

2021 IPMC Local Amendments

Adopted as ORD 23-12-04-01

Effective January 1, 2024

Title 15.22



Chapter 15.22 ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

15.22.010 Adoption. Effective January 1, 2024, there is hereby adopted by the Village of North Aurora for the purpose of establishing rules and regulations for the maintenance of building, site, properties, structures and premises, including permits and penalties, a property maintenance code known as the 2021 International Property Maintenance Code, with all subsequent amendments. The code is adopted and incorporated as fully as if set out at length herein. One (1) copy of said code shall be kept available in the village clerk's office for public use, inspection, and examination.

15.22.020 Additions, Amendments, and Deletions. The sections of the 2021 International Property Maintenance Code listed below are hereby revised as follows:

Chapter 1:

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

Section 102.3 Application of other codes is amended to read: Repairs, additions or alterations to a *structure*, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, the International Energy Code as adopted in the Illinois Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Illinois Plumbing Code, and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Village of North Aurora Zoning Code adopted as Title 17 of the Village of North Aurora Code of Ordinances.

Section 103 is deleted, and the following text added: 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 *code 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 104 is deleted, and the following text added: Fees. 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 107 Means of Appeals is deleted, and the following text added. Appeals shall be available as provided in Section 15.22.030 of Village of North Aurora Code of Ordinances.

Section 108 Board of Appeals is deleted in its entirety.

Section 109.4 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 15.22.050 of Village of North Aurora Code of Ordinances.

Section 110.4 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 15.22.050 of Village of North Aurora Code of Ordinances.

Section 113.5 adds a new section to read as follows: Grading. Within 15 days of any construction, building or premises that are demolished in accordance with the provisions of this code, the owner shall remove all debris from the demolition site and restore the site to its original grade.

Chapter 2:

Section 201.3 Terms defined in other codes is amended to read: Where terms are not defined in this code and are defined in the 2021 International Building Code, 2021 International Residential Code, 2021 International Fire Code, Illinois Plumbing Code, 2020 National Electrical Code, 2021 International Mechanical Code, 2021 International Fuel Gas Code, 2021 International Swimming Pool and Spa Code, 2021 International Energy Conservation Code and Title 17 of the Village of North Aurora code of ordinances, such terms shall have the meanings ascribed to them as stated in those codes.

Section 202 Definitions is amended by adding the following definitions:

Bedroom: A conditioned room used for sleeping with four (4) dry walled walls, a door, and a closet, that shall be not less than seven (7) feet in any horizontal dimension, not less than seventy (70) square feet, a ceiling height of not less than seven (7) feet measured

from the finished floor, electrical as required for bedrooms in the 2020 National Electrical Code, an emergency escape and rescue opening as required in the 2021 International Residential Code, section R310.2., and mechanical ventilation as required in the 2021 International Residential Code, Chapter 16.

Noxious Weeds: Noxious weeds means any plant now or hereafter listed by the State of Illinois as a noxious weed pursuant to the Illinois Noxious Weed Act, 505 ILCS 100/1 et seq., any plant now or hereafter listed as an exotic weed by the Illinois Exotic Weed Act, 525 ILCS 10/1 et seq., dandelions, poison ivy (*Toxicodendron Radicans*), Poison Oak (*Toxicodendron Quercifolium*) and Poison Sumac (*Toxicodendron Vemix*).

Chapter 3

Section 302.3 Sidewalks and driveways is amended to read: Sidewalks, walkways, stairs, driveways, parking spaces, parking drive aisles, access roads and other similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Section 302.3.1 adds a new section to read: All parking lot striping, signage, traffic control devices, lights, drainage structures, utility structures, and other similar items shall be kept in a proper state of repair and be fully legible and operational at all times.

Section 302.4 Weeds is amended by replacing the first sentence as follows: All premises and exterior property including right-of-way areas shall be maintained free from weeds or plant growth in excess of eight (8) inches.

Section 304.14 shall be amended to include the following dates: "from April 1st to November 1st."

Chapter 5

All references to the International Plumbing Code shall be replaced with the Illinois Plumbing Code.

Chapter 6

Section 602.2 Residential Occupancies is amended to read: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of sixty-eight (68) Fahrenheit in all habitable rooms, bathrooms, and toilet rooms when the temperature is above negative four Fahrenheit (-4) degrees outside. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Section 602.3 Heat Supply is amended by adding the following dates "from October 1st to May 31st".

Exceptions 1 and 2 are deleted in its entirety.

Section 602.4 shall be amended by adding the following dates: "from October 1st to May 31st".

Chapter 8

Referenced Standards is amended to delete all references to the "ICC Electric Code" and substitute in lieu thereof the following: "The 2020 National Electrical Code as adopted and amended by the Village".

Delete all references to the "International Plumbing Code" and substitute in lieu thereof the following: "Illinois Plumbing Code as adopted and amended by the Village."

Delete all references to the "International Zoning Code" and substitute in lieu thereof the following: "North Aurora Zoning Ordinance as adopted and amended by the Village of North Aurora."

Appendix B Board of Appeals is amended to delete in its entirety.

15.22.030 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.

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

15.22.050 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.