

CHAPTER 6

BUILDINGS

ARTICLE I – DANGEROUS BUILDINGS

6-1-1 **DEFINITIONS.** The term “**dangerous building**” as used in this Chapter is hereby defined to mean and include:

(A) Any building, shed, fence, or other man-made structure which is dangerous to the public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of the occupants of it or of neighboring structures;

(B) Any building, shed, fence, or other man-made structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard;

(C) Any building, shed, fence, or other man-made structure which, by reason of faulty construction, age, lack of proper repair or other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure;

(D) Any building, shed, fence, or other man-made structure which, because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

Any such dangerous building in the Village is hereby declared to be a nuisance.

6-1-2 **MAINTENANCE UNLAWFUL.** It shall be unlawful to maintain or permit the existence of any dangerous building in the Village; and it shall be unlawful for the owner, occupant, or person in custody of any dangerous building to permit the same to remain in a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition.

6-1-3 **ABATEMENT.** Whenever the Mayor or his designated representative of the Village shall find that any building or structure in the Village is a dangerous building, he shall file a written statement to this effect with the Village Clerk. The Clerk shall thereupon cause written notice to be served upon the owner thereof and upon the occupant thereof, if any, by registered mail or by personal service.

Such notice shall state that the building has been declared to be in a dangerous condition and that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it; and that the condition must be remedied at once. Such notice may be in the following form:

"TO: _____: (OWNER/OCCUPANT of the premises) or the premises known and described as _____.

'You are hereby notified that _____
_____ (describe building) on the premises above described has been
condemned as a nuisance and a dangerous building after inspection by _____
_____.

'The causes for this decision are _____

(here insert the facts as to the dangerous condition)

'You must remedy this condition or demolish the building immediately or the Village will proceed to do so.'

If the person receiving such notice has not complied therewith within **thirty (30) days** from the time when this notice is served upon such person by personal service or by registered mail, the Village may proceed to remedy the condition or demolish the dangerous building.

6-1-4 UNKNOWN OWNERS. If the owner of the premises concerned is unknown, or if his address is unknown, service of any notice provided for in this Article may be made by posting a copy thereof on the premises and by publishing **once a week for three (3) weeks** a copy thereof in a newspaper within the municipality.

6-1-5 ALTERNATE ACTION. In addition to the actions authorized by other sections of this Article, the Fire Chief or any other municipal official whose duty it is to investigate fires may make the investigation authorized by the statute found in **Illinois Compiled Statutes, 425 ILCS 25/9 - 25/9e**. If such officer shall find that any building or structure is so occupied or situated as to endanger persons or property, or by reason of faulty construction, age, lack of repair, or for any other cause is especially liable to fire or is liable to cause injury by collapsing or otherwise, he shall order the dangerous condition removed or remedied, and shall so notify the owner or occupant of the premises. Service of such notice may be made in person or by registered mail, and any person so notified may appeal from the decision of such officer in the manner provided by law. **(Ord. No. 2010-06; 04-05-10)**

6-1-6 LIEN. Charges for the abatement of said nuisance shall be a lien upon the premises. A bill representing the cost and expense incurred or payable for the service shall be presented to the owner. If this bill is not paid within **thirty (30) days** of submission of the bill, a notice of lien of the cost and expenses thereof incurred by the Village shall be recorded in the following manner:

- (A) A description of the real estate sufficient for identification thereof.
- (B) The amount of money representing the cost and expense incurred or payable for the service.
- (C) The date or dates when said cost and expense was incurred by the Village and shall be filed within **sixty (60) days** after the cost and expense is incurred.
- (D) The cost and expense of the attorney's services.

6-1-7 **PAYMENT.** Notice of such lien claim shall be mailed to the owner of the premises if his address is known. Upon payment of the cost and expense after notice of lien has been filed, the lien shall be released by the Village or person in whose name the lien has been filed and the release shall be filed of record in the same manner as filing notice of the lien.

6-1-8 **FORECLOSURE OF LIEN.** Property subject to a lien for unpaid charges shall be sold for non-payment of the same, and the proceeds of such sale shall be applied to pay the charges after deducting costs, as is the case in the foreclosure of statutory liens. Such foreclosure shall be in the name of the Village after lien is in effect for **sixty (60) days**. Suit to foreclose this lien shall be commenced within **two (2) years** after the date of filing notice of lien.

6-1-9 **ENFORCEMENT.** The **Illinois Compiled Statutes, 65 ILCS 5/11-31-1**, as passed, approved and amended by the Illinois General Assembly, entitled "**Unsafe Properties**" shall prevail in the enforcement of this Article. (**Ord. No. 2010-06; 04-05-10**)

ARTICLE II - BUILDING AS NUISANCE

6-2-1 BUILDING CONDITION - NUISANCE. The Mayor or his designated representative shall report to the Village Board when any building in the Village is in a dangerous condition and constitutes a nuisance.

6-2-2 TIME LIMIT. The owner of such building shall repair or alter it so as to make it safe within **ninety (90) days** from the time the notice is served upon him in the manner provided by law.

6-2-3 NOTIFICATION. The Mayor or his designated representative shall place a notice on all "dangerous and unsafe buildings", which notice shall read as follows:

"This building has been found to be a dangerous and unsafe building by the Mayor or his designated representative. This notice shall remain on this building until it is repaired, vacated or demolished in accordance with the notice which has been given the owner, occupant, lessee, mortgagee, or agent of this building, or person or persons in whose name(s) such building was last assessed, and all other persons having an interest in said building as shown by the land records of the County Recorder of Deeds. It is unlawful to remove this notice until such notice is complied with."

6-2-4 DANGEROUS AND UNSAFE BUILDINGS DEFINED. All buildings or structures which have any or all of the following defects shall be deemed "dangerous and unsafe buildings".

(A) Those whose interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.

(B) Those which, exclusive of the foundation, show **thirty-one percent (31%)** or more of damage or deterioration of the supporting member or members, or **fifty percent (50%)** of damage or deterioration of the non-supporting enclosing or outside walls or covering.

(C) Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.

(D) Those which have been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of this Village.

(E) Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.

(F) Those having light, air, and sanitation facilities which are inadequate to protect the health, morals, safety, or general welfare of human beings who live or may live therein.

- (G) Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes, or other means of communication.
- (H) Those which have parts thereof which are so attached that they may fall and injure property or members of the public.
- (I) Those which, because of their condition, are unsafe, unsanitary, or dangerous to the health, morals, safety or general welfare of the people of this Village.
- (J) Those buildings existing in violation of any provisions of the Village Building Code or any provision of the Fire Prevention Code or any other code provisions of the Village.
- (K) Those vacant buildings with unguarded openings shall be deemed to constitute a fire hazard and to be unsafe within the provisions of this Code.
- (L) Those buildings which are uncompleted or abandoned.

6-2-5 STANDARDS FOR REPAIR, VACATION OR DEMOLITION. The following standards shall be followed in substance by the Mayor or his designated representative in ordering repair, vacation or demolition:

- (A) If the "dangerous and unsafe building" is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated.
- (B) If the "dangerous and unsafe building" can reasonably be repaired so that it will no longer exist in violation of the terms of this Code, it shall be ordered repaired.
- (C) In any case where a "dangerous and unsafe building" is **fifty percent (50%)** damaged, decayed or deteriorated from its original value or structure, it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Code, it shall be demolished. In all cases where a "dangerous and unsafe building" is a fire hazard existing or erected in violation of the terms of this Code or any ordinance of the Village or statute of the State of Illinois, it shall be demolished. **(See "Non-Conforming Uses" of Zoning Code)**

6-2-6 DANGEROUS AND UNSAFE BUILDINGS - NUISANCE. All dangerous and unsafe buildings within the terms of this Article are hereby declared to be public nuisances and shall be repaired, vacated, or demolished as hereinbefore and hereinafter provided.

6-2-7 DUTIES OF THE ATTORNEY. The Village Attorney shall apply to the Circuit Court for an order authorizing the demolition, repair, or vacation of dangerous and unsafe buildings or uncompleted or abandoned buildings when notices have not been complied with and when requested to do so by the Mayor or his designated representative.

6-2-8 LIENS. The cost of repair, demolition, vacation, or enclosure shall be recoverable from the owner or owners of such real estate and shall be a lien thereon, which lien shall be subordinate to all prior existing liens and encumbrances; provided that within **sixty (60) days** after said cost and expense is incurred, the Village or person performing the service by authority of the Village, in his or its own name(s), shall file notices of lien in the office of the County Recorder of Deeds. The notice shall consist of a sworn statement setting out:

- (A) A description of the real estate sufficient for identification thereof;

(B) The amount of money representing the cost and expense incurred or payable for the service; and

(C) The date or dates when said cost and expense was incurred by the Village.

Upon payment of said cost and expense by the owner of or persons interested in the property after notice of lien has been filed, the lien shall be released by the Village or person(s) in whose name(s) the lien has been filed and said release may be filed of record as in the case of filing notice of lien. The lien may be enforced by proceedings to foreclose as in the case of mortgages or mechanics of lien. Suit to foreclose this lien shall be commenced within **three (3) years** after the date of filing notice of lien.

ARTICLE III - BUILDING AND PLUMBING CODE

6-3-1 BUILDING CODES ADOPTED BY REFERENCE. The following codes, **one (1) copy** of which is on file in the office of the Village Clerk's Office of the Village of Bethalto, Madison County, Illinois, being marked and designated as follows are hereby adopted as the official Building Codes of the Village of Bethalto, Madison County, Illinois; and each and all of the regulations, provisions, penalties, conditions and terms of the below referenced building codes hereby referred to, are adopted and made a part hereof as if fully set out in this Code.

(A) **"The International Building Code, 2006"**, as published by the International Code Council, Inc.

(B) **"The International Fire Code, 2006"**, as published by the International Code Council, Inc.

(C) **"NFPA 101 Life Safety Code, 2000"**, as published by the National Fire Protection Association, Inc.

(D) **"National Electric Code, NFPA 70, 2005"**, as published by the National Fire Protection Association, Inc.

(E) **"International Residential Code for One- and Two-Family Dwellings, 2006"**, as published by the International Code Council, Inc.

(F) **"International Mechanical Code, 2006"**, as published by the International Code Council, Inc.

(G) **"International Existing Building Code, 2006"**, as published by the International Code Council, Inc.

(H) **"Illinois Plumbing Code, December 2004"**, as published by the Illinois Department of Public Health.

(I) **"International Fuel Gas Code, 2006"**, as published by the International Code Council, Inc.

(J) **"International Energy Conservation Code, 2009"**, as published by the International Code Council, Inc.

(K) **"Sound Deadening Wall Detail and Other Requirements for Attainment of Sound Transmission Class ("STC") Rating of 57 or Greater"**, developed by the Bethalto Building and Zoning Department as of 5/2005".

(L) **"International Plumbing Code, 2006"** as published by the International Code Council, Inc.

(M) **"Minimum Specification Sheet"**, developed by the Bethalto Building and Zoning Department as of 11/04.

(N) **"Construction Inspection Schedule"**, developed by the Bethalto Building and Zoning Department as of **January, 2002. (Ord. No. 2002-03; 02-04-02)**

One (1) copy of all of the above rules and regulations in book or pamphlet form is now on file in the office of the Village Clerk of the Village of Bethalto for use and examination by the public. In the event of any conflict, the provisions of that code with the more restrictive standards shall be applicable and prevail over all other general provisions.

The rules and regulations set out on the Sound Deadening Wall Detail referenced under **Section 6-3-1(K)** shall be applicable to all residential dwellings, including single-family, two-family, multi-family, hotels, motels, nursing homes, and also all public and semi-private facility uses for schools, churches, hospitals, outdoor sports arenas, recreational activities and parks located within the 65-70 LDN Contour Lines as established by FAR Part 150 as may be developed from time to time by the Federal Aviation Administration ("FAA"). A copy of the

most recent FAR Part 150 LDN Contour Map, as applicable to the Village of Bethalto, is set out on Figure 8 of the Village of Bethalto Comprehensive Plan, adopted January 2000, a copy of which is included in this Chapter and Revised Code as Appendix Exhibit A.

The objective of the above referenced Sound Deadening Wall Detail is to achieve an acceptable Noise Level Reduction building standard in a potential noise impacted area by requiring an STC Rating of 57 or greater for building design and materials. Any variation or combination of construction standards or materials achieving an equivalent STC Rating of 57 or above, as documented and certified by an Illinois licensed architect, shall also be acceptable.

Whenever in said Codes the term City or Village is used, the said term is hereby declared to designate the Village of Bethalto, Madison County, Illinois.

Whenever in said referenced Codes fee schedules are referenced, such fee schedules shall be as determined from time to time by the corporate authorities and on file in the Village Clerk's office.

Whenever in said referenced Codes certain dates for compliance are referenced, such dates shall be as determined from time to time by the corporate authorities and on file in the Village Clerk's office. **(Ord. No. 2010-17; 10-04-10)**

6-3-1.1 **DEFINITIONS.**

(A) **"Noise Level Reduction"**. The difference between the exterior and interior sound level, achieved by improved STC (Sound Transmission Co-efficient) rating, which is achieved by the intervening structure.

(B) **"Sound Transmission Class"**. The Sound Transmission Class (STC) numerically rates the sound transmission performance of a wall, floor, or ceiling, indicating the capability of the wall, floor, or ceiling to block sound transmission. The higher the STC rating, the better the acoustical performance. **(Ord. No. 2005-08; 05-02-05)**

6-3-2 **COMPLIANCE WITH CODE.** It shall be unlawful for any person (person meaning any natural person, firm, corporation, partnership or association) to construct, remodel, alter, repair, remove or demolish any building, wall, sign or other structure or install any plumbing or electrical work in any structure in the Village of Bethalto, unless the same shall be in accordance with such codes and after first having obtained a permit and having paid the fee or fees as hereinafter provided.

6-3-3 **COMPLY WITH ZONING.** All buildings or other structures shall be located on the lot so as to comply with the provisions of the Zoning Code of the Village and an accurate plat or survey furnished as therein provided.

6-3-4 **APPLICATION INFORMATION.** An application for a building permit shall include the following information when applicable:

- (A) Licensed plumbers name and Illinois license number.
- (B) Licensed roofers name and Illinois license number.
- (C) Licensed architect name and Illinois license or seal number.
- (D) A copy of Roof Truss Designs and Specifications.
- (E) A copy of the specification sheet for the backflow prevention valve.

(Ord. No. 2010-07; 04-05-10)

6-3-5 PLANS TO BE SUBMITTED.

(A) Prior to issuance of a building permit for all commercial business, industrial and manufactured housing units (manufactured housing unit being defined as a building assembly or system of building sub-assemblies, designed for habitation as a dwelling for one or more persons, including the necessary electrical, plumbing, heating, ventilating, and other service systems, which is of closed or open construction and which is made or assembled by a manufacturer, on or off the building site, for installation, or assembly and installation on the building site with a permanent foundation) the applicant shall have submitted detailed plans and drawings to the Village Clerk for review and approval by the Village Board three person building committee. A building permit shall not issue for any manufactured housing unit built by a company not on the then current list of Illinois approved manufacturers of manufactured housing units, as published by the Illinois Department of Public Health.

(B) A building permit shall be issued for a manufactured housing unit as set out above with the further provision that the building assembly or system of building sub-assemblies be delivered to the building site with all interior walls, ceilings and other surfaces in an unfinished state and exposed for normal and regular inspection by the building, electrical and plumbing inspectors of the Village in accordance with applicable building and plumbing code. **(Ord. No. 88-19; 05-16-88)**

6-3-6 FEES. Application for permits shall be made to, and the fees shall be paid to the Village Clerk in accordance with the following:

(A) **Building Permit Fees.**

Basic Permit \$50.00 + \$4.00 per \$1,000.00 over \$3,000.00 value

Residential plan review fee of \$100.00

Commercial plan review fee of \$250.00

Industrial plan review fee of \$500.00

Building inspection fees \$40.00 per inspection, included one re-inspection

Electrical inspection fee of \$40.00 per inspection, included one re-inspection

Plumbing inspection fee of \$40.00 per inspection, included one re-inspection

Re-inspection fee \$40.00 after 2nd inspection for each additional re-inspection

Residential roof \$40.00

Commercial roof \$50.00 + \$4.00 per \$1,000.00 over \$3,000.00 value

Demolition permits \$40.00

Occupancy permit \$30.00

Occupancy re-inspection \$40.00

(B) **Electrical Permit Fees.**

Temporary Service \$25.00

Temporary pole \$25.00

Electrical Permit \$40.00

Inspection fee \$20.00 – rough/final

Re-inspection fee \$40.00 if failed after the 2nd inspection

Wiring permits \$40.00

Upgrades

201-400 amp	\$90.00
401-600 amp	\$120.00
601-800 amp	\$160.00
801-1000 amp	\$200.00
1001-1201 amp	\$240.00
1201-1400 amp	\$280.00
1401-1600 amp	\$320.00
1601-2000 amp	\$400.00

Electrical Sign \$20.00

(C) **Plumbing Permit Fees.**

Permit \$40.00

Inspection fee \$20.00 rough/final

Re-inspection fee \$40.00 if failed after 2nd inspection

Fixtures and grease trap inspections \$8.00 each item

Sprinkler systems \$120.00

Sprinkler heads \$1.00 per head

(D) **Mechanical Permit Fees.**

Permit fee \$40.00

Inspection fee \$20.00

Re-inspection fee \$40.00 if failed after the 2nd inspection

Alterations/repairs in excess of minor work including ductwork \$10.00 per \$1,000.00

Hood and exhaust systems \$30.00

Duct, infrared, unit heaters \$10.00

Residential fireplace/wood stove \$15.00

New A/C or refrigeration system <5 ton, per 5 ton unit \$10.00

New A/C or refrigeration system >5 ton, per 5 ton unit \$10.00

New furnace with ductwork <200,000 btu input \$30.00

Each additional 200,000 btu input (per unit) \$10.00

Replacement furnace <200,000 btu input \$10.00

Each additional 200,000 btu input per unit \$10.00

Commercial appliance \$10.00 per unit

Duct collection system per 1,000 CFM \$4.00

Make up air, fan/blower with or without duct \$10.00

Evaporative cooling units \$15.00

Commercial/industrial clothes dryers \$10.00

Commercial/industrial air compressors \$10.00

(E) **Other Permit Fees.**

Communication towers \$750.00 plus applicable permit fees

Sign Permits \$80.00 per \$2.00 per square foot plus applicable fees

(Ord. No. 2014-27; 12-01-14)

6-3-7 ENFORCEMENT. This Code and all of the codes adopted hereunder shall be enforced by the Village Code Officer. The seven-member Zoning Board of Appeals, established by the Zoning Code, is hereby constituted to be the Board to which an appeal may be taken by any person affected by a decision of any officer charged with the enforcement of this Code and all other codes adopted hereunder. Any person directly affected by a decision of

the code official or a notice or order issued under any of the codes adopted herein above shall have the right to appeal to the Village of Bethalto Zoning Board of Appeals, provided that a written application for appeal is filed within **twenty (20) days** after the date of the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this Code are adequately satisfied by other means. All matters regarding Composition, Appeals, Powers of the Zoning Board of Appeals, and Petition of Persons Aggrieved by Decision of the Zoning Board of Appeals shall be governed by the provisions of **Article XII of Chapter 40 (Zoning Code)** of the Village Code of the Village of Bethalto. **(Ord. No. 2008-05; 04-07-08)**

6-3-8 INSPECTIONS. The Building, Electric and Plumbing Inspectors shall not be responsible to see that the construction contract between owner and contractor is performed, but only to determine that materials and workmanship as used meet the minimum Building Code and Plumbing Code requirements; that the connections to the water and sewer service facilities of the Village meet the requirements of the Codes; that the intensity of use and other facilities are consistent with the Zoning Code; and that the construction and use are in accordance with the provisions of other Codes of the Village. **(Ord. No. 88-2; 01-18-88)**

6-3-9 PENALTY. Any person who shall violate any provision of said Code hereby adopted or who fails to comply with the minimum requirements thereof or who shall erect, construct, remodel, alter, repair, move, or demolish any building, wall, sign, or other structure or install any plumbing or electrical work without a permit as herein required shall be guilty of a misdemeanor and punishable by a fine or not less than **Fifty Dollars (\$50.00)** nor more than **Seven Hundred Fifty Dollars (\$750.00)** for each offense. Any person who shall continue any work in violation of such Codes after having been served with a stop order by the officer charged with enforcing such Code shall be liable for a fine or not less than **Fifty Dollars (\$50.00)** nor more than **Seven Hundred Fifty Dollars (\$750.00)** for each day that such work continues. **(Ord. No. 2001-15; 03-05-01)**

6-3-10 INTERPRETATION AND CONSTRUCTION. The interpretation and construction of the provisions of the Codes herein adopted shall be interpreted and construed together to achieve the logical consistent result in their application. Except where otherwise provided, where any two or more provisions of any such Codes are applicable to the same circumstances, the more restrictive provisions shall apply. The Codes adopted herein shall also be construed and interpreted in harmony with any other ordinances of the Village of Bethalto including, but not limited to, Village Codes regulating zoning, subdivisions, building, maintenance, animal control, and liquor control which may presently be in effect or may hereafter be adopted and there shall be no automatic repeal of any such other ordinances by the adopted of Codes herein. **(Ord. No. 2008-05; 04-07-08)**

6-3-11 PENALTY AND ENFORCEMENT. Each of the codes adopted above specifically provide for a penalty and an enforcement section. In addition to the imposition of the penalties provided for in the various codes, the Village of Bethalto, by its authorized representatives, may institute appropriate legal or equitable proceedings in any court of

competent jurisdiction to prevent or restrain any unlawful activity in violation of the codes adopted, or to prevent the illegal occupancy of a building, structure or premises; or to stop an illegal act, conduct of business or use of a building or structure on or about any premises. In addition, any person, entity, firm or corporation who violates any of the codes adopted herein shall be responsible for the reimbursement and payment to the Village of Bethalto of all expenses, including, but not limited to, court costs and legal fees, incurred by the Village of Bethalto in connection with the enforcement of these codes. **(Ord. No. 2008-05; 04-07-08)**

6-3-12 **CODE AMENDMENTS.** All codes adopted under **Section 6-3-1** above shall be amended in the following detail:

- (A) International Building Code 2006
 - (B) International Fire Code 2006
 - (C) NFPA 101 Life Safety Code 2000
 - (D) National Electrical Code NFPA 70, 2002 NEC; Article 330 is repealed in its entirety
 - (E) International Residential Building Code 2006
 - (F) International Mechanical Code 2006
 - (G) International Existing Building Code 2006
 - (H) Illinois Plumbing Code 2004
 - (I) International Fuel Gas Code 2006
 - (J) International Energy Conservation Code 2009
 - (K) Sound Deadening Wall Detail and Other Requirements
 - (L) International Plumbing Code 2006; Section 715 - Backwater Valves
 - 715.1 Sewage backflow. All new construction or when replacing a sewer line must have sewage backflow valve installed. A copy of the sewage backflow device specification sheet must be submitted with the Building Permit.
 - 715.2 Material. All bearing parts of backwater valves shall be of corrosion-resistant material. Backwater valves shall comply with ASME A112.14.1, CSA B181.1 or CSA B181.2.
 - 715.3 Seal. Backwater valves shall be so constructed as to provide a mechanical seal against backflow.
 - 715.4 Diameter. Backwater valves, when fully opened, shall have a capacity not less than that of the pipes in which they are installed.
 - 715.5 Location. Backwater valves shall be installed so that access is provided to the working parts for service and repair.
 - (M) Minimum Specification Sheet
 - (N) Construction Inspection Schedule
- (Ord. No. 2010-17; 10-04-10)**

ARTICLE IV - BUILDING INSPECTOR

6-4-1 **OFFICE ESTABLISHED.** There is hereby established the office of Building Inspector for the Village.

6-4-2 **APPOINTMENT - TERM.** The Building Inspector shall be appointed by the Mayor with the advise and consent of the Village Board on **May 1st** of each year for a term of **one (1) year.**

6-4-3 **DUTIES.** The Building Inspector shall perform such duties as may be prescribed by this Code.

6-4-4 **COMPENSATION.** The Building Inspector shall be allowed and paid as his/her compensation the building inspection fees as referenced under **Section 6-3-6. (Ord. No. 2014-27; 12-01-14)**

ARTICLE V - ELECTRIC INSPECTOR

6-5-1 **OFFICE ESTABLISHED.** There is hereby established the office of Electrical Inspector for the Village.

6-5-2 **APPOINTMENT TERM.** The Electrical Inspector shall be appointed by the Mayor with the advice and consent of the Village Board on **May 1st** of each year for a term of **one year.**

6-5-3 **DUTIES.** The Electrical Inspector shall perform such duties as may be prescribed in this Code.

6-5-4 **COMPENSATION.** The Electrical Inspector shall be allowed and paid as his/her compensation the electrical inspection fees as referenced in **Section 6-3-6. (Ord. No. 2014-27; 12-01-14)**

ARTICLE VI - PLUMBING INSPECTOR

6-6-1 **OFFICE ESTABLISHED.** There is hereby established the office of Plumbing Inspector for the Village.

6-6-2 **APPOINTMENT - TERM.** The Plumbing Inspector shall be appointed by the Mayor with the advice and consent of the Village Board on **May 1st** for a term of **one (1) year.**

6-6-3 **DUTIES.** The Plumbing Inspector shall perform such duties as may be prescribed by this Code.

6-6-4 **COMPENSATION.** The Plumbing Inspector shall be allowed and paid his/her compensation the plumbing inspection fees as referenced under **Section 6-3-6. (Ord. No. 2014-27; 12-01-14)**

ARTICLE VII - FIRE CODE

6-7-1 **LIFE SAFETY CODE ADOPTED.** NFPA 101 Life Safety Code, 2000, as published by the National Fire Protection Association, Inc., as previously adopted under Section 6-3-1, shall continue to serve as the applicable Life Safety Code for the Village of Bethalto. **(Ord. No. 2007-07; 05-07-07)**

6-7-2 **DEFINITIONS IN LIFE SAFETY CODE.** Whenever the "Authority having Jurisdiction" is used in this Code, it shall be held to mean the Village of Bethalto, Illinois. **(Ord. No. 2007-07; 05-07-07)**

6-7-3 **PROHIBITIONS.** No person, being the owner, occupant or lessee of any building or other structure which is so occupied or so situated as to endanger persons or property, shall permit such building or structure by reason of faulty construction, age, lack of proper repair, or any other cause to become especially liable to fire, or to become liable to cause injury or damage by collapsing or otherwise. No person, being the owner, occupant or lessee of any building, or structure, shall keep or maintain or allow to be kept or maintained on such premises, combustible or explosive material or inflammable conditions, which endanger the safety of said buildings or premises. **(Ord. No. 2007-07; 05-07-07)**

6-7-4 **ENFORCEMENT.** This Fire Code, including the minimum requirements set out under the Life Safety Code hereinabove referenced, shall be enforced as follows:

(A) The Fire Inspector, or his or her designated representatives, shall be responsible for maintaining a standard of fire protection and public safety by performing surveys and inspections for fire and life safety, identifying fire hazards and initiating corrective procedures and education in conformity with the applicable Life Safety Code, and pursuant to any directives and guidelines established by the State Fire Marshall's Office of the State of Illinois.

(B) The Chief of the Fire Department, or his or her designated representative(s), shall be responsible for all other activities under this Code not otherwise delegated to the Fire Inspector.

(C) Such enforcement officer(s) shall inspect and examine at reasonable hours, any premises and the buildings and other structures thereon, and if, such dangerous condition or fire hazard is found to exist contrary to the rules herein referred to, or if a dangerous condition or fire hazard is found to exist as specified under **Section 6-7-3** above referenced, the enforcement officer shall first bring such condition to the attention of the Police, Fire Department and Public Safety subcommittee of the Village Board; provided however, that such referral to the Village Board subcommittee shall not be required when the enforcement officer is dealing with an emergency involving a dangerous condition in an existing structure. If, after review by the Police, Fire Department or Public Safety subcommittee of the Village Board, or in the event of an emergency condition with an existing structure, such dangerous condition or fire hazard is found to exist contrary to the rules herein referred to, or a dangerous condition or fire hazard is found to exist as specified under **Section 6-7-3** above referenced, the enforcement officer shall order the dangerous condition removed or remedied, and shall notify the owner, occupant or other person, interested in the premises. Service of the notice

upon the owner, occupant or other interested person shall be in person or by registered or certified mail addressed to the owners of record of such property and the last known addresses of any occupants or other interested persons. **(Ord. No. 2007-07; 05-07-07)**

6-7-5 APPEALS. The **seven (7) member** Zoning Board of Appeals established by the Zoning Code under **Chapter 40** of this Code is hereby constituted as the authority to which an appeal be taken by any person affected by a decision of any officer charged with the enforcement of this fire code, in the manner provided by Article 12 of the Zoning Code found at **Section 40-12-1**, et seq. The owner or other person interested in such building or premises, within **ten (10) days** after receiving such notice, may appeal from orders of the Fire Inspector or Fire Chief or their designated representative(s). If the order is sustained or modified, or if no appeal is made to the Zoning Board of Appeals, it shall be the duty of the owner or occupant to comply with such order. **(Ord. No. 2007-07; 05-07-07)**

6-7-6 INSPECTIONS. The code enforcement officers, including either the Fire Inspector or the Chief of the Fire Department shall not be responsible to see that the construction contract between any owner and contractor is performed, but only to determine that materials and workmanship as used meet the minimum fire code requirements and that the construction and use are in accordance with the provisions of other codes of the Village. **(Ord. No. 2007-07; 05-07-07)**

6-7-7 PENALTY. Any person who shall violate any provision of this fire code hereby adopted or who fails to comply with the minimum requirements thereof shall be guilty of a misdemeanor and punishable by a fine of not less than **Twenty-Five Dollars (\$25.00)** nor more than **Seven Hundred Fifty Dollars (\$750.00)** for each offense. Any person who shall continue violation of such code after having been served with a stop order by the officer charged with enforcing such code will be liable for a fine of not less than **Twenty-Five Dollars (\$25.00)** nor more than **Seven Hundred Fifty Dollars (\$750.00)** for each day that such work or condition continues. **(Ord. No. 2007-07; 05-07-07)**

ARTICLE VIII - FIRE INSPECTOR

6-8-1 **OFFICE ESTABLISHED.** It is hereby established the office of Fire Inspector for the Village.

6-8-2 **APPOINTMENT - TERM.** The Fire Inspector shall be appointed by the Mayor with the advice and consent of the Village Board on **May 1st** of each year for a term of **one (1) year.**

6-8-3 **DUTY.** The Fire Inspector shall perform such duties as may be prescribed by this Code.

(Ord. No. 2007-07; 05-07-07)