



**The City of Crystal Lake Illinois**

**AN ORDINANCE CREATING CHAPTER 239: EXISTING BUILDING CODE OF THE CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE** as follows:

**SECTION I:** That CHAPTER 239: Existing Building Code be created and shall read as follows:

**Chapter 239: EXISTING BUILDING CODE**

**GENERAL REFERENCES**

- Building Code — See Ch. 187
- Electrical Code — See Ch. 230.
- Fees — See Ch. 241.
- Mechanical Code — See Ch. 336.
- Plumbing Code — See Ch. 392.
- Residential Code — See Ch. 422.
- Property Maintenance Code - See Ch. 400

**§ 239-1. Adoption of standards by reference.**

The International Building Code, 2018 as amended by § 187-2 of this chapter, published by the International Code Council, Inc. shall be and is hereby adopted by reference as the Building Code for the City of Crystal Lake, for the rules and regulations for the design, construction, alteration, addition, quality of materials, erection, installation, repair, location, relocation, replacement, conversion, movement, enlargement, use, occupancy or maintenance of all buildings and structures for all buildings and structures in the City of Crystal Lake. All terms and conditions contained in the International Building Code, 2018, and amendments thereto, shall be part of the ordinance of the City of Crystal Lake, the same as if it were adopted verbatim.

**§ 239-2. Additions, insertions and amendments.**

The following sections of the International Building Code are hereby revised and amended as follows:

- A. Section 101.1, Title: Insert City of Crystal Lake as the name of jurisdiction.
- B. Section 112.1, Board of Appeals, is amended as follows: In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the City's Administrative Law Judge.

- C. Section 112.3, Qualifications, is deleted in its entirety
- D. Section 302.3, Additional codes, is amended as follows: Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Illinois State Plumbing Code, Disposal Code, International Property Maintenance Code, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.
- E. Section 305.4, Change of occupancy, is amended as follows: Existing buildings that undergo a change of occupancy classification shall comply with this section.
- F. The following is inserted as Section 402.2: Repair and replacement. Whenever repair, replacement or maintenance of a roof or siding assembly in excess of four hundred square feet is performed, the entire roof or siding assembly must be replaced.
- G. Section 1007.3, Service Upgrade is deleted in its entirety
- H. The following is inserted at the end of Chapter 14, Relocated or Moved Buildings

Section 1403.1 Permit required. No persons, firm or corporation shall move any building on, though, or over any street, alley, sidewalk or other public place in the City of Crystal Lake without having obtained a permit therefor from the Building Commissioner. An application for permit shall contain names and addresses of the building owner, the person hired to transport or move the building, the intended date, time, proposed route and the number of days it is intended that the building shall occupy any portion of any street, alley, sidewalk or other public place, removal and/or trimming of trees, and temporary interference with public utilities. No permit shall be issued without the prior approval of the proposed route by the Chief of Police.

Section 1403.2 Bond; Insurance. Every person, firm or corporation applying for a permit under this article shall submit with his/her application a bond as required by Chapter **241**, Fees, of the Code of Ordinances, establishing a permit fee schedule. Every person, firm or corporation shall also submit a liability insurance policy issued by an insurance company authorized to do work in the State of Illinois. Such policy shall show on its face limits of not less than \$100,000 for property damage and \$1,000,000 for public liability. Said insurance policy shall not be canceled by the principal or surety until after 30 days' written notice to the Building Commissioner. Each person applying for a permit under this section shall submit with his/her application a cash bond with a corporate surety approved by the Building Commissioner, conditioned upon compliance by the applicant with the provision of this section, and containing an agreement to pay and hold the City harmless from any claim which may be made against it, arising from moving the building.

Section 1403.3 Approval. Upon approval of the intended route, a permit shall be issued and a fee paid pursuant to Chapter **241**, Fees, of the Code of Ordinances, establishing a permit fee schedule. An additional payment of \$200 for each day or fraction thereof over and above the time stated on the permit during or on which any building shall occupy such public place shall be paid.

Section 1403.4 Lights and warnings. Whenever a street or alley is blocked by a building which is being moved, warnings to that effect shall be placed by the person, firm or corporation, and approved by the Police Department, so as to warn vehicles and persons from entering that portion of the street so blocked. The person, firm or corporation moving any building through the streets shall keep warning signs, lanterns, lights or barricades on at night in an operating condition and maintain same.

Section 1403.5 Removal/Cutting of wires. Whenever it shall be necessary to interfere with wires or cables of public utility companies, the terms of any special or franchise ordinance or agreement shall apply. It

shall be the duty of the person moving the building to make all necessary arrangements for the removal and care of such wires, and to obtain prior approval of such utility companies.

Section 1403.6 Fire alarm wires. When any such building being moved approaches any fire alarm wire or pole, which shall be endangered by the moving of such building, it shall be the duty of the persons, firm or corporation to notify the Fire Chief at least six hours before reaching such wire.

Section 1403.7 State, county or township approval. If the proposed route for the moving of a building will cause the building to cross or travel upon any state, county, or township road or highway, it shall be the duty of the person moving the building to obtain the approval of the appropriate governmental authority.

Section 1403.8 Safety measures. The Building Commissioner shall have the power to prescribe such conditions for the moving of buildings as may be necessary to promote the public safety and to prevent damage to City road foundations, surfaces or structures. In addition, whenever a street or alley is blocked by a building which is being moved, warnings to that effect shall be placed by the person, firm or corporation, and approved by the Police Department so as to warn people from entering that portion of the street so blocked. If a building is transported at night, the person moving the building shall provide adequate illumination for the building, and take all other steps necessary to ensure that the building does not constitute a hazard to the public safety. In no event shall the time required to move any building extend beyond 24 hours.

Section 1403.9 Costs. It shall be the duty of the person moving a building to reimburse the City for all fees and costs incurred in connection therewith, including, but not limited to, the costs of providing police supervision, tree trimming, and removing and replacing City signs.

**SECTION II:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION III:** That this Ordinance shall be in full force and effect from and after November 1, 2018 as provided by law.


DATED at Crystal Lake, Illinois, this 17<sup>th</sup> day of April, 2018.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY:   
AARON T. SHEPLEY, MAYOR

SEAL

ATTEST:

  
CITY CLERK

PASSED: April 17, 2018

APPROVED: April 17, 2018

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.