



DocId:8817702
Tx:4564304

2022R23103
STATE OF ILLINOIS
MADISON COUNTY
07/12/2022 10:00 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 7

CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

ORDINANCE NO. 6737-07-2022

5000 COE

AN ORDINANCE AMENDING CHAPTER 18 ARTICLE II
OF THE EDWARDSVILLE CITY CODE,
INTERNATIONAL BUILDING CODE,
FOR THE CITY OF EDWARDSVILLE

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF EDWARDSVILLE, ILLINOIS

THIS 5th DAY OF JULY, 2022.

Published in pamphlet form by authority of the City Council
of the City of Edwardsville, Madison County, Illinois,

this 7th day of July, 2022.

ORDINANCE NO. 6737-07-2022

**AN ORDINANCE AMENDING CHAPTER 18 ARTICLE II
OF THE EDWARDSVILLE CITY CODE,
INTERNATIONAL BUILDING CODE,
FOR THE CITY OF EDWARDSVILLE**

WHEREAS, the City of Edwardsville has previously adopted the International Building Code, 2006 Edition, regulating and governing the conditions and maintenance of all property, buildings and structures and providing the standards for supplied utilities and facilities and other physical things and conditions to help make 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 in the City of Edwardsville; providing for the issuance of permits and collection of fees therefore; and,

WHEREAS, the City of Edwardsville finds that it is appropriate to review and update its building codes from time to time and believes it in the best interest of the community to adopt the International Building Code, 2021 Edition, with additions, insertions and changes as specified in ordinance amending Chapter 18, Article II.

NOW, THEREFORE IT BE ORDAINED BY THE CITY COUNCIL OF THE CITY COUNCIL OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, that:

Section 1. The following section of Chapter 18 Article II is hereby amended in its entirety repealing the existing language and replacing it with the following:

Sec. 18-19. - Adoption of International Building Code.

A certain document, being marked and designated as the International Building Code, 2021 Edition, without any appendix chapters, as published by the International Code Council, be and is hereby adopted as the building code of the city 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 city are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in this chapter.

Sec. 18-20. - Additions, insertions and changes.

The following sections of the International Building Code, as adopted in section 18-19 of this chapter are hereby revised as follows:

Section 101.1 Insert: City of Edwardsville

Section 1612.3 Insert: City of Edwardsville

Section 1612.3 Insert: January 18, 1984

Section 3410.2 Insert: January 1, 2023

Section 105.2 Work exempt from permit – delete number 1, 2, 4, 6 and 9.

Sec. 18-21. - Conflict of laws.

In the event of a conflict between any of the provisions of the IBC, as adopted in section 18-19 of this chapter and any provision of this part, or any other provision of these codified ordinances, or any other local provision, the local provision shall prevail.

Sec. 18-22. - Permit application and issuance.

In addition to the requirements of the IBC the application for the permit required by the IBC shall properly describe the proposed work to be done in a clear, concise form as briefly as possible, together with the nature of the work, the material to be used, the locality thereof and the street and number of the premises where the work is to be done. The building official is hereby authorized to request and receive additional information and to make alterations or to impose conditions concerning such permit. If the building official finds that the proposed application is in proper form and that the proper precaution is taken for the safety of life and property, then he may, after the fee provided in section 18-23 of this chapter has been paid, approve such application and endorse his approval in writing thereon, and, if granted conditionally, then he shall also state the terms and conditions under which such permit is issued.

Sec. 18-23. - Permit fees.

The fees for the permit required by the IBC shall be as determined by resolution of the city council and on file with the city clerk.

The permit applicant shall be charged initially for one inspection. The building inspector shall advise the building official if additional inspections are made and the permit holder shall then be billed for such inspections.

Sec. 18-24. - Inspection of work in process.

If the permit required is issued, the work may progress and when the same is completed and ready for service, the building inspector shall be notified thereof; and he shall thereupon inspect the same, and if approved by him, he shall issue a certificate of satisfactory city inspection, stating the date and the premises. No person shall place any water system or sewer system in service until such certificate has been issued as aforesaid.

Sec. 18-25. - Records.

The department of public works and the building inspector shall keep a full and complete record of all applications filed, permits issued and inspections made under the provisions of this chapter, or any other official duty performed.

Sec. 18-26. - Responsibilities of inspector.

The building inspector is hereby authorized, empowered and directed to regulate and determine the installation, maintenance and repair of water systems and sewer systems in or about any building or structure and to that end he is hereby authorized to enter any premises or any public or private property at any and all reasonable times, while in the performance of his official duty, and if he finds any improper, failed or unauthorized systems or parts thereof so located, constructed or used which are not in compliance with the code, he shall notify the person in charge thereof, to make proper alterations and repairs, or he may cause the immediate removal thereof.

Sec. 18-27. - Stop work orders; violations.

(a) Whenever any work is being done in violation of any of the provisions of this chapter or in variance with the terms of any permit issued for such work, the building official may order all work on the job stopped until such violation is ceased, variance is eliminated or any work or installation made in violation of this chapter corrected. Such stop work order, if oral, shall be followed by a written stop work order within 24 hours (excluding Saturday, Sunday or holidays).

(b) No person shall do or perform any work in violation of this chapter or such stop work order, except as may be necessary to prevent injury, damage to persons or property.

Sec. 18-28. - Liability.

The provision of this chapter shall not operate or be construed to lessen the duty or liability of any person owning or using water systems and/or sewer systems, nor shall the city be held as assuming any liability or duty by reason of such provisions or anything authorized, done or neglected hereunder.

Sec. 18-29. - Penalty.

(a) Whoever violates or fails to comply with any of the provisions of this chapter or with any of the provisions and requirements of the IBC as adopted in section 18-19 of this chapter, or fails to comply with any order made thereunder, or violates any detailed statement of specifications or plans submitted and approved thereunder, shall, for each and every such violation and noncompliance respectively, be fined not more than \$750.00 or the then current maximum statutorily allowed fine. A separate offense shall be deemed committed each day during or on which a violation or non-compliance occurs or continues.

(b) The application of the penalty provided in subsection (a) of this section shall not be deemed to preclude the enforced removal of prohibited conditions or the application of any equitable remedy.

Section 2. That Ordinance No. 5683-12-06 of the City of Edwardsville entitled and all other ordinances or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 3. That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The city council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That nothing in this ordinance 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 acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. That the City Clerk is hereby ordered and directed to cause this ordinance to be filed and published in accordance with the laws of the State of Illinois.

Section 6. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on and after January 1, 2023.

PASSED BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE, ILLINOIS,
this 5th day of July, 2022, pursuant to a roll call vote as follows:

AYES: BURNS, GRANT, MORRISON, KRAUSE, FARRAR, WARREN and STACK
NAYES:
ABSTENTION:
ABSENT:

APPROVED BY THE MAYOR OF THE CITY OF EDWARDSVILLE, ILLINOIS, this
5th day of July, 2022.

BY: Art Risavy
Art Risavy, Mayor
City of Edwardsville
Madison County, Illinois

ATTESTED:

Filed in my office this 7th day of July, 2022

BY: Michelle A. Boyer
Michelle A. Boyer, City Clerk
City of Edwardsville
Madison County, Illinois

PREPARED BY AND RETURN TO:
CITY OF EDWARDSVILLE
ATTN: CITY CLERK
118 HILLSBORO AVE.
PO BOX 407
EDWARDSVILLE, IL 62025

EW

END OF DOCUMENT