

2021 IEBC Local Amendments

Adopted as ORD 23-12-04-01

Effective January 1, 2024

Title 15.10



Chapter 15.10 ADOPTION OF THE 2021 INTERNATIONAL EXISTING BUILDING CODE

15.10.010 Adoption. There is hereby adopted by the Village of North Aurora for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of the existing buildings and structures, including permits and penalties, an existing building code known as the “2021 International Existing Building Code” with all subsequent amendments, and all its referenced standards. The code is adopted and incorporated as fully as if set out at length herein. Effective January 1, 2024, the provisions thereof shall be controlling in the construction buildings and other structures therein contained within the corporate limits of the Village. One (1) copy of said code shall be kept available in the village clerk's office for public use, inspection, and examination.

15.10.020 Additions, Amendments, and Deletions. The sections of the 2021 International Existing Building Code listed below are hereby revised as follows:

Chapter 1:

Section 101.1 Title is amended to insert “The Village of North Aurora.”

Section 103.1 is amended to read: Enforcement Agency. The community development department shall be the agency in charge of the implementation, administration, and enforcement of the provisions of this code. The *building official* shall be the Director of Community Development, or their designee as determined by chapter 2.28 of the Village of North Aurora Code of Ordinances.

Section 105.2 Work exempt from permit is amended to delete Building number 1.

Section 105.7 Placement of permit is amended to read: The building permit job card shall be kept on the site of the work and be visible from the street until such time as a certificate of occupancy has been issued.

Section 105.08 Construction Hours adds a new section to read: Construction may commence between the hours of 6:00 a.m. until 9:00 p.m. for Monday through Saturday and from 8:00 a.m. until 6:00 p.m. on Sunday.

Section 108.2 Schedule of permit fees is amended to read: Where a permit is required, a fee for each permit shall be paid as required, in accordance with Title 15 of the Village of North Aurora Code of Ordinances.

Section 104.4 Work commencing before permit issuance is amended to read: any person who commences any work before obtaining the necessary permits shall be subject to an additional fee in accordance with Title 15 of the Village of North Aurora Code of Ordinances.

Section 109.3.10 Flood hazard documentation is amended to delete in its entirety.

Section 110.2 Certificate issued is amended to delete items 7 and 8.

Section 110.3 Temporary Occupancy is amended to read: The *building official* is authorized to issues a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. Temporary certificates of occupancy are subject to additional rules a set forth in chapter 15.52 of Village of North Aurora Code of Ordinances.

Section 112 Means of Appeals is deleted, and the following text added. Appeals shall be available as provided in Section 15.10.030 of Village of North Aurora Code of Ordinances.

Section 113.4 Violation penalties is amended to read: Any person, firm, corporation or entity who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Building official, or of a permit or certificate issued under the provisions of this Code, shall be subjected to fines in accordance with Section 15.10.050 of Village of North Aurora Code of Ordinances.

Section 114.4 Failure to comply is amended to read: Any person, firm, corporation or entity who shall continue any work in or about any building or structure after having been served with a stop work order, except such work as they may be directed to perform in order to remove a violation or unsafe condition, shall be subject to fines in accordance with Section 15.10.050 of Village of North Aurora Code of Ordinances.

15.10.030 Appeals. Notwithstanding any contrary provision of this Chapter or of any referenced code or standard adopted by reference by any section of this Chapter, any appeal of any action taken or any administrative decision made by any village personnel charged with the

administration, enforcement or application of any of the provisions of this Chapter or of any referenced code or standard adopted by reference by any section of this Chapter shall be taken to and heard by the Village Administrative Hearing Officer pursuant to Section 2.72 of the Village of North Aurora Code of Ordinances.

15.10.040 Violations. Notwithstanding any provisions in the code adopted herein, each day a violation occurs or continues shall be deemed a separate violation.

15.10.050 Penalties. Any person, firm, corporation, or entity who violates any provision of this Chapter shall, in addition to any other fines, penalties, fees or remedies set forth elsewhere in this Code or in applicable law, be subject to a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1000.00) for each violation. Each day on which a violation shall continue to exist shall be deemed to constitute a separate offense under this Chapter. In addition, the Village shall have the right to file suit to compel the demolition, repair, or enclosure of work, buildings, or structures in violation of this Chapter, to obtain an injunction requiring compliance with this Chapter or to obtain the recovery of costs incurred by the Village in causing compliance with this Chapter, all as provided for by 65 ILCS 5/11-31-1 et. Seq. of the Illinois Municipal Code.