

**CHAPTER 5**

**BUILDING REGULATIONS**

**ARTICLE I – INTERNATIONAL BUILDING CODE**

**5-1-1**        **ADOPTION OF BUILDING CODE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *International Building Code, 2024 edition, including Appendix G*, as published by the International Code Council, be and is hereby adopted as the Building Code of the Village in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in **Section 5-1-2** of this Article.

**5-1-2**        **ADDITIONS, INSERTIONS, AND CHANGES.** The following sections are hereby revised:

- (A)            Section 101.1. Insert: Village of Cobden.
- (B)            Section 1612.3. Insert: Village of Cobden.
- (C)            Section 1612.3. Insert: July 1, 2016.
- (D)            Section 3410.2. Insert: July 1, 2016.
- (E)            See **Exhibit "A"**.

**5-1-3**        **PENDING SUITS.** Nothing in this Article or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquires or existing, under any act or ordinance hereby repealed as cited as **Section 5-1-2** of this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-1-4**        **APPLICABILITY OF PERMITS.** Once a building permit is issued, the applicable building codes that are in effect at the time of the issuance of the permit shall be the only building codes that apply for the duration of the building permit. **(65 ILCS 5/11-39-4)**

**ARTICLE II – ENERGY CONSERVATION CODE**

**5-2-1**        **ADOPTION BY REFERENCE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *International Energy Conservation Code*, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the Village in the State of Illinois for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in **Section 5-2-2** of this Article.

**5-2-2**        **REVISED SECTIONS.** The following sections are hereby revised:  
(A)            Section 101.1. Insert: Village of Cobden.  
(B)            See **Exhibit "A"**.

**5-2-3**        **PENDING SUITS.** Nothing in this Article or in the Energy Conservation Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-2-4**        **EFFECTIVE.** This Code shall be effective **July 1, 2016**.

**ARTICLE III – INTERNATIONAL MECHANICAL CODE**

**5-3-1**        **ADOPTION BY REFERENCE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *International Mechanical Code*, 2003 edition, including Appendix Chapters (see *International Mechanical Code* Section 101.2.1, 2003 edition), as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Village in the State of Illinois regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any prescribed in **Section 5-3-2** of this Article.

**5-3-2**        **REVISIONS AND ADDITIONS.** The following sections are hereby revised:

- (A)            Section 101.1. Insert: Village of Cobden.
- (B)            Section 106.5.2. Insert: See Exhibit "A".
- (C)            Section 108.4. Insert: From \$75.00 to \$750.00.
- (D)            Section 108.5. Insert: From \$75.00 to \$750.00.

**5-3-3**        **PENDING SUITS.** Nothing in this Article or in the Mechanical Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-3-4**        **EFFECTIVE.** This Code shall be effective **July 1, 2016**.

**ARTICLE IV – INTERNATIONAL FUEL GAS CODE**

**5-4-1**        **ADOPTION BY REFERENCE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *International Fuel Gas Code*, 2003 edition, including Appendix Chapters (see *International Fuel Gas Code* Section 101.3, 2003 edition), as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Village in the State of Illinois regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any prescribed in **Section 5-4-2** of this Article.

**5-4-2**        **REVISIONS AND ADDITIONS.** The following sections are hereby revised:

- (A)            Section 101.1. Insert: Village of Cobden.
- (B)            Section 106.5.2. Insert: See Exhibit "A".
- (C)            Section 108.4. Insert: From \$75.00 to \$750.00.
- (D)            Section 108.5. Insert: From \$75.00 to \$750.00.

**5-4-3**        **PENDING SUITS.** Nothing in this Article or in the Fuel Gas Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-4-4**        **EFFECTIVE.** This Code shall be effective **July 1, 2016**.

**ARTICLE V – INTERNATIONAL FIRE CODE**

**5-5-1**        **ADOPTION BY REFERENCE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *International Fire Code*, 2003 edition, including Appendix Chapters (see *International Fire Code* Section 101.2.1, 2003 edition), as published by the International Code Council, be and is hereby adopted as the Fire Code of the Village, in the State of Illinois regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any prescribed in **Section 5-5-2** of this Article.

**5-5-2**        **REVISIONS AND ADDITIONS.** The following sections are hereby revised:

- (A)            Section 101.1. Insert: Village of Cobden.
- (B)            Section 109.3. Insert: From \$75.00 to \$750.00.
- (C)            Section 111.4. Insert: From \$75.00 to \$750.00.
- (D)            See **Exhibit "A"**.

**5-5-3**        **GEOGRAPHICAL LIMITS.** The geographic limits referred to in certain sections of the 2003 *International Fire Code* and hereby established as follows:

- (A)            Section 3204.3.1.1. All Zoning Districts except the Industrial Districts.
- (B)            Section 3404.2.9.5.1. All Zoning Districts except Industrial Districts.

**5-5-4**        **PENDING SUITS.** Nothing in this Article or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-5-5**        **EFFECTIVE.** This Code shall be effective **July 1, 2016**.

**ARTICLE VI - THE ICC ELECTRICAL CODE**

**5-6-1**        **ADOPTION BY REFERENCE.** A certain document, **one (1) copy** of which is on file in the office of the Village Clerk, being marked and designated as the *ICC Electrical Code - Administrative Provisions*, as published by the International Code Council, be and is hereby adopted as the Electrical Code of the Village, in the State of Illinois for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in **Section 5-6-2** of this Article.

**5-6-2**        **REVISIONS AND ADDITIONS.** The following sections are hereby revised:

- (A)            Section 101.1. Insert: Village of Cobden.
- (B)            Section 404.2. Insert: See Exhibit "A".

**5-6-3**        **PENDING SUITS.** Nothing in this Article or in the Electrical Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

**5-6-4**        **EFFECTIVE.** This Code shall be effective **July 1, 2016.**

**ARTICLE VII – APPLICATION FEES**

**5-7-1 ZONING/BUILDING APPLICATION.** Within the corporate Village limits, no building and/or structure shall be erected or structurally altered until a Zoning Application has been issued by the Village Board of Trustees.

Zoning Applications shall be submitted to the Village Clerk, on a Zoning Application form provided by the Village, who shall refer the matter to the Zoning Administrative Officer; and if the same is found to be in accordance with the provisions of the International Code Council Building Code (2006), International Existing Building Code (2006), and the International Mechanical Code adopted by the preceding Article and the Cobden Zoning Code, the Zoning Administrative Officer shall indicate his recommendation for approval and the Board shall issue a permit for the proposed work. If the Board finds the applicant not in compliance with the International Building Code, International Existing Building Code (2006), and the International Mechanical Code and/or Zoning Code, the Board shall retain the right to reject and deny the permit.

The fees to be charged for such Zoning Application shall be based on cost of construction as follows:

\$2.00 per \$1,000 of construction cost

Minimum fee is \$10.00

No fee for a Zoning Application shall exceed \$500.00

Structures hereinafter erected without permit or not in conformity with the Code shall be removed.

**5-7-2 ZONING APPLICATION.** Exhibit "A" attached hereto is the official Zoning Application form.

**(Ord. No. 2016-938; 05-02-16)**