTERIOR STAIRWAY CONSTRUCTION: Required stairways in all use groups except one and two family dwellings, shall be constructed of non-combustible materials having a two (2) hour fire resistance rating. *(Ord. 2008-87, 12/01/2008)*
- C. EMERGENCY ESCAPE: All basements and sleeping rooms shall have at least one escape and rescue window or exterior door for emergency escape and rescue.
- D. UNDER STAIR PROTECTION: Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 5/8-inch gypsum board. *(Ord. 2008-87, 12/01/2008)*

15-2-5 FOOTINGS, FOUNDATIONS AND SLABS

- A. GENERAL REQUIREMENTS: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered to the accepted good practice unless an alternate design is approved by the Building Official.
 - 1. Footings:
 - a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight (8) inches. *(Ord. 2008-87, 12/01/2008)*
 - 2. Foundation Walls:
 - a. The minimum edge thickness cannot be less than eight (8) inches for foundation walls, 7'6" in height or less and spanning not more than thirty (30) linear feet and supporting only one story.
 - b. All foundation walls other than that noted in 1. above shall have a minimum thickness of ten (10) inches.
 - c. Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four (4) feet provided the soil is capable of supporting the intended load. Accessory Structures less than 720 square feet are exempt from this requirement. *(Ord. 2008-87, 12/01/2008)*
 - d. Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing, and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI). *(Ord. 2008-87, 12/01/2008)*

15-2-6 WOOD FRAME WALLS AND PARTITIONS

A. **LOAD BEARING WALLS:** Posts and studs in bearing walls and partitions shall be designed as columns, with due allowance for lateral support furnished by sheathing, intermediate bracing, horizontal bridging, wall coverings and the floor and roof assemblies. Walls shall be constructed to develop a strength and rigidity equivalent to wood studding, not less than two inches by four inches (2" x 4"), nominal dimensions, spaced not to exceed sixteen inches (16") on center, except studs two inches by six inches (2" x 6"), nominal dimensions, may be spaced at twenty-four (24) inches on center. The walls shall be fabricated in such a manner as to provide adequate support for the material used to enclose the building and to provide for transfer of all lateral loads to the foundation.

B. **NON-LOAD BEARING WALLS:** Studs shall be two inches by four inches (2" x 4") spaced sixteen inches (16") on center. The studs may be facing at right angles or parallel to the bottom and top plate. A single top plate may be installed.

(Ord. 2005-46, 8/15/05, S24)

15-2-7 GYPSUM BOARD AND PLASTER

When used on any construction project gypsum board or plaster shall not be less than 5/8 inch in thickness.

(Ord. 2005-46, 8/15/05, S24)

15-2-8 WINDOW WELL COVERS

A. All window wells, light wells and escape windows shall have bars, grills or covers installed. If covers are used, they shall be the raised type so that the cover is a minimum of two (2) inches above the top of the window well.

B. All escape window well covers must be removable without the use of tools or a key and require no greater force than that needed to operate the escape window.

(Ord. 2005-46, 8/15/05, S24)

15-2-9 ADOPTION OF THE ILLINOIS ACCESSIBILITY CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the Illinois Accessibility Code published by the State of Illinois Capital Development Board and any future revisions or amendments thereto for the purpose of establishing rules and regulations for the design, installation and construction, alteration, demolition, equipment, location and maintenance of buildings and structures to assure the safety and welfare of all members of society and to be readily

Park Ridge Municipal Code

accessible to and usable by environmentally limited persons. Accessibility, Chapter 11 of the International Building Code is deleted.

(Ord. 2005-46, 8/15/05, S24); (Ord. 2008-87, 12/01/2008)

ARTICLE 15

BUILDING REGULATIONS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

CHAPTER 3 ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

SECTION

- 15-3-1 Adoption of the International Residential Code for One and Two Family Dwellings *(Ord. 2015-43, 7/6/2015)*
- 15-3-2 Building Planning
- 15-3-3 Accessory Structures *(Ord. 2008-87, 12/01/2008)*
- 15-3-4 Means of Egress
- 15-3-5 Footings, Foundations, Slabs and Trench Foundations
- 15-3-6 Wood Frame Walls and Partitions
- 15-3-7 Gypsum Board and Plaster
- 15-3-8 Window Well Covers
- 15-3-9 Fire Rating
- 15-3-10 Definition of New Structure
- 15-3-11 Definition of Demolition
- 15-3-12 Chimneys and Vents
- 15-3-13 Reserved *(Ord. 2008-87, 12/01/2008)*
- 15-3-14 Reserved *(Ord. 2008-87, 12/01/2008)*

15-3-1 ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS *(Ord. 2015-43, 7/6/2015)*

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth therein and made a part thereof the 2015 edition of the International Residential Code For One and Two Family Dwellings, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the International Residential Code For One and Two Family Dwellings and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.

15-3-2 BUILDING PLANNING

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: Buildings constructed within the City shall be built according to the following design criteria:

- Roof Load, 20 psf
- Roof Snow Load, 30 psf
- Wind Pressure, 40 psf
- Seismic Condition, Zone 1
- Weathering, severe
- Frost Line Depth, 42 inches *(Ord. 2008-87, 12/01/2008)*
- Termite, slight to moderate
- Decay, slight to moderate *(Ord. 2005-46, 8/15/05, S24)*

15-3-3 ACCESSORY STRUCTURES *(Ord. 2008-87, 12/01/2008)*

Accessory Structures shall comply with Article 15, Chapter 10 of this code.

15-3-4 MEANS OF EGRESS

DIRECT ACCESS EXITING AND ENCLOSURES: A two family building having a dwelling unit above the first floor shall have direct access to a minimum of two separate enclosed stairways exiting at grade level.

UNDER STAIR PROTECTION: Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 5/8-inch gypsum board with joints taped and sanded.

(Ord. 2008-87, 12/01/2008)

15-3-5 FOOTINGS, FOUNDATIONS, SLABS AND TRENCH FOUNDATIONS

A. GENERAL REQUIREMENTS: Timber or wood footings and foundations are prohibited. Poured in place concrete footings and foundation walls will be considered as the accepted good practice unless the Building Official approves an alternate design.

1. Footings:

a. The minimum edge thickness cannot be less than the walls they support but in no case less than eight (8) inches.

2. Foundation Walls:

The minimum edge thickness cannot be less than eight (8) inches for foundation walls, 7'6" in height or less and spanning not more than thirty (30) linear feet and supporting only one story.

All foundation walls other than that noted in 1. above shall have a minimum thickness of ten (10) inches.

Foundation wall depth measured from the top of the finished grade to the undersides of the footing cannot be less than four (4) feet provided the soil is capable of supporting the intended load. Accessory structures less than 720 square feet are exempt from this requirement.

Foundation walls abutting or adjoining an existing foundation wall shall be treated as a construction joint and be attached by reinforcing steel bars drilled into the existing foundation wall. The size, spacing and method shall be approved by the Building Official following the guidelines set forth by the American Concrete Institute (ACI).

3. Concrete Slab Thickness: The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than four (4) inches with a minimum of a four (4) inch granular base.

4. Trench Foundation: Trench foundations may be permitted for a one (1) story single-family addition when approved by the Building Official and must comply with the following:

- a. The trenched wall must be a minimum of ten (10) inches thick and the footing flared to twenty (20) inches wide.
- b. The soil supporting the trenched wall must be plumb, smooth and free of roots or other foreign materials.
- c. The flared footing base shall be poured on a flat even surface minimizing differential settlement and capable of supporting the intended dead and live loads.

(Ord. 2008-87, 12/01/2008)

15-3-6 WOOD FRAME WALLS AND PARTITIONS

A. LOAD BEARING WALLS: Posts and studs in bearing walls and partitions shall be designed as columns, with due allowance for lateral support furnished by sheathing, intermediate bracing, horizontal bridging, wall coverings and the floor and roof assemblies. Walls shall be constructed to develop a strength and rigidity equivalent to wood studding, not less than two inches by four inches (2" x 4"), nominal dimensions, spaced not to exceed sixteen inches (16") on center, except studs two

inches by six inches (2" x 6"), nominal dimensions, may be spaced at twenty-four (24) inches on center. The walls shall be fabricated in such a manner as to provide adequate support for the material used to enclose the building and to provide for transfer of all lateral loads to the foundation.

- B. NON-LOAD BEARING WALLS: Studs shall be two inches by four inches (2" x 4") spaced sixteen inches (16") on center. The studs may be facing at right angles or parallel to the bottom and top plate. A single top plate may be installed.

15-3-7 GYPSUM BOARD AND PLASTER

Gypsum board or plaster used for the installation, alteration, repair, addition or construction of one and two family dwellings shall not be less than 5/8 inch in thickness and shall have a fire resistance rating of not less than one (1) hour.

15-3-8 WINDOW WELL COVERS

- A. All window wells, light wells and escape windows shall have bars, grills or covers installed. If covers are used, they shall be the raised type so that the cover is a minimum of two (2) inches above the top of the window well.
- B. All escape window well covers must be removable without the use of tools or a key and require no greater force than that needed to operate the escape window.

15-3-9 FIRE RATING

Floor joist protection:

- A. All open webbed floor joists and manufactured floor joists shall be protected underneath with 5/8-inch drywall or any other material that provides a one (1) hour fire rating, except where an approved fire sprinkler system is installed and operational or as deemed not necessary by the Building Official.

Wall construction in all Attached Dwelling Units:

- A. All unit separations shall be constructed with a non-combustible, minimum two (2) hour fire rating, either vertically or horizontally, including but not limited the separation from a common hallway, etc.

(Ord. 2005-46, 8/15/05, S24) ; (Ord. 2008-87, 12/01/2008)

15-3-10 DEFINITION OF NEW STRUCTURE

The Building Official will classify a Building Permit for altering an existing structure as new construction, when the proposed construction project will result in the amount of

demolished existing exterior walls greater than or equal to (\geq) 50% of the total lineal feet of the existing exterior walls (perimeter of the existing walls) or when the amount of demolished existing exterior walls is greater than or equal to (\geq) 25% and the amount of demolished existing ceiling joists and/or floor joists is greater than or equal to (\geq) 25%.

(Ord. 2005-46, 8/15/05, S24)

15-3-11 DEFINITION OF DEMOLITION

An exterior wall is considered demolished when the structural integrity of the wall has been compromised (no longer capable of supporting the structure) or when 2 or more components of the wall are removed.

(Ord. 2005-46, 8/15/05, S24)

15-3-12 CHIMNEYS AND VENTS

A. Any chimney attached to a wood or solid fuel burning appliance shall extend no less than three (3) feet above any structure located within twenty (20) feet of the chimney.

B. Vents shall not be directed toward any adjoining properties.

(Ord. 2005-46, 8/15/05, S24)

15-3-13 RESERVED

(Ord. 2008-87, 12/01/2008)

15-3-14 RESERVED

(Ord. 2008-87, 12/01/2008)

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 4 **ADOPTION OF THE INTERNATIONAL MECHANICAL CODE**

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | | |
|--------|---|--------------------------|
| 15-4-1 | Adoption of the International Mechanical Code | <i>(2015-43, 7/6/15)</i> |
| 15-4-2 | Duct Systems | |
| 15-4-3 | Chimneys and Vents | |
| 15-4-4 | Fuel Gas Piping | |
| 15-4-5 | Fuel Storage | |
| 15-4-6 | Conduit and Tubing | |

15-4-1 ADOPTION OF THE INTERNATIONAL MECHANICAL CODE *(2015-43, 7/6/15)*

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the 2015 edition of the International Mechanical Code, published by the International Code Council, Inc., for the purpose of establishing rules and regulations for the design, installation and construction of mechanical systems, except as modified by additions, insertions, deletions and amendments prescribed in this Article . In the event of a conflict between any provisions of the International Mechanical Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.

15-4-2 DUCT SYSTEMS

- A. Stud cavities and joist spaces shall not be used to convey air.
- B. All solid ductwork shall be made of metallic material.
- C. Flexible air duct runs shall not exceed 14 feet in length.

15-4-3 CHIMNEYS AND VENTS

- A. Any chimney attached to a wood or solid fuel burning appliance shall extend no less

than three (3) feet above any structure located within twenty (20) feet of the chimney.

B. Vents shall not be directed toward any adjoining properties.

15-4-4 FUEL GAS PIPING

A. All gas distribution piping shall be made of rigid metallic material when above grade.

B. All gas distribution piping and fittings shall be American Gas Association (AGA) approved.

15-4-5 FUEL STORAGE

Fuel oil, gas, kerosene, and any other type of combustible or flammable liquids or gases in excess of twelve (12) liquid gallons or sixty (60) pounds of compressed gas shall not be stored above ground without written permission of the City of Park Ridge Fire Official.

15-4-6 CONDUIT AND TUBING

All conduit and tubing installed above grade shall be made of metallic materials except fire sprinkler piping.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 5 ADOPTION OF THE NATIONAL ELECTRICAL CODE

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- 15-5-1 Adoption of the National Electrical Code *(2015-43, 7/6/15)*
- 15-5-2 Low Voltage Control and Communications Wiring
- 15-5-3 Wiring Devices and Fixtures
- 15-5-4 Services
- 15-5-5 Electrical Materials, Use and Restrictions

15-5-1 ADOPTION OF THE NATIONAL ELECTRICAL CODE *(2015-43, 7/6/15)*

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made part thereof the 2014 edition of the National Electrical Code, published by the National Fire Protection Association, Inc., for the purpose of establishing rules and regulations for design, installation and construction of all new electrical systems and all alterations to existing wiring systems therein, except as modified by additions, insertions, deletions and amendments prescribed in this Article. In the event of a conflict between any provisions of the National Electrical Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.

15-5-2 LOW VOLTAGE, CONTROL AND COMMUNICATION WIRING

Circuit wiring exceeding twenty-four (24) volts shall be installed in metal conduit or raceway. Open circuit wiring tested in accordance with U.L. 910 and having a peak optical density not greater than 9.50, an average optical density not greater than 0.15 and a flame spread of 5.0 feet or less and classified as having adequate fire resistance and low smoke-producing characteristics, shall be permitted for low voltage control and communications wiring.

15-5-3 WIRING DEVICES AND FIXTURES

- A. ATTIC VENTILATION AND CEILING EXHAUST FANS: All motorized attic furnaces and ventilators shall be equipped with a high limit control or similar automatic shut-off device.
- B. BATHROOM RECESSED LIGHTING FIXTURE: Recessed lighting fixtures installed directly above a bathtub or shower shall be equipped with either a solid glass or plastic lens.
- C. CARBON MONOXIDE DETECTOR: A carbon monoxide detector shall be line voltage with battery backup and shall be installed on any level containing sleeping rooms (bedrooms) of a dwelling unit which is new or being altered.
- D. RESIDENTIAL GARAGES: In all detached garages at least one light, one switch, and one duplex receptacle shall be installed. A separate ground conductor must be installed on all accessory structures that are wired for light and/or power.
- E. FAN RATED BOXES: A heavy-duty fan rated box shall be used for any ceiling mounted light where a ceiling fan could be reasonably installed.
(Ord. 2005-46, 8/15/05, S24); (Ord. 2008-87, 12/01/2008)
- F. All line voltage under-cabinet lights are to be grounded.

(Ord. 2011-49, 9/06/2011)

15-5-4 SERVICES

- A. The installation of sub panels may be allowed, but only after a request has been submitted in writing, and approved by the Building Official in writing. Upon approval by the Building Official, a sub panel located within three feet of the Service panel shall be allowed to serve any portion of the dwelling unit. A sub panel that is not located within three feet of the Service panel shall only service the floor it is on.
(Ord. 2008-87, 12/01/2008)
- B. To determine the proper size electrical service, the Building Official shall calculate the total area of structures by measuring the perimeter of the structure from the outside exterior walls for each floor and any basements.
(Ord. 2005-46, 8/15/05, S24)(Ord. 2011-49, 9/06/2011)
- C. Structures two thousand five hundred (2,500) square feet or less shall be supplied by no less than a 100-ampere service.
(Ord. 2011-49, 9/06/2011)
- D. Structures larger than two thousand five hundred (2,500) square feet shall be supplied by no less than a 200-ampere service.
(Ord. 2011-49, 9/06/2011)

Park Ridge Municipal Code

- E. Structures larger than five thousand (5,000) square feet shall be supplied by no less than a 400-ampere service. *(Ord. 2011-49, 9/06/2011)*
- F. All service entrance conductors shall be copper and installed in rigid metallic conduit where above grade.
- G. The minimum conductor size for a 100-ampere service shall be #3 copper.
- H. The minimum conduit size for a 100-ampere service shall be 1-1/4 inch.
- I. The minimum service entrance conductor for a 200-ampere service shall be 3/0 copper.
- J. The minimum conduit size for a 200-ampere service shall be two (2) inch.
- K. All load centers shall have a minimum of four (4) spare spaces for future use.
- L. **GROUNDING OF WATER CONTAINER EQUIPMENT:** Electrical boxes servicing water container equipment related to hydro massage tubs, hot tubs, and steamers, pools, and the like are required to have a continuous copper Equipment Grounding Conductor from this box to the Service panel. This wire shall be sized to the NEC Table 250.122. *(Ord. 2008-87, 12/01/2008)*
- M. All AC condensing units are required to have a continuous copper Equipment Grounding Conductor from the AC Disconnect to the Service panel. In addition, the AC unit shall be grounded to the Disconnect with an Equipment Grounding Conductor. These Equipment Grounding Conductors shall be sized according to Table 250.122 of the NEC. *(Ord. 2008-87, 12/01/2008)*
- N. All new/modified electric services at or below 400-ampere service shall be installed with an exterior/outdoor disconnect means capable of being secured to prevent tampering. *(Ord. 2011-49, 9/06/2011)*

15-5-5 ELECTRICAL MATERIALS, USE AND RESTRICTIONS

- A. The following materials may not be used for any type of wiring:
 - 1. Service entrance cable.
 - 2. Non-metallic sheathed cable.
 - 3. Knob and tube wiring.
 - 4. Messenger supported wiring.
 - 5. Open wiring on insulators.
 - 6. Flexible non-metallic tubing.

Park Ridge Municipal Code

- B. All wiring installed above grade shall be copper and in metallic conduit, except as follows:
 - 1. Flexible metallic conduit twenty-five (25) feet or less may be installed in existing wall or ceiling cavities provided a ground conductor is installed.
 - 2. Armored cable twenty-five (25) feet or less may be installed in existing wall or ceiling cavities.

- C. All junction boxes, panel boards, meter sockets and surface raceways shall be made of metallic materials.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 6 **ADOPTION OF THE ILLINOIS STATE PLUMBING CODE**

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- 15-6-1 Adoption of the Illinois State Plumbing Code
- 15-6-2 Plumbing Materials, Use and Restrictions
- 15-6-3 General Provisions

15-6-1 ADOPTION OF THE ILLINOIS STATE PLUMBING CODE

There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made part thereof the Illinois State Plumbing Code and any future revisions or amendments thereto for the purpose of establishing rules and regulations for design, installation and construction of all new plumbing and drainage systems, in building and structures, and all alterations to existing plumbing and drainage systems therein, except as modified by amendments. In the event of a conflict between any provisions of the State of Illinois Plumbing Code and any provision of the City of Park Ridge Municipal Code, the specific provisions of the Park Ridge Municipal Code shall prevail.

15-6-2 PLUMBING MATERIALS, USE AND RESTRICTIONS

- A. Acrylonitrile Butadiene Styrene (ABS) may not be used for building drainage and venting.
- B. Acrylonitrile Butadiene Styrene (ABS) and Asbestos Cement Pipe may not be used for building sewer systems.
- C. Water Distribution Piping may not be installed using the following materials:
 - 1. Chlorinated Polyvinyl Chloride (CPVC Pipe/Tubing)
 - 2. Cross Linked Polyethylene
 - 3. Poly Butylene (PB) Pipe/Tubing
- D. Type L copper shall be used for water distribution above ground only.
- E. Type M copper may be used above ground for waste and vent only.

Park Ridge Municipal Code

- F. Type K copper may be used for water distribution, drain, waste or vent above or below ground.
- G. All underground sewer or house drain piping shall be bell and spigot type with gasketed connections.
- H. Each terminal shall be made watertight with the roof by proper flashing. The terminals shall be flashed with a minimum of two and one-half (2-1/2) pound sheet lead or a cast iron roof collar.

15-6-3 GENERAL PROVISIONS

- A. METROPOLITAN WATER RECLAMATION DISTRICT: There is hereby adopted as a municipal ordinance of the City by reference as though fully set forth herein and made a part thereof the Metropolitan Water Reclamation District of Greater Chicago Ordinances and any future revisions or amendments thereto for the purpose of controlling the quality and quantity of sewage and industrial waste admitted to or discharged into the sewerage systems and waters under the jurisdiction of the Metropolitan Water Reclamation District of Greater Chicago.
- B. TAPPING MAIN: No person unless authorized by the City shall be permitted to tap any street main or insert stopcocks or ferrules therein.
- C. WATER SHUT OFF: Water may be withheld or shut off from any building or premises in which shall be found any plumbing or fixtures not conforming to the provisions of this Article or for which a permit has not been issued.
- D. WATER DISTRIBUTION: The water supply shall be distributed through a piping system entirely independent of any piping system conveying another water supply.
- E. WATER SERVICE PIPE SIZE: The water service pipe of any building shall be of sufficient size to permit a continuous ample flow of water on all floors at a given time. The minimum size of water service pipes from the curb to the dwelling shall be one (1) inch.
- F. WATER SHUTOFF: A main shutoff on the water supply line shall be provided near the curb. Accessible shut-offs shall be provided on the main supply line just inside the foundation wall, on each side of any water meter, for each flat or apartment of a building, for each lawn sprinkler, and for supply to each hot water tank. The water service to every plumbing fixture shall be controlled by a shut off valve that permits the fixture to be shut off without interfering with the water supply to any other fixture except bathtubs and showers.
- G. MATERIAL: All water supply pipes for a plumbing system shall be of galvanized wrought iron or steel, copper, brass or cast iron, with brass or galvanized cast iron,

Park Ridge Municipal Code

copper or galvanized malleable iron fittings. No pipe or fittings that have been used for other purposes shall be used for distributing water. Water supply pipes from the water main to the building shall be of copper or brass with copper or brass fittings. The installation of any other water piping materials is prohibited for general installation. However, the Building Official having jurisdiction may waive specific requirements of this provision or permit its use as an alternative method when he is assured that the installation will maintain effective safety. Such approvals must be authorized in writing.

- H. CONNECTION BETWEEN BUILDINGS: The drainage and plumbing system of each new building and of new work installed in an existing building shall be separate from and independent of that of any other building, and every building shall have an independent connection with a public or private sewer.
- I. BASEMENT AND CRAWL SPACE DRAINS AND TRAPS: Basement floor drains, crawl space drains and cellar floor drains shall connect into a trap so constructed that it can be readily cleaned and of a size to serve efficiently the purpose for which it is intended. The drain inlet shall be so located that it is at all times in full view. When subject to back flow or back pressure, such drains shall be equipped with an adequate backwater valve. In all residence structures in which a basement or cellar is constructed, a drain shall be installed to serve and drain the basement or cellar of said residence structure.
- J. EXTERIOR DRAINAGE: All buildings and structures in excess of 100 square feet in area shall be equipped with gutters and downspouts for the collection and discharge of natural sources of water on the building or structure. No downspout, footing drain, area drain, roof, paved area, yard, court or courtyard shall be drained into a sanitary or combined sewer except by special permit approved by the Building Official and the City Engineer. In all Residential Zoning Districts, all downspouts that are connected to the City sewer system shall be disconnected within ninety (90) days of receipt of notice of disconnection from the Building Official.

Exceptions:

- 1. Where positive drainage away from the structure is not possible and the disconnection is likely to cause damage to the structure.
- 2. Where positive drainage from the structure will cause damage to immediately adjoining structures or property.

A request for exception must be submitted to the Building Official in writing. The request shall include an explanation for the request, a plan indicating the subject structure and adjoining structures, including the location of all downspouts, rear yard elevations and direction of drainage flow.

All downspouts and/or sump pumps shall be installed in such a manner that the flow of discharge shall be directed away from interior side lot lines. Downspouts shall be

Park Ridge Municipal Code

located within five (5) feet of a front or rear corner of a building and must be directed towards the front or rear of the property unless attached to a drainage system approved by the Building Official. The point of discharge shall be four (4) feet or more from any interior side lot line and ten (10) feet or more from any other lot line. Downspouts for detached accessory buildings shall be located in a manner to minimize discharge of water onto neighboring properties. The point of discharge for downspouts on detached accessory buildings shall be located at least two (2) feet from any property line.

(Ord. 2005-46, 8/15/05, S24)

- K. **SUBSOIL DRAINS:** Subsoil drains must be installed around the perimeter of basements or any room below grade and may be installed outside or inside of the foundation. Window wells must connect directly to the subsoil drain with a four (4) inch diameter pipe. Subsoil drains must connect directly to a sump that mechanically ejects the storm water at grade. Subsoil drains are prohibited from discharging into a sanitary sewer. Subsoil drains shall be four (4) inch diameter open or perforated drain tile pipe laid in a six (6) inch bed of three-quarter (3/4) inch stone.
- L. **OVERHEAD SYSTEM REQUIRED:** When the floor of any room or basement is located two (2) feet or more below the top of the building foundation, a closed overhead sewer system must be installed.
- M. **EJECTOR PUMPS:** Basement floor drains, wash tubs and all plumbing fixtures must connect directly into an ejector basin and mechanically eject into the overhead sanitary system.
- N. **METERED SERVICES:** All water services must be metered with a water meter approved by the Park Ridge Public Works Department. Residential fire suppression systems may be connected prior to the water meter, if approved by the Building Official.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 7 APPEARANCE CODE

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|---------|---|
| 15-7-1 | Title |
| 15-7-2 | Intent and Purposes |
| 15-7-3 | Appearance Commission |
| 15-7-4 | Meetings |
| 15-7-5 | General Powers and Duties |
| 15-7-6 | Limitations of Review |
| 15-7-7 | Regulatory Powers of the Commission |
| 15-7-8 | Urban Design Guidelines |
| 15-7-9 | Operations of the Appearance Commission |
| 15-7-10 | Inspections |
| 15-7-11 | Substitutions |
| 15-7-12 | Temporary Occupancy Permits |
| 15-7-13 | Definitions |
| 15-7-14 | Severance Clause |

15-7-1 TITLE

This Ordinance, including any regulations adopted hereunder, shall be hereafter known, cited and referred to as the "Park Ridge Appearance Code."

15-7-2 INTENT AND PURPOSES

The City Council of the City of Park Ridge finds and declares:

- A. That the appearance of open spaces, buildings, structures and signs visible from public streets, places and ways has a material and substantial relationship to property values in the City and the cost of the municipal services provided therefore;
- B. That neighborhoods in some other communities have deteriorated in the past by reason of poor planning, neglect of proper maintenance standards and the erection of buildings and structures unsuitable to and incompatible with the character of the neighborhood, resulting in a reduction of property values and impairment of the public health, safety, morals and welfare therein;
- C. That the purposes of an appearance review is:

1. To promote those qualities in the environment, which bring value to the community;
2. To foster the attractiveness and functional utility of the community as a place to live and work;
3. To preserve the character and quality of our heritage by maintaining the integrity of those areas which have a discernible character.
4. To protect public investments in the City; and
5. To raise the level of community expectations for the quality of its environment.

D. That it is the policy of the City to:

1. Avoid and prevent deterioration of the character and appearance of this community;
2. Provide a favorable environment for residents and business activities; and
3. By the various means provided in this ordinance, preserve and enhance the property and taxable values, and the public health, safety, morals, aesthetics and welfare of the City.

15-7-3 APPEARANCE COMMISSION

A. Appearance Commission.

There is hereby created an Appearance Commission in and for the City of Park Ridge.

B. Commission Membership.

The Appearance Commission (hereinafter referred to as "Commission") shall consist of five (5) members appointed by the Mayor of the City of Park Ridge with the advice and consent of the City Council constituted as follows:

1. All members shall be residents of Park Ridge and shall have an interest in community appearance.
2. Not more than four (4) members shall be recognized as experienced in matters of aesthetic judgment by virtue of training, education and experience (such as architects, land planners or persons specifically qualified for reasons

Park Ridge Municipal Code

of education, training or experience in the area of graphic or allied arts). Insofar as practical, three (3) members shall be architects registered to practice in the State of Illinois, the City of Park Ridge.

C. Compensation.

The members of the Commission shall receive no compensation unless specific provision is made therefore by the City Council.

D. Terms of Service.

The members of the Commission shall serve for the following terms or until their successors have been duly appointed and qualified. One of the first five appointees shall serve for one year, one for two years, one for three years, one for four years and the remaining for the full five-year term. Following the initial terms, the term of service of the Commission members shall be five (5) years.

E. Chairman

The Mayor, with the approval of the City Council, shall appoint one of the members to serve as Chairman. The Chairman shall appoint a Vice-Chairman to serve in his/her absence. The Chairman shall have the duty of calling all meetings and shall preside at all meetings of the Commission.

F. Vacancies.

Vacancies on the Commission shall be filled for the unexpired term of the member whose place has become vacant in the same manner in which original appointments are required to be made.

G. Removal.

Removal of Commission members shall be on recommendation of the Mayor with the approval of the City Council.

H. Conflicts of Interest.

No member of the Commission shall participate in discussion or vote on requests for a Certificate of Approval from any client he/she is serving or from any business or property in which he/she has a financial interest or of which he/she is an officer or employee.

(Ord. 2005-65, 10/17/05, S24) (Ord. 2012-13, 2/20/2012)

15-7-4 MEETINGS

A. The Commission shall meet monthly unless there is no business to conduct or a meeting shall be held at the call of the Chairman and at such other times as the

Commission shall determine. Three (3) members of the Commission shall constitute a quorum. A majority decision of members present at a duly constituted meeting shall be required for all Commission actions.

- B. The Commission may adopt its own rules of procedure, not inconsistent with this ordinance.
- C. All meetings of the Commission shall be open to the public. It shall be the duty of the Commission to arrange for and require conformance with all applicable provisions of the Illinois Open Meetings Act (5 ILCS 120/1).
- D. The Commission shall keep minutes of its proceedings and other official action.
- E. An ex-officio member of the Commission may vote as a member of the Commission on any matter coming before it if, because of the absence of any regular member, that vote is needed to break a tie or create majority vote. If more than one ex-officio member is called upon to vote, the principal liaison member shall vote before any alternate. The fact that an alderman has voted with the Commission as an ex-officio member shall not disqualify that alderman from voting as an alderman on the same matter if it comes before the City Council.

15-7-5 GENERAL POWERS AND DUTIES

(Ord. 2014-21, 4/21/2014)

The Commission shall have the following powers and duties.

To review exterior design features, lighting, landscape and site plans, and materials for any proposed construction or reconstruction as provided in Section 7 as to the architectural or aesthetic aspects thereof.

- B. To hold meetings, when required in accordance with Section 7, on the issuance of Certificates of Approval pertaining to applications for building permits and other permits and to issue or deny such Certificates.
- C. To consult with and cooperate with other Commissions, City departments, and any other governmental bodies on matters affecting the appearance of the City.
- D. To develop manuals and guidelines for the assistance of architects, builders and owners of property.
- E. To make determinations on requested appeals of City Staff's denial of sign permits.

15-7-6 LIMITATIONS OF REVIEW

The Commission shall restrict its considerations to a reasonable and professional review of the proposal and plans pursuant to the Urban Design Guidelines described in Section 8.

- A. The Commission does not have the responsibility to design or assist in the design of any building or project submitted for approval except that the Commission in reviewing the design for compliance with the Design Guidelines may make suggestions in an attempt to make the design consistent with the Design Guidelines.
- B. In its endeavor to improve the quality of a design, the Commission shall keep considerations of cost in mind. But consideration of cost shall not override the other objectives of this Ordinance.
- C. The Commission is not to use design review intentionally or inadvertently to prohibit or unduly restrict building types, materials or methods, or to grant variances from the requirements of the City's building, zoning, subdivision, or other development controls.
- D. Individual initiative and experimentation are to be encouraged.

15-7-7 REGULATORY POWERS OF THE COMMISSION *(Ord. 2014-21, 4/21/2014)*

No building permit required under the ordinances of the City for the following shall be issued by the Building and Zoning Administrator except upon the granting of a Certificate of Approval when such proposals are found to be consistent with the Design Guidelines.

- A. The Commission shall review all new construction, including residential, commercial and institutional structures, but not including detached accessory structures on single-family residential parcels.
- B. The Commission shall review all building alterations involving exterior design features of multiple-family residential, commercial, and institutional structures. The Commission shall also review alterations affecting street elevations of single-family residences except alterations limited to windows, doors, exterior cladding or roof covering.
- C. The Commission shall review alterations (including painting) within the B-4 Commercial Conservation District.
- D. The Commission shall hear and make a determination on appeals of staff determinations regarding Design Guidelines for all ground and wall signs.

15-7-8 URBAN DESIGN GUIDELINES

The Commission shall prepare proposed Urban Design Guidelines. To do so they are authorized to seek the advice and counsel of qualified professionals in the fields of architecture, landscape architecture, urban design, and graphics.

- A. The Urban Design Guidelines shall apply to all new construction, additions and alterations in the City.
- B. The Urban Design Guidelines shall be based upon the intent and purposes of this Code, as set forth previously.
- C. The Urban Design Guidelines shall establish standards or guidelines for: building design, relationships of buildings to site, relationship of buildings and site to adjoining area, landscape and site treatment, signs, miscellaneous (including accessory) structures and street hardware, and maintenance.
- D. Nothing contained in the Urban Design Guidelines shall conflict with, modify, or alter any provisions of any existing City ordinances or regulations controlling physical development.
- E. After agreeing on proposed Urban Design Guidelines, the Commission shall hold a public hearing thereon. A copy of the proposed Guidelines shall be on file during the regular business hours at the office of the City Clerk in the City Hall for public inspection. Notice of the public hearing shall be published at least once in a newspaper of general circulation in Park Ridge not more than thirty (30) and not less than fifteen (15) days before the hearing. The hearing may be adjourned from time to time. Within thirty (30) days after a final adjournment of the hearing, the Commission shall recommend final Urban Design Guidelines to the City Council.
- F. The City Council shall thereafter at a public meeting consider the proposed Urban Design Guidelines and may adopt the same in whole or in part, with or without change. The Urban Design Guidelines as finally approved shall be adopted by Ordinance.
- G. The Urban Design Guidelines may be amended by the Commission after a public hearing thereon. A copy of the proposed amendments to the Guidelines shall be on file during the regular business hours at the office of the City Clerk in the City Hall for public inspection. Notice of the public hearing shall be published at least once in a newspaper of general circulation in Park Ridge, not more than thirty (30) and not less than fifteen (15) days before the hearing. The hearing may be adjourned from time to time. After the Commission approves the amendment, a copy of the amended Guidelines shall be forwarded to the City Council. The City Council shall have thirty (30) days to object to the amendments. If there are no objections within this time, the amendments shall become final.

15-7-9 OPERATIONS OF THE APPEARANCE COMMISSION

A. Pre-application Conference.

Any applicant or prospective applicant for a building permit, which may require a Certificate of approval, may file a written request for a preliminary conference with the Commission or Building and Zoning Administrator. Said conference shall be held within forty-five (45) days of the receipt of the request. At such conference, the Commission or Administrator shall give consideration to preliminary exterior drawings, sketches or photographic examples, landscape and site plans and materials on a specific project, and shall give the applicant its informal opinion to assist said prospective applicant in the development of a plan which would be consistent with the requirements and purposes of the Urban Design Guidelines and this Ordinance.

B. Procedure for Certificate of Approval.

1. It shall be the duty of the Administrator, after receipt of an application for a building permit, to determine and advise the applicant whether, under the provisions of this Chapter, a Certificate of Approval (Certificate) is required.

2. Upon the determination that a Certificate is required, the matter shall be reviewed by the Building and Zoning Administrator or scheduled for a meeting of the Commission in accordance with Section 7. Such meeting is to be held within sixty (60) days of the receipt of a complete formal application. In cases when the review is by the Building and Zoning Administrator, the application shall be reviewed within fifteen (15) days of its receipt.

3. The applicant shall submit the documentation necessary for the Commission or the Administrator to review the application. This documentation will be described in the rules and procedures of the Commission.

4. In conducting the review, consideration shall be given to the materials and oral comments submitted on each application and shall provide such advice, counsel, suggestions and recommendations on matters pertaining to external design features as they may deem necessary to guide the applicant to a solution that will affect the general purposes of the Urban Design Guidelines.

5. After hearing and considering the material presented, the Commission shall issue a Certificate if the design is consistent with the Urban Design Guidelines.

6. A decision on the application shall be made within thirty (30) days after the conclusion of the review. The applicant shall be notified thereof. In the event that the Commission or the Administrator denies the issuance of a Certificate to the applicant, no permit shall be issued on the application.

7. Amendments to a Certificate may be obtained by application therefore in the same manner as provided for an original Certificate.

15-7-10 INSPECTIONS

Upon the granting of a Certificate of Approval or Amendments thereto, the exterior drawings, sketches, landscape and site plans, renderings and materials upon which said Certificate or Amendment was granted shall be turned over to the Administrator whose responsibility it shall be to determine, from time to time as the project is in progress and finally upon its completion, that there have been no deviations there from.

- A. It shall be the duty of the person, firm or corporation to whom a Certificate has been granted to comply with the requirements of the Certificate and to obtain such inspections as may be necessary in order to assure compliance. The Administrator will notify such person of any deficiencies found to exist. Failure to correct any deficiencies within ten (10) days after notification of such deficiency will constitute a violation of this Ordinance.

- B. Before any use may be made of improvements constructed under the provisions of this Appearance Code, a final inspection of the premises must be obtained from the Administrator who will consider his findings in matters under the jurisdiction of the Commission together with other ones in the issuance of an occupancy permit. An occupancy permit will not be issued unless such an inspection has been made and the completed work found to be in compliance with plans approved by the Commission and under which the Certificate was issued except as provided below.

15-7-11 SUBSTITUTIONS

When, by reason of nonavailability of construction materials, it becomes necessary to vary any of the provisions under which a Certificate has been granted and in the opinion of the Administrator, such variation will be aesthetically equal to or be better than the original provisions and will not conflict with the intent of the appearance Code, the Administrator shall have the power to grant such variation. He/she shall not be obligated to grant the variation, however, and may instead choose to send the matter back to the Commission for an Amendment to the original Certificate. To the extent that the Administrator exercises the aforementioned power, he shall submit within ten (10) days thereafter a written report of the circumstances and his findings to the Commission.

15-7-12 TEMPORARY OCCUPANCY PERMITS

If it should become impossible by reason of weather, strike or any other circumstance beyond control of the person, firm, or corporation to whom a Certificate of Approval has

been granted to complete all work required before occupancy or start of use, a temporary occupancy permit may be issued by the Administrator on such conditions he/she may deem appropriate.

15-7-13 DEFINITIONS

- A. Administrator: Building and Zoning Administrator of the City of Park Ridge.

- B. Certificate of Approval: A certificate issued by the Appearance Commission under the provisions of this Ordinance that certifies the exterior design features of an applicant's plans as suitable and as consistent with the Appearance Code and Urban Design Guidelines.

- C. Commission: The Park Ridge Appearance Commission.

- D. Exterior Design Feature: The general arrangement of any portion of a building, sign, landscaping or structure and including the kind, color and texture of the materials of such portion and the types of roof, windows, doors, lights, attached or ground signs or other fixtures appurtenant to such portions, as will be open to public view from any street, place or way.

15-7-14 SEVERANCE CLAUSE

If any provision, clause, sentence, paragraph, section or part of this Code, or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Code or the application of such provision to any other person or circumstance, but shall be confined in its operation to the provision, clause, sentence paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and/or to the person or circumstance involved. It is hereby declared to be the legislative intent of the Corporate Authorities that this Code would have been adopted had such invalid provision or provisions not been included or if same had not been made applicable to such person or circumstance.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 8 RESIDENTIAL LAND GRADES

*(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite; Ord. 2007-87, 12/03/07)
(Ord.. 2011-33, 5/02/2011)*

SECTION

- 15-8-1 Permitting Requirements
- 15-8-2 Plan Submittal Requirements
- 15-8-3 Downspout and Sump Discharges
- 15-8-4 Penalty

15-8-1 PERMITTING REQUIREMENTS

A. Activity Requiring a Permit

Permits, issued by the Building Official, shall be required as follows:

1. Alteration of Grade; Addition of Impervious Surface of Less Than 5% of Lot Size; Installation of Landscape Walls or Berms of Less Dimension than Set Forth in (2) Below; and Resodding. (May e reviewed by the City Engineer and does not require stamped engineering drawings.)
2. Construction of Landscape Wall or Berm. (Requires stamped engineering drawings that are to be reviewed by City Engineer.)

This shall include, but not be limited to, the installation of any landscape wall or berm that is either: (1) 25 feet or more in length; or (2) raises the grade by 30 inches at any point.

The requirements found in (3) below shall be applicable to the installation of any landscape wall or berm, except that the review of the plans shall be accomplished by the City Engineer.

3. Increase in the Amount of Impervious Surface. (Requires engineering drawings and review by outside engineer.)
 - a. Engineering Plan. Any new single-family home or any installation or construction that results in an increase of impervious surface that is greater than 5% of the overall lot size shall require an engineering plan, stamped by an Illinois licensed professional engineer. The engineering plan must certify by written statement that the proposed construction will not increase the

amount or rate of storm water runoff onto any neighboring properties. The engineering plan shall be reviewed by an engineer, retained by the City. The cost of the retained engineer shall be borne by the applicant.

- b. "As-built" Drawings. Each permit shall contain language informing the applicant that "as-built" drawings, at least as detailed as the approved permit plans, shall be required at the sole expense of the applicant. The "as-built" drawings must be stamped by an Illinois licensed professional engineer and must contain a statement certifying that the project as built conforms in all respects to the drawings that were submitted as part of the permitting process. If there is any deviation from the approved drawings, no Certificate of Occupancy will be issued and/or daily fines will be assessed until the project is brought into conformity with such drawings.

4. Other Projects.

The City Engineer or Building Official may, in the sole discretion of either, require stamped engineering drawings for projects that affect the flow of storm water other than those circumstances set forth in (2) and (3) above.

B. Activity Not Requiring a Permit

The depositing of mulch (or similar landscaping or gardening material) on a parcel of property in an amount that does not exceed one cubic yard per 500 square feet of lot size in any twelve month period; and that is not spread at a height greater than two inches (as settled within two weeks of placement) at any point within five feet of any lot line.

15-8-2 PLAN SUBMITTAL REQUIREMENTS

Each applicant for a permit as set forth in 15-8-1 shall submit a proposed drainage plan.

The information shall be submitted for both existing and proposed property conditions and shall conform to the following:

A. Form of Submittal

1. Sheet size – 8½" x 11"
2. Must be legibly drawn to the same scale throughout the plan
3. Subdivision name, lot number, and street address
4. Dimensions for all property lines
5. All easements
6. Building lines
7. North arrow (up)
8. Include the benchmark used (preferably from list of Benchmarks in Engineering Department)
9. All elevations shall be to 1/10 of one foot accuracy to benchmark

Park Ridge Municipal Code

10. Existing and proposed elevations to be shown:
 - a. all lot corners and midpoints;
 - b. side yard lot line and low points;
 - c. the public sidewalk adjacent to the lot;
 - d. curb and flow line on both sides of the lot;
 - e. adjacent buildings and garage foundations and midpoint grades;
 - f. centerline of roadway at center of property frontage;
 - g. existing one foot (1') contours within lot and extended a minimum of 10' from perimeter to adjacent property;
 - h. proposed elevations to be shown (in bold or indicate with a "box");
 - i. top of the proposed foundations for house (show all multilevel elevations and detached garage);
 - j. side yard as well as midpoint grade elevations;
 - k. existing and proposed grade elevations, along all lot lines, on both sides of the lot line(s), in a 5' pattern;
 - l. arrows indicating the proposed direction of storm water drainage (existing and proposed);
 - m. side yard summits
11. Phasing of drainage work
12. Certify that all clearing, grading, drainage and construction shall be accomplished in strict conformance with the drainage plan
13. Location of the area drain, if any

(The finished dirt grade of any resodding project shall be deemed to be two inches (2") below top of sod.)

B. Substantive Requirements

1. Storm water controls shall:
 - a. be accomplished through the installation of area drains, on-site detention, or other approved drainage control measures;
 - b. not increase storm water runoff to neighboring properties;
 - c. accept the existing natural flow of water from neighboring properties.
2. No portion of a landscape wall or berm shall be installed within five feet (5') of a lot line.
3. Except as set forth in 15-8-1(B) above, no landscaping that is done within five feet (5') of a lot line may result in an increase in elevation.
4. An area drain shall:
 - a. be located in the rear yard;
 - b. be properly connected to the combined sewer;
 - c. include a reducer inlet (minimum of two inches (2"));
 - d. have a clean out for every 100 feet of horizontal pipe length (cleanouts shall not be located on City property except on written permission from the City);

- e. not place landscape material adjacent to the drain basin so as to impede the free flow of water into the drain;
- f. wherever practicable, drain to City property.

15-8-3 DOWNSPOUT AND SUMP DISCHARGES

Downspout and sump pump discharges shall:

- A. Be installed in accordance with Article 15 Chapter 6;
- B. Drain in a matter to minimize runoff onto neighboring properties;
- C. Be directed toward City property or interior of the lot. (The sump pump discharge for any property equipped with an area drain must be directed toward the drain and must terminate no closer than 10 feet (10') from the drain to allow overland flow so water has an opportunity to percolate into the soil before draining into the sewer system.);
- D. Not cause an unsafe condition such as icing or algae buildup on City property.

(Also, refer to Article 15, Chapter 6.)

15-8-4 PENALTY

Any violation of the regulations of this Chapter that result in an actual increase of storm water runoff onto neighboring properties shall result in a fine of not less than \$50.00 nor more than \$2,500.00 per day per violation.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 9 ELEVATORS AND ESCALATORS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|---------|---|
| 15-9-1 | Machine Rooms and Machinery Spaces |
| 15-9-2 | Hoistway Access Switching |
| 15-9-3 | Elevator Emergency Devices |
| 15-9-4 | Elevator Exit Doors |
| 15-9-5 | Smoke Detectors |
| 15-9-6 | Shut Off Valves |
| 15-9-7 | Residential Elevator Emergency Devices |
| 15-9-8 | Wheelchair Lift Emergency Devices |
| 15-9-9 | Limited Use Limited Access Elevator Emergency Devices |
| 15-9-10 | Elevator Car Accommodations |
| 15-9-11 | Certificate Required |
| 15-9-12 | Posting Certificate |
| 15-9-13 | Inspections |

15-9-1 MACHINE ROOMS AND MACHINERY SPACES

- A. All machine rooms or spaces housing any elevator equipment shall be constructed of no less than a two (2) hour fire resistance rating unless the space is fully protected by a sprinkler system. When a machine room or space is fully sprinkled the enclosure may be one (1) hour rated.
- B. All machine rooms or spaces housing any elevator equipment shall have artificial light installed to provide, at a distance of thirty inches from the floor, an illumination of ten (10) foot-candles over the entire floor area of the room.
- C. Entry doors for all machine rooms shall be no less than thirty-six (36) inches in width and eighty-four (84) inches in height, self closing, locking, and be one and one half (1-1/2) hour fire rated.
- D. Elevator machinery, controllers, and governors shall be located overhead or adjacent to the hoist way. They shall not be located in or under the hoist way.
- E. A heavy duty rated three (3) phase fused disconnect switch shall be installed for

each elevator. The disconnect switch shall be installed on the lock side of the machine room access door.

- F. A heavy duty fused disconnect switch shall be installed for the protection of all car lighting. The switch shall be located along side the elevator disconnect switch.

15-9-2 HOIST WAY ACCESS SWITCHING

Hoist way access switching shall be installed only on access landings, top, and bottom floors. The access switch may operate only when the cylinder lock transfer switch located on the face of the car operating panel is in the on position. The cylinder lock transfer switch must have OFF/INSP. positions clearly labeled on the operating panel faceplate. The cylinder lock transfer switch key must not match any other key for that elevator or any other lock in that building.

15-9-3 ELEVATOR EMERGENCY DEVICES

- A. All passenger and freight elevators shall have an emergency light source of not less than six (6) volts direct current capable of operating two (2) 0.2 foot candle lamps for four (4) hours. The emergency lighting must turn on immediately after the elevator lighting circuit is opened.
- B. All passenger and freight elevators shall have an emergency bell installed on the elevator car. The alarm bell must be capable of sounding for one (1) hour after power to the elevator circuits have been opened.
- C. All passenger and freight elevators shall be equipped with a functional emergency telephone.

15-9-4 ELEVATOR EXIT DOORS

All elevator doors including top or side doors shall have contact switches installed so that when any door of the elevator car is open, the elevator car cannot be operated.

15-9-5 SMOKE DETECTORS

- A. Smoke detectors shall be installed in every elevator lobby, on each floor, and in all elevator machine rooms and elevator shafts in accordance with National Fire Protection Association standards.
- B. When any of the required smoke detectors are activated, the elevator shall return non-stop to the designated level.

- C. If a smoke detector on the designated level has been activated, the elevator shall return to an alternate floor.

15-9-6 SHUT OFF VALVES

All hydraulic elevators shall be equipped with a shut off valve. The valve shall be designed with a permanently attached handle installed adjacent to the hydraulic machine in order to shut off the oil supply from the hydraulic machine to the elevator.

15-9-7 RESIDENTIAL ELEVATOR EMERGENCY DEVICES

All residential elevators shall be equipped with all devices required in 15-9-3 of this code.

15-9-8 WHEELCHAIR LIFT EMERGENCY DEVICES

All wheelchair lifts installed within a structure shall be equipped with all devices required in 15-9-3 of this code.

15-9-9 LIMITED USE LIMITED ACCESS ELEVATOR EMERGENCY DEVICES

All limited use limited access elevators shall be equipped with all devices required in 15-9-3 and 15-9-5 of this code.

15-9-10 ELEVATOR CAR ACCOMMODATIONS

- A. In all new or renovated buildings required to have an elevator by this code, at least one elevator shall be required to provide Fire Department access to all floors of the building.
- B. The Fire Department access elevator shall be designed to accommodate a twenty-four (24) inch by eighty (80) inch ambulance stretcher in the horizontal position.
- C. The Fire Department access elevator shall be identified by the international symbol for emergency medical services (the Star of Life). This symbol shall be placed on both sides of the main lobby hoist way door frame.

15-9-11 CERTIFICATE REQUIRED

It shall be unlawful for the owner of a building to operate or permit the operation or use of an elevator, dumbwaiter, escalator or moving walk hereafter installed or constructed until a certificate shall have been obtained from the Building Official.

15-9-12 POSTING CERTIFICATE OF COMPLIANCE

The owner or lessee shall post the last issued certificate of compliance in a conspicuous place inside all elevator cars and dumbwaiters and on the side of all escalators and moving walks. The certificate shall not be accessible to the general public.

15-9-13 INSPECTION

The Building Official shall make or cause to be made an inspection of every elevator, dumbwaiter, escalator and moving walk at least once in every year.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 10 ACCESSORY STRUCTURES

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite); (Ord. 2008-87, 12/01/2008)

SECTION

- 15-10-1 Accessory Structure Defined
- 15-10-2 Residential Garage Defined
- 15-10-3 Detached Garages
- 15-10-4 Permit and Construction Waiver
- 15-10-5 Unprotected Metal Structures *(Ord. 2008-87, 12/01/2008)*

15-10-1 ACCESSORY STRUCTURE DEFINED

A building or structure located on the same lot as, and of a nature customary incidental and subordinate to, the principal building, the use of which is clearly incidental and subordinate to the principal building.

1. Is subordinate in area, extent or purpose to the principal building or structure or principal use served;
2. Is located on the same zoning lot as the principal building or structure or principal use served; and
3. Is commonly and customarily associated with the principal building or structure or principal use served.
4. Must be installed per manufacturers' installation instructions or constructed to comply with the International Residential Code.

(Ord. 2008-87, 12/01/2008)

15-10-2 RESIDENTIAL GARAGE DEFINED

A structure with the outside walls being not less than fourteen (14) feet wide and nineteen (19) feet long designed or constructed to be used for the parking of passenger motor and recreational vehicles.

(Ord. 2008-87, 12/01/2008)

15-10-3 DETACHED GARAGES

- A. Must be constructed to comply with the International Residential Code. Detached Garages in Use Groups R-1 AND R-2 shall be constructed of noncombustible materials with a two-hour fire resistance rating.
- B. Detached Garages in Use Groups R-3 AND R-4 may be of frame construction
- C. Garages Not Exceeding Seven Hundred Twenty (720) Square Feet:
 - 1. Foundation design
 - a. Frame Garages: Grade beam or thickened edge concrete construction is permitted provided there is a five inch (5") concrete floor poured monolithically with a continuous twelve inch (12") thick by twenty inch (20") wide foundation around the perimeter of the building supporting the structural load of the garage.
 - 2. Garage Floor: Shall be poured concrete a minimum of five inches (5") thick and not less than five (5) bags of cement for each cubic yard.
 - 3. Wall Studs: Shall be two inches (2") by four inches (4"), spaced sixteen inches (16") on center or less.
 - 4. Roof Rafters: Shall have a maximum spacing of twenty-four inches (24") on center and designed to support a twenty-five (25) pound live load. Roofs shall not be pitched less than three inches (3") of rise to twelve inches (12") of run.
 - 5. Collar Ties: Shall be installed midway between the top plate and ridge at every other common rafter. The collar ties shall be a minimum of two inches (2") by four inches (4").
 - 6. Joists: Shall be at least two inches (2") by six inches (6") and installed six feet (6') on center or less. The joists shall anchor the roof rafters at the top plate, thus functioning as the bottom cord of a truss.
 - 7. Top Plates: Shall be doubled two inch (2") by four inch (4") framing member. A single plate may be used provided the rafters are set directly over the wall studs.
 - 8. Bottom Plate or Sill: Shall be at least a single two inch (2") by four inch (4") member anchored to the slab with one-half inch (1/2") bolts, ten inches (10") long, spaced not more than six feet (6') on center.

9. Corner Braces: Each corner shall be supported with a one inch (1") by four inch (4") diagonal brace let into the studs, or sheathing grade of plywood one-half inch (1/2") by four feet (4') wide by the height of the vertical wall fastened to each corner. Other sheathing materials may be used as set forth in the International Building Code.
10. Corner Posts: Shall be a minimum of a single four inch (4") by four inch (4") or a double two inch (2") by four inch (4") post or column.
11. Vehicle entry doors shall not be less than seven feet (7') in height.

D. Garages Exceeding Seven Hundred Twenty (720) Square Feet:

1. Foundation Design: A frame or masonry garage exceeding seven hundred twenty (720) square feet in area shall provide a concrete or masonry foundation designed to support the intended structural load and shall be installed forty-eight inches (48") below approved grade.
2. Detached Garages Exceeding 720 Square Feet. Detached garages exceeding seven hundred twenty (720) square feet shall also comply with Sections A through C above.
3. Fire Separation Walls: All detached garages shall be limited to seven hundred twenty (720) square feet in area unless properly fire stopped. A fire separation wall shall extend from the garage floor slab to the underside of the roof sheathing and shall be the equivalent of wood stud construction two inch (2") by four inch (4") with five-eighths inch (5/8") gypsum board fastened to each side.

- E. All Detached Garages.** For single family and two family residences, no part of a detached garage shall be below the approved grade.

(Ord. 2002-06, 2/4/2002, Supp21); (Ord. 2008-87, 12/01/2008)

15-10-4 PERMIT AND CONSTRUCTION WAIVER

The following accessory structures, buildings and uses are exempt from permit and construction code requirements, subject to the following standards:

Tool, garden and all-purpose sheds, kiosks, playhouses, playground equipment, dog houses and other similar buildings, uses and structures less than sixty-five (65) square feet in area and less than eight and on-half feet (8 1/2') in height.

(Ord. 2008-87, 12/01/2008)

15-10-5 UNPROTECTED METAL STRUCTURES

Unprotected metal structures shall not exceed one hundred (100) square feet in area or nine feet (9') in height.

(Ord. 2008-87, 12/01/2008)

ARTICLE 15
BUILDING REGULATIONS

CHAPTER 11 RESERVED

(Ord. 2008-87, 12/01/2008)

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 12 FENCES

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|---------|-----------------------|
| 15-12-1 | Definition |
| 15-12-2 | Vertical Measurements |
| 15-12-3 | Strength |
| 15-12-4 | Design and Materials |

15-12-1 DEFINITION

FENCE: A structure serving as an enclosure, barrier or boundary.

FENCE, OPEN: A fence including gates, which has, for each one foot (1') wide segment extending over the entire length and height of the fence, fifty percent (50%) of the surface area in open spaces which afford direct view through the fence.

FENCE, SOLID: A fence, including gates, which conceals from view from adjoining properties, street, or alleys, activities conducted behind it.

15-12-2 VERTICAL MEASUREMENTS

No fence shall exceed the maximum permitted height measured at any point along the length of the fence in accordance with the following provisions:

- A. Fences erected on top of patios, drives, parking lots and other paved areas shall be measured from the applicant's side.
- B. Measurements for fences abutting patios, drives, parking lots and other paved areas shall be taken from the land grade abutting same.
- C. Measurements for fences, which abut a common lot line and where a radical difference of grade occurs between the two (2) zoning lots, shall be determined by the Building Official.

15-12-3 STRENGTH

Every fence shall be designed and constructed to resist and withstand a wind pressure from any angle of approach of not less than fifteen (15) pounds per square foot of gross projected area of fence less openings.

15-12-4 DESIGN AND MATERIALS

All posts, anchors and bracing of wood shall be treated to protect them from deteriorating when they rest upon or enter into the ground. In no event shall barbed wire or electric wire be used. The outward side of the fence shall be finished.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 13 CROSS-CONNECTION CONTROL

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|---------|------------------------------|
| 15-13-1 | Title |
| 15-13-2 | Intent and Purposes |
| 15-13-3 | Definitions |
| 15-13-4 | Enforcement |
| 15-13-5 | Where Protection is Required |
| 15-13-6 | Type of Protection Required |
| 15-13-7 | Booster Pumps |
| 15-13-8 | Inspections and Maintenance |

15-13-1 TITLE

This Ordinance, including any regulations adopted hereunder, shall be hereinafter known, cited and referred to as the "Park Ridge Cross Connection Control Code."

15-13-2 INTENT AND PURPOSES

The purpose of this Ordinance is:

- A. To protect the public water supply system from contamination or pollution by isolating within the consumer's water system contaminants or pollutants which could back flow through the service connection into the public water supply system.
- B. To promote the elimination or control of existing cross-connections, actual or potential, between the public and the consumer's potable water system and non-potable water systems, plumbing fixtures and sources or systems containing substances of unknown or questionable quality.
- C. To provide for the maintenance of a continuing program of cross-connection control, which will prevent the contamination, or pollution of the public and consumer potable water system.

Park Ridge Municipal Code

15-13-3 DEFINITIONS

AGENCY: The Illinois Environmental Protection Agency.

APPROVED CROSS-CONNECTION CONTROL DEVICE: Backflow prevention devices or methods approved by the Research Foundation for Cross Connection Control of the University of Southern California, American Water Works Association, American National Standards Institute or certified by the National Sanitation Foundation.

AUXILIARY WATER SYSTEM: A source of water outside of the City's public water supply system.

BACKFLOW: The flow of water or other liquids, mixtures or substances into the distribution pipes of a potable water system from any source other than the intended source of the potable water supply.

CCCDI (CROSS CONNECTION CONTROL DEVICE INSPECTOR): A person who is a licensed plumber in the State of Illinois and has successfully completed both written and performance examinations administered by the IEPA, as described in the IEPA Regulations, 35 Ill. Adm. Code 653.802.

CONSUMER: The owner, official custodian or person in control of any premises supplied by or in any manner connected to a public water system.

CONSUMER'S WATER SYSTEM: Any water system serving the premises, commencing at the curb stop valve.

CONTAMINATION: The introduction into water of micro-organisms, chemicals, wastes or wastewater in a concentration that makes water unfit for its intended use.

CROSS-CONNECTION: Any connection through which a supply of potable water could be contaminated or polluted.

HEALTH HAZARD: Any condition, device or practice in a water system or its operation resulting from a real or potential danger to the health and well being of consumers.

INSPECTION: A plumbing inspection to examine carefully and critically all materials, fixtures, piping and appurtenances, appliances and installations of a plumbing system for compliance with requirements of the Illinois Plumbing Code, 77 Ill. Adm. Code 890.

NONPOTABLE WATER: Water not safe for drinking, personal or culinary use as determined by the requirements of 35 Ill. Adm. Code 604.

PLUMBING: Plumbing includes all piping, fixtures, appurtenances and appliances for a supply of water for all purposes, including, without limitation, lawn sprinkler systems from the source of a private water supply on the premises or from the main in the street, alley or at the curb to within and about any building or buildings where a person or persons live, work or assemble.

POLLUTION: The presence of any foreign substance (organic, inorganic, radiological or biological) in water that tends to degrade its quality so as to constitute a hazard or impair the usefulness of the water.

Park Ridge Municipal Code

POTABLE WATER: Water that meets the requirements of 35 Ill. Adm. Code 604 for drinking, culinary and domestic purposes.

PUBLIC WATER SUPPLY SYSTEM: All mains, pipes and structures owned and/or maintained by the City of Park Ridge through which water is obtained and distributed to the public.

REDUCED PRESSURE ZONE PRINCIPAL BACKFLOW PREVENTION DEVICE (RPZ): A device containing a minimum of two (2) independently acting check valves together with an automatically operated pressure differential relief valve located between the two (2) check valves. During normal flow and at the cessation of normal flow, the pressure between these two (2) checks shall be less than the supply pressure. In case of leakage of either check valve, the differential relief valve, by discharging to the atmosphere, shall operate to maintain the pressure between the check valves at less than the supply pressure. The unit must include tightly closing shutoff valves located at each end of the device, and each device shall be fitted with properly located test cocks.

SERVICE CONNECTION: The physical connection to the water main, including all fittings and appurtenances, through which water is supplied to the consumer.

SURVEY: The collection of information pertaining to a customer's piping system regarding the location of all connections to the public water supply system and must include the locations, type and most recent inspection and testing date of all cross-connection control devices and methods located within the customer's piping system. The survey shall be completed on a form approved by the City of Park Ridge.

15-13-4 ENFORCEMENT

- A. No person, firm or corporation shall establish or permit to be established or maintain or permit to be maintained any connection whereby a private, auxiliary or emergency water supply other than the regular public water supply of the City of Park Ridge may enter the supply or distribution system of said municipality unless such private auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the Director of Public Works and the Illinois Environmental Protection Agency.
- B. It shall be the duty of the Building Official to cause surveys and investigations to be made of commercial and other properties, excluding one and two family detached dwellings, served by the public water supply to determine whether actual or potential hazards to the public water supply may exist. Such surveys and investigations shall be open for public inspection to the extent required by the Illinois Freedom of Information Act and shall be repeated at least every two (2) years or as often as the Building Official shall deem necessary. Records of such surveys shall be maintained and available for review for a period of at least five (5) years.
- C. The Building Official shall have the right to enter at any reasonable time any property served by a connection to the public water supply or distribution system of the City for the purpose of verifying the presence or absence of cross-connections, or to verify information submitted by the owner or consumer regarding the required cross-connection control inspection. Should the owner or consumer deny access to the Building Official, the

Park Ridge Municipal Code

Building Official is authorized to seek the issuance of an administrative search warrant. On demand, the owner or consumer of any property so served shall furnish to the Building Official any information, which he may request regarding the piping system or water use on such property. The refusal of such information, when demanded, shall be deemed evidence of the presence of improper connections as provided in this Chapter.

- D. The Director of Public Works of the City is hereby authorized to discontinue water service to the violator's property after written notice is given to the violator wherein any connection in violation of the provisions of this Chapter are known to exist and to take such other precautionary measures as he may deem necessary to eliminate any danger of contamination of the public water supply distribution system. The Director of Public Works may immediately disconnect the water service to any property where actual or imminent danger of contamination or pollution to the public water supply is present. Any such disconnection shall be followed by written notice to the violator of the cause for disconnection. Water service to such property shall not be restored until such conditions have been eliminated or corrected in compliance with the provisions of this Chapter.
- E. If contamination of the potable water supply system occurs through an illegal cross connection or an improperly installed, maintained or repaired device, or a device which has been bypassed, the owner or consumer shall bear the cost of clean-up of the potable water supply system.
- F. The owner or consumer shall be responsible for protection of the public water supply system from contamination due to backflow or back-siphonage of contaminants through the consumer's water service connection. If, in accordance with the Plumbing Code or in the judgment of the Building Official, a cross connection control device is necessary for the safety of the public water supply system, the Building Official shall give notice to the consumer to install such approved device at each service connection to the premises in accordance with the Plumbing Code. The owner or consumer, after due written notice and within the prescribed time indicated on the notice, shall install such approved device or devices at his own expense. Failure or refusal on the part of the owner or consumer to install such device or devices immediately shall constitute grounds for discontinuing water service to the premises until such device or devices have been installed.

15-13-5 WHERE PROTECTION IS REQUIRED

A. An approved cross-connection control device shall be installed on each water service line to a consumer's water system where the following conditions exist:

1. Premises where any substance(s) exist which can create an actual or potential hazard to the public water supply system.
2. Premises having internal cross-connections that, in the judgment of the Plumbing Inspector, are not correctable or intricate plumbing arrangements which make it impractical to determine whether or not cross-connections exist.
3. Premises where, because of security requirements or other prohibitions or restrictions, it is impossible or impractical to make a complete cross-connections survey.

4. Premises having a repeated history of cross-connections being established or reestablished.

B. An approved cross-connection control device shall be installed on each water line to a consumer's water system serving, but not necessarily limited to, the following types of facilities unless the Plumbing Inspector determines that no actual or potential hazard to the public water supply system exists:

1. Hospital, mortuaries, clinics, nursing homes.
2. Laboratories.
3. Sewage treatment plants, sewage pumping stations or storm water pumping stations.
4. Restaurants and food dispensing facilities.
5. Facilities, dispensing or storing petroleum products.
6. Car washes, automotive repair, and automotive body shops.

15-13-6 TYPE OF PROTECTION REQUIRED

A. The type of protection required shall depend on the degree of hazard, which exists. An approved fixed air gap or an approved cross-connection control device shall be installed where the public water supply system may be contaminated causing a system or health hazard.

B. Where a public water supply or an auxiliary water supply is used for a fire protection system, a reduced pressure principal backflow preventer shall be installed between any fire sprinkler system connected to the public water supply system when:

1. The sprinkler system contains antifreeze and/or chemical additives;
2. Water may be pumped into the system from another source that can be connected to
the sprinkler system;
3. Piping material used for the sprinkler system is not approved for potable use.

15-13-7 BOOSTER PUMPS

A. Where a booster pump has been installed on the service line to or within any premises, such pump shall be equipped with a low pressure cut-off device designed to shut off the booster pump when the pressure in the service line on the suction side of the pump drops to twenty (20) psi or less.

B. It shall be the duty of the water consumer to maintain the low-pressure cut-off device in proper working order and to certify to the Building Official at least once a year that the device is operable.

15-13-8 SURVEY AND INVESTIGATIONS

Park Ridge Municipal Code

- A. It is the responsibility and financial obligation of the water consumer to prevent cross-connections by ensuring that:
1. Cross-connection control devices are inspected at least annually, or more frequently if recommended by the manufacturer or Building Official, by a person approved by the Agency as a cross-connection control device inspector (CCCDI). The inspection of mechanical devices shall include physical testing in accordance with the manufacturer's instructions. An inspection report shall be submitted to the Plumbing Inspector. The report shall include results of the inspection and maintenance performed.
 2. Each device shall have a tag attached listing the date of the most recent test, name and approval number of CCCDI, and type and date of repairs.
 3. A maintenance log shall be maintained on site and include:
 - a. Date of each test;
 - b. Name and approval number of person performing the inspection;
 - c. Test results/inspection; and
 - d. Services performed and date completed.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 14 DRIVEWAYS AND PARKING FACILITIES

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|---------|---|
| 15-14-1 | Permit Required |
| 15-14-2 | Issuance of Permits |
| 15-14-3 | Residential Specifications |
| 15-14-4 | Commercial, Multi-family Specifications |
| 15-14-5 | Driveway Approaches |
| 15-14-6 | Off-Street Parking Facilities |

(Ord. 2014-38, 8/4/14)

15-14-1 PERMIT REQUIRED

It shall be unlawful to proceed with the construction, resurfacing and/or replacement of any driveway or parking facility before a permit for such work has been obtained from the Building Official.

15-14-2 ISSUANCE OF PERMITS

The Building Official is hereby authorized to issue a permit to construct, resurface, replace, or widen a driveway provided that a copy of the plat of survey of the property is submitted indicating the location and all dimensions of the proposed work to be done along with a completed permit application

(2014-38, 8/4/2014)

15-14-3 RESIDENTIAL SPECIFICATIONS

A. Driveways for one and two-family detached dwellings shall be constructed as follows:

1. A minimum of four (4) inches of well-compacted crushed stone or C.A. 6 shall be used as a suitable base upon which four (4) inches of concrete, six (6) bag mix shall be placed.
 - a. Expansion joints shall be required at the garage apron, between the driveway and the adjacent foundation wall, where applicable, at private and public sidewalks. Expansion material shall extend the entire thickness of the slab.
 - b. Contraction joints shall be required every ten (10) lineal feet of driveway length,

Park Ridge Municipal Code

at a minimum of one-fourth (1/4) the thickness of the slab.

- c. Proper placement, curing and protection of driveway slabs shall meet the recommendations found in the American Concrete Institute Standards.
 2. A minimum of six (6) inches of well-compacted crushed stone, or C.A.-6 shall be used as a suitable base upon which two (2) inches of Class I Bituminous Surface shall be placed.
 3. A minimum of one (1) inch of Class I Bituminous Surface shall be required for all driveway resurfacing.
 4. Brick pavers shall have a proper base and lateral support. Brick pavers shall be installed in accordance with manufacturers' installation instructions.
 5. Any other material used for a driveway shall be approved by the Building Official and shall be installed in accordance with manufacturers' installation instructions.
 6. Driveways, overlays, and approaches shall not be constructed in such a manner as to create ponding, flooding of adjoining properties, or an obstruction to natural drainage.
- B. The minimum allowable driveway width for one and two-family detached dwellings shall be eight (8) feet.

(Ord. 2005-46, 8/15/05, S24)

15-14-4 COMMERCIAL, MULTI-FAMILY SPECIFICATIONS

Driveways for commercial and multi-family buildings shall be constructed as follows:

- A. A minimum of twelve (12) inches of well-compacted crushed stone base coarse with two (2) inches of Class I Bituminous Surface.
- B. A minimum of four (4) inches of well-compacted crushed stone base coarse with six (6) inches of concrete, six (6) bag mix.
- C. Brick pavers shall have a proper base and lateral support. Brick pavers shall be installed in accordance with manufacturers' installation instructions.
- D. Any other material used for a driveway shall be approved by the Building Official and shall be installed in accordance with manufacturers' installation instructions.
- E. The minimum allowable driveway width for commercial and multi-family buildings shall be eighteen (18) feet or a width less than eighteen (18) feet, if approved by the Bureau of Fire Prevention.

(Ord. 2005-46, 8/15/05, S24)

15-14-5 DRIVEWAY APPROACHES

- A. All driveway approaches shall be designed in accordance with one or more of the

Park Ridge Municipal Code

following references as they apply:

1. Policy on Permits for Access Driveways to State Highways, Illinois Department to State Highways, Illinois Department of Transportation, latest edition.
2. Standard Specifications for Road and Bridge Construction, Illinois Department of Transportation, latest edition.

B. All driveway approach construction must be approved by the Building Official.

15-14-6 OFF-STREET PARKING FACILITIES

To obtain a permit, the owner or his representative shall submit an application to the Building Official for his review and approval. Each application shall be accompanied by a plan of such parking facility including driveways, which indicate size, location, capacity and structural details with all dimensions at a scale of not less than one inch equals sixty feet (1"= 60'). The parking facility design shall be consistent with the rules and regulations set forth in the Park Ridge Zoning Ordinance.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 15 PRIVATE RESIDENTIAL SWIMMING POOLS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- 15-15-1 General Provisions for In-Ground and Above Ground Swimming Pool Installations
- 15-15-2 In-Ground Private Residential Swimming Pool Regulations
- 15-15-3 Above Ground Private Residential Swimming Pool Regulations

15-15-1 GENERAL PROVISIONS FOR IN-GROUND AND ABOVE GROUND SWIMMING POOL INSTALLATIONS

- A. Compliance Required: Every private residential swimming pool constructed, installed and maintained hereafter shall comply with all applicable provisions of this Chapter and Article 5, Chapter 10 of the Park Ridge Municipal Code.
- B. Definition: The term "private residential 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 two feet (2'), intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment, constructed, installed and maintained in or above the ground; provided further, that such private residential swimming pool is maintained by a person or persons primarily for the sole use of members of dwelling units or guests and not for the purpose of profit or in connection with any business operated for profit. Private residential swimming pools shall be permitted in residential districts only.
- C. Building Official Approval: All plans and specifications for the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances for which a permit is required shall first be presented to the Building Official for examination and approval as to proper location, construction and use.
- D. Plans and Specifications: All plans and specifications shall be drawn to scale of not less than one-eighth of an inch to the foot ($1/8" = 1'$). All distances and dimensions shall be accurately figured and drawings made explicit and complete, showing the lot lines, 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, indicating depth, shall be included.
- E. Deviation From Plans: All private residential swimming pools, appurtenances,

Park Ridge Municipal Code

water supply and drainage systems shall be constructed in conformity with the approved plans. If any deviations from such plans are desired, a supplementary plan covering that portion of the work involved shall be filed for approval and shall conform to the provisions of this Chapter.

- F. Health Officer Approval: The Building Official shall refer all plans and specifications to the environmental health officer for review in order to determine whether they comply with health, safety and sanitation requirements. If the health officer determines that such plans and specifications are satisfactory, his approval shall be marked thereon prior to the issuance of a permit.
- G. Setback Area:
1. Side and Rear Yards: No portion of a private residential pool, or any of its equipment or appurtenances, shall be located at a distance less than eight feet (8') from any side or rear property line. The outer edge of elevated platforms, decks or walkways will be considered as an appurtenance. Platforms, decks or walkways constructed at grade level may encroach three feet (3') into the eight-foot (8') side and rear yard setback.
 2. Front and Corner Side Yards: No portion of a private residential swimming pool and its appurtenances may encroach into a front yard or a corner side yard.
 3. Pool Area: The inside swimming area of a private residential swimming pool shall not exceed twenty-five percent (25%) of the rear yard area.
 4. Elevated Platforms, Decks and Walkways: An elevated platform, deck or walkway shall not be erected more than six inches (6") above the pool rim nor exceed sixty percent (60%) of the pool area, but must have a minimum area of not less than one hundred twenty (120) square feet.
- H. Materials: Private residential swimming pool walls and floor shall be constructed of any impervious material which will provide a tight tank with light colored, easily cleaned surfaces. The floor or bottom surface of the pool shall have a non-slip finish as smooth as possible. The side and the end walls of a pool shall present a smooth finish.
- I. Electrical Requirements: All electrical installation provided for, installed and used in conjunction with private residential swimming pools shall be in conformance with the National Electrical Code, as amended.

15-15-2 IN-GROUND PRIVATE RESIDENTIAL SWIMMING POOL REGULATIONS

- A. Structural Design: In-ground residential 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.
- B. Wall Slopes: To a depth up to five feet (5') from the pool top, the wall slope shall not be more than one unit horizontal in five (5) units vertical (1:5).
- C. Floor Slopes: The slope of the pool floor on the shallow side of the transition point shall not exceed one unit vertical to seven (7) units horizontal (1:7). The slope of the pool floor on the deep side of the transition point shall not exceed one unit vertical to three (3) units horizontal (1:3). The transition point between shallow and deep water shall not be more than five feet (5') deep.
- D. Diving Boards: No diving board shall be more than three (3) meters above the water surface. International Building Code, as amended, shall determine minimum water depths and distances when diving boards are proposed.
- E. Walk Areas: Unobstructed walk areas not less than thirty-six inches (36") wide shall be provided to extend entirely around the 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 non-slip construction. The slope of the walks shall have a pitch of at least one-fourth inch (1/4") to the foot, designed so as to prevent back drainage from entering the pool.
- F. Steps or Ladders: Two (2) or more means of egress in the form of steps or ladders shall be provided. The means of egress shall be located at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of non-slip material and shall have a handrail on both sides.
- G. Fences: All in-ground swimming pools shall be completely enclosed by a fence five feet (5') in height above the existing grade. The fence shall enclose either the periphery area of the pool walks or the entire yard where the pool is located. The finished side of all pool fences shall face the abutting properties. All fence openings shall be equipped with gates five feet (5') in height, having self-closing and self-latching devices placed at the top of the gate. All fencing material shall be approved by the Building Official. Dense planted shrubs, bushes or any other living screening shall not be construed as meeting the requirements of this Chapter.

15-15-2 ABOVE GROUND PRIVATE RESIDENTIAL SWIMMING POOL REGULATIONS

- A. Structural Design: All above ground pools shall be designed to withstand the water pressure from within.
- B. Diving Boards: Diving boards for above ground pools are prohibited.
- C. Steps and Ladders: All above ground swimming pools shall have one or more means of egress in the form of steps or ladders; except pools with an area exceeding four hundred (400) square feet shall provide two (2) means of egress. Such means of egress shall be located on opposite sides of the pool. Treads of steps, ladders or step holes shall be constructed of non-slip materials. All steps, ladders or step holes shall have a handrail on both sides.
- D. Fences: All above ground swimming pools shall be completely enclosed by a fence five feet (5') in height above the existing grade. The fence shall enclose either the immediate pool area or the entire yard where the pool is to be located. The finished side of all pool fences shall face the abutting properties. All fence openings shall be equipped with gates five feet (5') in height, having self-closing and self-latching devices placed at the top of the gates. Whenever a pool has an attached raised deck or walk area not less than three feet (3'), nor more than four and one-half feet (4-1/2) feet above grade, a deck fence may be installed. Said deck fence shall be three feet (3') above the deck level.
- E. Maximum Depth: No above ground pool shall exceed five feet (5') in depth measured from the top rim of the pool to the pool floor. The top of the pool floor cannot be inserted more than one foot (1') below the finished grade. No pool shall exceed four feet (4') in height measured from the top of the pool rim to the approved grade.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 16 SOLAR COLLECTOR REQUIREMENTS

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

- 15-16-1 Definition
- 15-16-2 Architectural, Structural and Engineering Seals
- 15-16-3 Plans and Drawings
- 15-16-4 Installation and Materials
- 15-16-5 Back-Up Systems
- 15-16-6 Review by the Building Official
- 15-16-7 Solar Collector Obtrusive Determination

15-16-1 DEFINITION

SOLAR COLLECTOR:

1. An assembly, structure, or design, including passive elements, used for gathering, concentrating, or absorbing direct or indirect solar energy, specially designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid, or liquid or to use that energy directly; or,
2. A mechanism that absorbs solar energy and converts it into electricity; or,
3. A mechanism or process used for gathering solar energy through wind or thermal gradients; or,
4. A component used to transfer thermal energy to a gas, solid, or liquid, or to convert it into electricity.

15-16-2 ARCHITECTURAL, STRUCTURAL AND ENGINEERING SEALS

No plans shall be approved for permit unless such plans are signed and sealed either by an architect licensed to practice architecture, as approved by the "Illinois Architectural Act", a structural engineer licensed to practice engineering, as provided by the "Illinois Structural Engineering Act" or by a professional engineer licensed to practice engineering, as provided by the Illinois Department of Registration and Education.

15-16-3 PLANS AND DRAWINGS

Plans shall be drawn at a scale of not less than one-eighth inch to a foot (1/8" = 1') and shall contain the following information unless specifically waived by the Building Official:

- A. Complete structural details indicating size and location of all structural members supporting the solar collectors and storage areas.
- B. Calculations indicating method used to determine size of collectors and projected heating percentage the proposed solar system can be expected to conserve over a yearly span.
- C. All details relating to construction of proposal solar system, including size, type of materials, location of all duct work, heat exchangers, solar collectors, storage areas, piping, fans, valves, insulation details for floors, walls and ceilings or any other related details may be required by the Building Official.

If, in the opinion of the Building Official, the plans submitted require additional review by an independent qualified architect or engineer, the cost of this service shall be borne by the permittee.

15-16-4 INSTALLATION AND MATERIALS

The installation and materials shall be approved and installed according to rules and regulations set forth in the International Building code, International Mechanical Code and provisions of this Chapter.

15-16-5 BACK-UP SYSTEMS

All structures designed to provide solar heat shall install a conventional back-up system which is capable of supplying one hundred percent (100%) of the energy required for heating and hot water needs.

15-16-6 REVIEW BY THE BUILDING OFFICIAL

When a building permit application for a solar collector is submitted, the Building Official will review the plans and determine whether the collector is visible from a public street, place or way and whether the solar collector is obtrusive. If the solar collector is visible from a public street, place or way or the solar collector is determined to be obtrusive, the Building Official will refer the matter to the Appearance Commission for approval before a building permit could be issued. If the solar collector is not visible from a public street, place or way and is not considered obtrusive, the Building Official may issue a building permit if the collector complies with all applicable provisions of this Chapter.

15-16-7 SOLAR COLLECTOR OBTRUSIVE DETERMINATION

- A. When the Building Official reviews an application for a solar collector, the following guidelines shall be used to determine whether a solar collector is obtrusive.
- B. Solar collector panels shall be flat on the roof or no more than 3 feet above the roof surface because they are then most compatible with the form of the building.
- C. The location of the solar collector shall not require extensive trimming or removal of trees.
- D. Solar collectors shall be located so that they do not reflect light into neighboring homes. (Note: The flatter the panel tilt, the smaller is the chance of reflection into neighboring properties).
- E. Solar collectors shall be located so that future buildings on adjacent lots will not obstruct sunlight falling on the collectors.
- F. Solar collectors shall lie between visually dominant lines of the house and/or the roof.
- G. Solar collectors shall be located so that the highest portion of the collectors does not extend over the ridge line of the roof.
- H. Solar collectors should be located where they are not visible from the front of the house or public street, and where possible, from other properties.

If racks are used to mount the collectors, the smaller angle between the roof surface and the collector's surface, the better the collector will blend with the roof. The sides of the rack must be covered with a roof or siding material compatible with the rest of the structure.

- I. Solar collectors should start at the ridge line and end at the gutter.
- J. Spaces between collectors should be minimized, since they usually do not appear as good as collectors that fit snugly together.
- K. The amount of visible piping should be minimized.
- L. If the piping or mounting brackets (racks) are visible, they shall match the color of the surface to which it is attached.
- M. The color of the collector frame and the color of the roof should match.

Park Ridge Municipal Code

- N. Both the solar panels and mounting frame must be well designed if it is to stand above the roof surface and/or ridgeline of the roof. Design review will be more rigorous with such installations.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 17 RESIDENTIAL STRUCTURE RELOCATION

(Ord. 2003-42, 7/21/2003, S23 – Entire rewrite)

SECTION

| | |
|----------|---------------------------|
| 15-17-1 | Permit Required |
| 15-17-2 | Definitions |
| 15-17-3 | Application for Permit |
| 15-17-4 | Duration of Relocation |
| 15-17-5 | Architectural Certificate |
| 15-17-6 | Approval |
| 15-17-7 | Weight Limit |
| 15-17-8 | Surety Bond |
| 15-17-9 | Police Escort |
| 15-17-10 | Restoration |

15-17-1 PERMIT REQUIRED

It shall be unlawful to proceed with the relocation of a single family dwelling within the limits of the City of Park Ridge without first obtaining a permit from the Building Official. Structures other than single-family dwellings may not be relocated. All administrative and general provisions of Article 15, Chapter 1 shall apply to this Chapter.

15-17-2 DEFINITIONS

For the purpose of this Chapter, the following definitions shall apply:

Building: Any structure that is designed and built for the support, enclosure, shelter or protection of persons.

Public Right-of-Way: Area between and including the public sidewalk, parkway, gutters and public street.

Public Street: Paved surface that is owned and maintained by state, county and/or local government.

Single Family Dwelling: A detached building containing one (1) dwelling unit only.

Park Ridge Municipal Code

Utility Company: A business that supplies a service to the public, such as, but not limited to, electric, telephone and cable television.

Utility Lines: Cable or cables used for the transmission of, but not limited to, electric, telephone and cable television. Utility lines shall include not only main transmission cables but also service drop cables.

15-17-3 APPLICATION FOR PERMIT

- A. The applicant shall submit the following information and plans to the Building and Zoning Administrator prior to the issuance of a permit:
- B. A current plat of survey indicating the proposed location of the house on the lot and all easements and restrictions on the property.
- C. A grading plan indicating existing elevations and proposed elevations, including top of foundation elevation and proposed direction of storm water flow.
- D. A map indicating the route the house moving contractor is proposing to follow.
- E. A statement outlining the move, distance of relocation, timetable related to the move and total weight per axle.
- F. A letter from the utility company affected by the move stating that said utility company will be responsible for the relocation of any utility lines and/or equipment which will have to be raised or moved. The moving contractor shall not raise, move or relocate any utility line and/or equipment.
- G. A valid permit from the Illinois Department of Transportation, County of Cook and/or Township if the move shall either cross or travel upon a state, county or township owned Public Street.
- H. A foundation plan indicating footing and foundation wall, drain tile, location of sump and/or ejector pit basins and locations of the water and sewer services.
- I. Completed building permit application forms for foundation, electrical, plumbing and HVAC outlining the extent of the work to be completed

15-17-4 DURATION OF RELOCATION

A structure may be relocated only between the hours of 9:30 a.m. and 3:30 p.m. Monday through Friday. The relocation of a structure shall be completed within one (1) day.

15-17-5 ARCHITECTURAL CERTIFICATE

The permit applicant shall submit a letter from a registered architect certifying that the building is structurally sound and that the integrity of the building will not be affected by the move. Any building that is located outside of the Park Ridge city limits shall be inspected by a registered architect and certified that the building complies with the current Building Code of the City of Park Ridge.

15-17-6 APPROVAL

Prior to the issuance of a permit, approval for the relocation must be obtained from the Building Official, City Engineer, City Forester, Chief of Police and The Appearance Commission. The relocation and placement of the structure on the proposed lot shall comply with all of the applicable Codes and Ordinances of the City of Park Ridge.

15-17-7 WEIGHT LIMIT

Axle weight limits shall not exceed eighteen thousand (18,000) pounds for a single axle and thirty two thousand (32,000) pounds for a tandem axle.

15-17-8 SURETY BOND

Prior to the issuance of a permit, the moving contractor shall deposit with the Building Official a bond in the amount listed below. Said bond, with surety to be approved by the City Attorney, shall indemnify, keep and save harmless the City against loss, damage, judgment or liability of any kind whatsoever which the City may suffer or be put to, or which may occur against, be charged to or be recovered from the City or any of its officials by reason of any act or failure to act. Said bond shall also be conditioned that contractor shall well and faithfully observe all the provisions of this Chapter and other Articles, Ordinances and regulations of the City of Park Ridge. Such bond shall remain in effect for a period of sixty (60) days after the completion of the move.

The following scale shall determine the amount of the required bond:

| | |
|---------------------------------------|----------|
| 1. Moving less than 600 feet | \$10,000 |
| 2. Moving one (1) block | \$25,000 |
| 3. Moving two (2) blocks | \$35,000 |
| 4. Moving three (3) blocks or further | \$55,000 |

One (1) City block = 600 feet. Any portion or fraction moved further than a whole block shall be upgraded to the next whole block.

15-17-9 POLICE ESCORT

Any relocation which crosses or travels upon a public street may, at the discretion of the Police Chief, be required to have a Police escort. The moving contractor shall be responsible for any cost incurred related to the Police escort.

15-17-10 RESTORATION

A vacant lot created by the relocation of a structure shall be filled, graded and maintained in conformity to the established grades of the adjoining properties. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public. Provisions shall be made to prevent the accumulation of water on the lot or the drainage of storm water to an adjoining lot.

The foundation, footing and/or slab shall be broken up and removed from the site. The sewer service shall be capped within five (5) feet of the foundation and the water service shall be removed up to the curb stop.

ARTICLE 15

BUILDING REGULATIONS

CHAPTER 18 TREE PRESERVATION ON PRIVATE PROPERTY

(Ord. 2010-83, 12/06/2010)

(Please see Article 9, Chapter 4, for regulations regarding Parkway/Public trees.)

SECTION

| | |
|----------|---|
| 15-18-1 | Policy |
| 15-18-2 | Definitions |
| 15-18-3 | Removal of Trees on Private Property Prohibited |
| 15-18-4 | Pruning |
| 15-18-5 | Permit Required for Removal of Protected Trees |
| 15-18-6 | Protected Tree Removal |
| 15-18-7 | Tree Removal Permit Application Procedure |
| 15-18-8 | Tree Replacement Requirements |
| 15-18-9 | Permit Issuance |
| 15-18-10 | Tree Protection During Construction |
| 15-18-11 | Emergencies |
| 15-18-12 | Penalty |

15-18-1 POLICY

It has been determined that trees provide the following enhancements to the public health, safety and welfare:

- a. Enhance the scenic beauty of the City and its natural and unique environment.
- b. Enhance air quality by reducing and filtering air pollutants.
- c. Reduce topsoil erosion.
- d. Reduce stormwater runoff and replenish ground water supplies.
- e. Provide a buffer and screen against noise pollution.
- f. Reduce energy consumption by acting as a wind barrier and providing shade.
- g. Preserve and enhance nesting areas for birds and other forms of wildlife which assist in insect control.
- h. Protect and enhance property values.
- i. Protect and enhance the quality of life and general welfare of the City and its residents.

Therefore, it is the policy of this Chapter to preserve, protect, replace and properly maintain trees on private property within the City while at the same time respecting the private property rights of Park Ridge landowners.

15-18-2 DEFINITIONS

BUFFER ZONE: For the purposes of this ordinance, Buffer Zone shall be defined as an area of land extending out 12 feet from the exterior walls of the principal structure, measured perpendicular to the exterior wall at a height of 4.5 feet above the ground. The twelve-foot Buffer Zone shall be measured from the exterior walls only and not from unattached amenities, attached decks, patios or porches.

BUILDING FOOTPRINT: That precise portion of a lot or parcel where it is proposed that a structure will be placed.

CIRCUMFERENCE: The measure of the distance around a circle. The circumference of a circle is computed by multiplying the diameter by pi (3.1412).

DBH: The diameter in inches of a tree trunk measured at a height of four and one-half (4.5) feet above ground. (DBH = Diameter Breast Height)

DIAMETER: The width of a circular or cylindrical object; a straight line passing through the center of a circle or sphere and meeting the circumference or surface at each end.

DRIP LINE: An imaginary, perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

MAINTENANCE ACTIVITY: Any activity including (but not limited to) the pruning, spraying, injecting, bracing, and nutrient supplementation of a tree with the intention of improving or maintaining tree health and/or structure.

MULTI-STEM TREE: A tree having two or more stems attached to the same common root system.

PRINCIPAL STRUCTURE: A non-accessory building in which the principal use of the lot on which it is located is conducted.

PRIVATE PROPERTY: Any property not owned by the City of Park Ridge.

PROTECTED TREES: (A) Any tree larger than ten (10") inches DBH (31.5" circumference) or multi-stemmed tree having a total diameter of fifteen (15") inches DBH (47.12" circumference); and (B) Any tree of any size that was required to be planted by City regulation, permit, ordinance or agreement.

Protected trees shall fall into one of two categories:

An At Risk Protected Tree is any Protected Tree that the City Forester, by applying accepted arboricultural standards, has determined that due to (1) loss of structural integrity resulting from internal defects or external factors; (2) aging; (3) disease; (4) damage; or (5) decay is either dead or would not be expected to be viable beyond three subsequent growing seasons.

A Healthy Protected Tree is any Protected Tree that has not been classified as an At Risk Protected Tree.

When the term Protected Tree is used, it shall mean both Healthy Protected Trees and At Risk Protected Trees.

REMOVAL: The cutting down or other Substantial Destruction of a tree.

ROOT ZONE: Portion of the tree located underground spreading out from the trunk in all directions, and at varying depths, generally confined to the drip line area. (Most root zones are found within eighteen (18") inches of the ground surface.)

STRUCTURE: Anything built, constructed, installed, erected or placed on, in or under the ground, or attached to something on, in or under the ground.

SUBSTANTIAL DESTRUCTION: The pruning out of more than thirty-five (35%) percent of the live branches of a tree; or an activity that in the opinion of the City Forester, is likely to result in the death of a tree; or any activity that puts a tree in an "At Risk" category.

TOPPING: The cutting back of a tree to buds, stubs or lateral branches not large enough to assume the terminal role.

TREE BANK REPLACEMENT FUND: That fund established by the City for the purpose of compliance with Section 15-18-6 of this Code.

UNATTACHED AMENITY: Any swimming pool, gazebo, patio, play apparatus, basketball court, tennis court or similar structure or installation which is not attached to the principal building on the lot, and which is a permitted accessory structure on the parcel.

15-18-3 REMOVAL OF TREES ON PRIVATE PROPERTY PROHIBITED

Except as provided in this Chapter, it shall be unlawful for any person, including but not limited to the Property Owner, to remove a Protected Tree or cause the Substantial Destruction of a Tree.

15-18-4 PRUNING

No Healthy Protected Tree may be pruned except in compliance with American National Standards_Institute (ANSI) A300 Tree Care Performance Standards. No permit is required for pruning a private property tree. However, any party performing such pruning shall do so in full compliance with the aforesaid ANSI standards. If any Healthy Protected Tree is subjected to Substantial Destruction, the Party doing the pruning shall be deemed to be in violation of Section15-18-3.

15-18-5 PERMIT REQUIRED FOR REMOVAL OF PROTECTED TREES

No Protected Tree may be removed without first obtaining a tree removal permit from the City Forester pursuant to the provisions of this Chapter.

Permits authorizing the removal of trees may be issued by the City Forester in accordance with, but not necessarily limited to, the following conditions:

- A. The tree is dead, dying, diseased, or within the Buffer Zone.
- B. The tree is damaged or injured to the extent that it is likely to die or become hazardous within three (3) years.
- C. Removal of the tree is consistent with good forestry practices in consideration of the species, location, condition, age, safety, and historic/aesthetic value of the tree to be removed.
- D. Removal of the tree will enhance the health of one or more trees, of greater relative value, within the immediate vicinity of the tree to be removed.
- E. Reasonable efforts have been undertaken in the architectural layout and design of the proposed development or improvement to minimize tree damage and/or removal.

15-18-6 PROTECTED TREE REMOVAL

- A. Removal of At Risk Protected Trees

Upon proper application, the City Forester shall inspect and issue a permit for the removal of any At Risk Protected Tree.

- B. Removal of Healthy Protected Trees

Park Ridge Municipal Code

1. Removal of Healthy Protected Trees due to New Construction of One Single Family Residence, an Addition to Such a Residence, or an Unattached Amenity Serving One Single Family Residence shall be subject to the following:
 - a. A Healthy Protected Tree in any area falling within a Buffer Zone or footprint of a detached garage or new driveway may be removed but shall be replaced as set forth in Section 15-18-8. However, the City Forester, in consultation with the Department of Community Development and Preservation, may require the reduction in size, relocation or other modification of any attached deck, new driveway, patio, porch or detached garage that would require the removal of a Healthy Protected Tree.
 - b. No Healthy Protected Tree may be removed for the placement of an Unattached Amenity or for expansion or relocation of a front or side yard driveway or sidewalk.
2. Removal of Healthy Protected Trees for a non-residential development, a residential development that involves two or more principal structures or any multifamily development shall be subject to the following:
 - a. No Healthy Protected Tree may be removed unless it is within a building footprint or the Buffer Zone.
 - b. All Healthy Protected Trees that are removed shall be replaced according to Section 15-18-8.
 - c. The City Council may approve exceptions to this Paragraph pursuant to approval of a Subdivision Plan, Planned Unit Development or Special Use. Any such exception must include a specific finding that the alternative will be in furtherance of the City's policies as a Tree City.

C. Other City Landscaping Requirements

To the extent that this Article imposes greater planting requirements than any other regulations of the City, this Article shall control.

D. Escrow

1. If tree replacement is required by this Chapter, then as a condition of the tree removal permit, the applicant shall place into escrow with the City an amount of money equal to tree replacement value, as determined by the City Forester. The money shall be returned once the new tree(s) is planted or deposited to the tree bank if no tree has been planted after a period of one year. The City Forester shall maintain a current schedule of the cost (including planting expenses) for replacement of trees.

2. If it is determined that practices which violate any portion of the City Code have resulted in tree damage, then the City may require that an escrow payment, equal to the replacement value of the damaged tree(s) (See §15-18-08). The City Forester shall determine the period for which the cash escrow shall be held (not to exceed 36 months). That period shall be reasonably related to the amount of time that is necessary to determine the health of the damaged tree(s). The escrow shall be held for the purpose of assuring that all remedial actions required by the City to restore the health of the tree(s) are taken, and/or for the purpose of assuring the appropriate tree replacement should any damaged tree die or show noticeable signs of decline as determined by a certified arborist.

15-18-7 TREE REMOVAL PERMIT APPLICATION PROCEDURE

A. Tree Removal Permit Application When a Building or Site Work Permit is Being Sought

When a building or site work permit is being sought, a tree removal permit application shall be submitted which includes three (3) copies of a legible Tree Preservation Plan, drawn to scale of 1 inch equals 20 feet, and indicating the following information for the entire site:

1. A tree survey indicating location, size, and species of all Protected Trees on site. All trees requiring a tree removal permit must be specifically labeled on the survey.
2. All tree protection measures to be taken to minimize damage to trees. At a minimum, all fencing shall go to the dripline or to the excavation limits. Excavation limits falling within the dripline shall be subject to the approval of the City Forester.
3. Location, shape and spatial arrangement of all existing and proposed buildings, walls, impervious surfaces, improvements and structures.
4. Location, shape and spatial arrangement of all driveways, construction access roads, and construction material/debris storage areas.
5. Existing and proposed utility services including gas, electric, telephone, cable TV, water and sewer.
6. Existing and proposed elevations with contour lines at 1 foot intervals.
7. Setbacks, yard requirements, easements and conservancy areas.

B. Tree Removal Permit When No Building or Site Work Permit is being sought

The applicant seeking a Tree Removal Permit shall provide the City with a completed permit application that includes the following information:

1. First and last name, address and telephone number of applicant.
2. General location and size (DBH) of tree(s) for which permit is sought.
3. Reason why applicant seeks removal of tree(s).

C. Review of Tree Removal Permit Application

The City Forester shall review the tree removal permit application. This review may include an inspection of the site and/or meetings with the applicant. The City Forester shall render a decision on the tree removal permit request within ten (10) working days of the receipt of a properly filed request.

D. Appeals

Any appeal of the denial of a Tree Removal Permit shall be heard by the City's Public Works Committee of the Whole. Appeals must be filed, in writing with the City Forester, within ten (10) days of denial of the Tree Removal Permit. Appeals will be heard within thirty (30) days of such filing.

15-18-8 TREE REPLACEMENT REQUIREMENTS

Any Healthy Protected Tree that is removed, and requires replacement by this Chapter shall be replaced with single stem trees from Appendix A. The minimum size of any replacement tree shall be two (2") inch DBH; the maximum size shall be four (4") inch DBH. The number of replacement inches is determined on the following basis:

- DBH of 1-10 inches: No replacement trees required.
- DBH of greater than 10 inches to 20 inches: 1 replacement tree required.
- DBH of greater than 20 inches to 30 inches: 2 replacement trees required (Min. of 1 tree planted back on site).
- DBH of greater than 30 inches to 40 inches: 3 replacement trees required (Min. of 1 tree planted back on site).
- DBH of 40 inches or larger: 4 replacement trees (Min. of 2 trees planted back on site).
- At Risk Protected Trees that are removed do not require tree replacement.

If the City Forester determines that it would not be consistent with best arboricultural practice to plant replacement trees on the parcel from which trees were removed, then an amount of money equal to the value of the replacement trees shall be deposited into a tree bank replacement fund. This fund may only be used for the planting of trees on public property.

15-18-9 PERMIT ISSUANCE

- A. Issuance. The City Forester shall issue a tree removal permit upon compliance with the requirements described in this Chapter and payment of any required fees and escrows.
- B. Time Limitations. A permit shall expire if the work authorized by the permit is not commenced within one (1) year from the date of the permit or if such work, when commenced, is suspended or abandoned at any time for a period of six (6) months. If a permit expires, a new permit must be obtained before work may be resumed.

15-18-10 TREE PROTECTION DURING CONSTRUCTION

Where any construction activity is taking place, the following preservation methods and standards must be followed:

- A. No construction activity, movement and/or placement of equipment, vehicles, material, spoils excess soil, additional fill, liquids, or construction debris shall be placed within the protected root zone or at any elevation above the root zone.
- B. Crushed limestone and other materials detrimental to trees shall not be dumped within the protected root zone of any tree nor at any location above the root zone where drainage toward the tree could reasonably be expected to affect the health of the tree.
- C. Appropriate protective fencing shall be temporarily installed at the periphery of the tree's root zone/dripline. All fencing must be secured to metal posts driven into the ground no further than 10' apart. The entire parkway must be fenced and maintained for the period of the construction whether trees are present or not. Either the existing drive or the proposed drive may remain open.
- D. No attachments, signs, fences, or wires, other than approved for bracing, guying, or wrapping shall be attached to trees during the construction period.
- E. Other measures, including but not limited to, construction pruning and root pruning may be required upon the written demand of the City Forester.

Park Ridge Municipal Code

- F. Unless otherwise authorized by the City Forester, no soil is to be removed or added within the root zone area of any tree.
- G. All Protected Trees within twelve (12') feet of the building footprint shall be evaluated by the City Forester to determine the effect of the construction on the trees' long-term survivability and safety. Protection or removal may be required accordingly.

The general contractor shall be responsible for the construction, erection, and maintenance of temporary fencing in accordance with the conditions of the building permit around tree preservation areas. Violation will result in the stoppage of all work until corrections have been made to the satisfaction of the City Forester.

15-18-11 EMERGENCIES

In the event of emergency conditions requiring the immediate cutting or removal of a tree or trees protected by this Chapter in order to avoid danger or hazard to persons or property, an emergency permit will be issued by the City Forester without formal application. If City Hall is closed when the emergency arises, the Police Department shall be contacted for appropriate assistance before any action is taken.

15-18-12 PENALTY

1. Any person, who removes or substantially destroys a tree(s) without a City tree removal permit, in violation of Section 15-18-3, shall be fined a minimum of Five Hundred Dollars (\$500.00) per inch of tree DBH.
2. Any person who violates any other provision of this Chapter shall be fined not less than Two Hundred and Fifty Dollars (\$250.00) and not more than Two Thousand Five Hundred Dollars (\$2,500.00) for each violation.
3. Where applicable, each day that a violation exists shall constitute a separate offense.
4. The payment of a fine shall not relieve any violator of this Chapter from tree replacement requirements.

Park Ridge Municipal Code

Appendix A

| Common Name | Scientific Name |
|-----------------------|-------------------------------------|
| Black Maple | <i>Acer nigrum</i> |
| Red Maple | <i>Acer rubrum</i> |
| Sugar Maple | <i>Acer saccharum</i> |
| Ohio Buckeye | <i>Aesculus glabra</i> |
| Common Horsechestnut | <i>Aesculus hippocastanum</i> |
| Red Buckeye | <i>Aesculus pavia</i> |
| European Black Alder | <i>Alnus Glutinosa</i> |
| River Birch | <i>Betula nigra</i> |
| American Hornbeam | <i>Carpinus caroliniana</i> |
| Bitternut Hickory | <i>Carya cordiformis</i> |
| Shagbark Hickory | <i>Carya ovate</i> |
| Catalpa | <i>Catalpa Speciosa</i> |
| Hackberry | <i>Celtis occidentalis</i> |
| Katsura | <i>Cercidiphyllum Japonica</i> |
| Yellowwood | <i>Cladrastis kentukea</i> |
| American Beech | <i>Fagus grandifolia</i> |
| Ginkgo | <i>Ginkgo Biloba</i> |
| Thornless Honeylocust | <i>Gleditsia triacanthos</i> |
| Kentucky Coffeetree | <i>Gymnocladus dioica</i> |
| Butternut | <i>Juglans cenera</i> |
| Black Walnut | <i>Juglans nigra</i> |
| Larch | <i>Larix Americana</i> |
| Sweetgum | <i>Liquidambar styraciflua</i> |
| Tulip Tree | <i>Liriodendron tulipifera</i> |
| Dawn Redwood | <i>Metasequoia Glyptostreboides</i> |
| Black Tupelo | <i>Nyssa sylvatica</i> |
| American Hophornbeam | <i>Ostrya virginiana</i> |
| Sycamore | <i>Plantanus Occidentalis</i> |
| London Plane Tree | <i>Plantanus X Acerfolia</i> |
| Sawtooth Oak | <i>Quercus Acutissima</i> |
| White Oak | <i>Quercus alba</i> |
| Swamp White Oak | <i>Quercus bicolor</i> |
| Scarlet Oak | <i>Quercus coccinea</i> |
| Hill's Oak | <i>Quercus ellipsoidalis</i> |
| Shingle Oak | <i>Quercus imbricaria</i> |
| Bur Oak | <i>Quercus macrocarpa</i> |
| Chinkapin Oak | <i>Quercus muehlenbergii</i> |
| Chestnut Oak | <i>Quercus prinus</i> |
| Red Oak | <i>Quercus rubra</i> |
| English Oak | <i>Quercus robur</i> |
| Schumard Oak | <i>Quercus shumardii</i> |
| Black Oak | <i>Quercus velutina</i> |
| Bald Cypress | <i>Taxodium Distichum</i> |
| Linden | <i>Tilia Americana</i> |
| American Elm | <i>Ulmus Americana</i> |
| Japanese Zelkova | <i>Zelkova Serrata</i> |