

VILLAGE OF BRADLEY

ORDINANCE NO. O-4-14-7

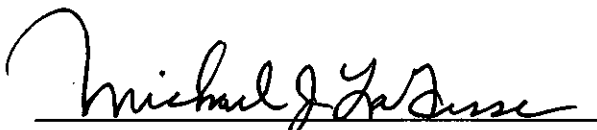
AN ORDINANCE ADOPTING THE 2012
INTERNATIONAL PROPERTY MAINTENANCE CODE

ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF BRADLEY

This 28 day of April, 2014

Published in pamphlet form by authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois, this 28 day of April, 2014.

CERTIFICATE:


Michael J. LaGessee, Village Clerk

ORDINANCE NO. O-4-14-7

**AN ORDINANCE ADOPTING THE 2012
INTERNATIONAL PROPERTY MAINTENANCE CODE**

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY, Kankakee County, Illinois, as follows:**

Section 1. Code of Ordinances Amended. Section 10-205 (“Adopted By Reference”) and Section 10-206 (“Amendments, Additions and Changes”) of Division 6 (“Property Maintenance Code”) of Article III (“Technical Codes”) of Chapter 10 (“Buildings and Building Regulations”) of the Code of Ordinances of the Village of Bradley is amended by deleting the following stricken language and adding the underlined language to read as follows:

Sec. 10-104. Adoption of code.

The International Property Maintenance Code ~~2006~~ 2012, as published by the International Code Council be, and hereby is adopted as the property maintenance code of the village; for the control of buildings, structures and premises as therein provided and each and all of the regulations, provisions, penalties, conditions, and terms of said International Property Maintenance Code are hereby referred to and adopted and made a part hereof as if fully set out in this division with the additions, insertions, deletions and changes, if any, prescribed in section 10-206.

Sec. 10-105. Amendments, additions and changes.

The building code as adopted in section 10-205 shall be amended by making the following changes and additions:

All references within the International Property Maintenance Code referring to "ICC A117.1" shall be stricken and replaced with "Illinois Accessiblity Code, as amended".

All references within the International Property Maintenance Code to the "International Energy Conservation Code" shall be stricken and replaced with "International Energy Conservation Code, as amended by the Villlage and/or Illinois state statute".

All references within the International Property Maintenance Code to the "International Plumbing Code" shall be stricken and replaced with "Illinois Plumbing Code, as amended".

All references within the International Property Maintenance Code to the "International Fire Code" shall be stricken and replaced with "International Fire Code, as amended".

All references within the International Property Maintenance Code to the "International Building Code" shall be stricken and replaced with "International Building Code, as amended".

All references within the International Property Maintenance Code to the "International Existing Building Code" shall be stricken and replaced with "International Residential Code as amended, and NFPA 101, as amended".

All references within the International Property Maintenance Code to the "NFPA 70" shall be stricken and replaced with "NFPA 70, as amended".

All references within the International Property Maintenance Code to the "International Zoning Code" shall be stricken and replaced with the "Village of Bradley Zoning Code, as amended".

Section 101.1: Title.

These regulations shall be known as the International Property Maintenance Code of the Village of Bradley hereinafter referred to as "this Code".

Section 103.5 Fees

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in ~~the following schedule~~ Section 18-1 of the Village of Bradley Code of Ordinances, as amended.

Section 112 Stop Work Order

That Section 112.4 shall read as follows:

112.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$750.00.

Section 201 General

That Section 201.3 shall read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code, and are defined in the *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, ~~*International Plumbing Code*~~, *International*

Residential Code, International Zoning Code Illinois Plumbing Code, as amended, the Village of Bradley Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

Section 302 Exterior Property Areas

That Section 302.4 shall read as follows:

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of eight inches (8"). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

Section 304 Exterior Structure

That Section 304.14 shall read as follows:

304.14 Insect Screens: During the period from April 1st to December 1st, every door, window and other outside openings required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

Section 602 Heating Facilities

That Section 602.2 shall read as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in ~~Appendix D of the International Plumbing Code~~ Section R303.9 of the International Residential Code 2012.

Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

That Section 602.3 shall read as follows:

602.3 Heat Supply. Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from October 1st to May 15th to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in ~~Appendix D of the International Plumbing Code~~ Section R303.9 of the International Residential Code 2012.

2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

That Section 602.4 shall read as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1st to May 15th to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 604 Electrical Facilities

That Section 604.2 shall read as follows:

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of ~~60~~ 100 amperes.

IPMC APPENDIX

Adopt Appendix A in its entirety.

Section 2. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All existing ordinances of the Village of Bradley are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 3. Effective Date. The Clerk of the Village of Bradley shall certify to the adoption of this Ordinance and shall cause it to be published in pamphlet form and this Ordinance shall take effect upon its approval and publication in pamphlet form as so certified.

PASSED this 28 day of APRIL, 2014


TRUSTEES:

Jerry Balthazor:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Robert Redmond:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Lori Gadbois:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
George Golwitzer:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Melissa Carrico:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
Eric Cyr:	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

Bruce Adams: Aye - Nay - Absent -

TOTALS: AYE - 6 NAY - 0 ABSENT - 0

APPROVED this 28 day of APRIL, 2014



Bruce Adams, President of the Board of
Trustees of the Village of Bradley

ATTEST:



Michael J. LaGesse, Village Clerk