

## **CHAPTER 67**

### **BUILDING CODE**

1. **APPLICABILITY.** This Chapter shall have, along with the Code adopted hereby, the scope and applicability set out in said code, except as modified by the provisions of this Chapter.

2. **BUILDING CODE.** The same having been duly placed and remained on file as required by law, and subject to the additions, modifications, changes or deletions set out in this Chapter, 2021 International Building Code the same being found and declared by the Council to be regulations as defined by applicable statute, is hereby adopted by reference and the same to be known, and which may be cited, as the "The Building Code" of the City, and which shall have the scope and applicability as therein set out, except as modified by the provisions of this Chapter.

(Amended, Ordinance No. 2023-93, December 18, 2023, Effective January 1, 2024)

(Amended, Ordinance No. 2018-64, November 5, 2018, Effective January 1, 2019)

(Amended, Ordinance No. 2011-59, October 3, 2011)

(Amended, Ordinance No. 2007-19, April 2, 2007)

(Amended, Ordinance No. 2004-23, March 15, 2004)

(Amended, Ordinance No. 2001-57, July 30, 2001)

3. **SUBSTITUTIONS.** (A) Whenever in said Code the words, "name of the jurisdiction" or "jurisdiction" appear in brackets, said Code is modified by removal of said brackets and substitution of the words "the City of Decatur, Illinois," in lieu of the words contained therein, and said Code shall be taken and construed as if such were expressly so set out therein.

Amended December 2023

(B) Whenever in said Building Code any of the other codes listed first in each of subsections (i) through (iv) hereof is mentioned, such code shall be deleted therefrom and the code listed immediately thereafter said subsection shall be substituted in lieu thereof, as indicated, and said Code shall be taken and construed as if such latter code were expressly so set out therein: (i) International Plumbing Code, to be replaced by the Plumbing Code of the State of Illinois Department of Public Health; (ii) International Private Sewage Disposal Code, to be replaced by the Illinois Private Sewage Code; and, (iii) ICC A117.1 accessibility code, to be replaced by the Illinois Accessibility Code and, (iv) International Energy Conservation Code, to be replaced by the Illinois Energy Conservation Code.

(Amended, Ordinance No. 2023-93, December 18, 2023, Effective January 1, 2024)

(Amended, Ordinance No. 2011-59, October 3, 2011)

(Amended, Ordinance No. 2007-19, April 2, 2007)

(Amended, Ordinance No. 2004-23, March 15, 2004)

**4. BUILDING INSPECTIONS.** Whenever in said Code reference is made to the code official such shall be taken to mean and shall be construed to refer to the Building Official or his designee as fully as if said designation was set out therein in lieu of such words and whenever reference is therein made to the department of building inspections or similar reference such shall be taken to mean and shall be construed to refer to the Building Inspections Division of the Economic & Community Development Department as fully as if said designation was set out therein in lieu of such words.

(Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(Amended, Ordinance No. 2017-07, February 6, 2017)

(Amended, Ordinance No. 2010-03, February 1, 2010)

(Amended, Ordinance No. 2007-19, April 2, 2007)

(Amended, Ordinance No. 2000-11, March 13, 2000)

**5. BOARD OF APPEALS.** Whenever in said Code reference is made to the Board of Appeals such shall be taken to mean and shall be construed to refer to the Construction and

Housing Board of Appeals of the City. (Amended, Ordinance No. 2018-64, November 5, 2018 Effective January 1, 2019)

6. **DELETIONS.** The following numbered Articles or sections of said Code are deleted therefrom and the provisions thereof are not adopted hereby:

Section No. (inclusive)

103.2

105.2 (item #2)

113

(Amended, Ordinance No. 2023-93, December 18, 2023, Effective January 1, 2024)

(Amended, Ordinance No. 2018-64, November 5, 2018, Effective January 1, 2019)

(Amended, Ordinance No. 2011-59, October 3, 2011)

(Amended, Ordinance No. 2009-39, May 18, 2009)

(Amended, Ordinance No. 2007-19, April 2, 2007)

(Amended, Ordinance No. 2004-23, March 15, 2004)

(Amended, Ordinance No. 2001-57, July 30, 2001)

7. **AMENDMENTS.** The following numbered sections in said Code are hereby modified and amended as herein indicated:

(a) All Appendices shall likewise be deleted with the exception of Appendix G, “Flood Resistant Construction” and Appendix I “Patio Covers”;

(b) Where terminology in the body of the Code reads “by the fire code official” change to read “by the building official”;

(c) 1008.3.3 item 5. substitute All public restrooms, dressing rooms and locker rooms.

(Amended, Ordinance No. 2023-93, December 18, 2023, Effective January 1, 2024)

(Amended, Ordinance No. 2018-64, November 5, 2018, Effective January 1, 2019)

(Amended, Ordinance No. 2011-59, October 3, 2011)

(Amended, Ordinance No. 2007-19, April 2, 2007)

(Amended, Ordinance No. 2004-23, March 15, 2004)

(Amended, Ordinance No. 2003-28, May 27, 2003)

8. **APPLICATION FOR PERMIT.** Application for a permit required by said Code or this Chapter shall be made by the owner or the person or entity in or entitled to possession of the premises where the proposed work is to be done, or by the agent of either, or by the engineer, architect or contractor connected with such work. All applications for building permits shall be accompanied by complete and finalized plans, specifications, and cost estimates.

(Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

9. **FEE.** No permit shall be issued except upon prior payment of the total building fee required by the following schedule. The fee schedule set forth hereafter is cumulative and is in addition to all other fees required by applicable provisions of the municipal code, unless specifically noted to the contrary. The amount of the fee required to accompany the application for a permit and to be paid to the City Treasurer shall be determined by the building official as follows:

(a) For all permits other than those particularly specified herein said amount shall be based upon the value of the proposed work in amounts as follows:

Residential Cost of Construction or Work Value	.5% or minimum \$50
Commercial Cost of Construction or Work Value	.75% or minimum \$150

Mixed use developments containing both Residential and Commercial uses in the same structure shall be subject to Commercial Fees. Separate permits for residential and commercial maybe applied for on developments which contain combined use in separate buildings or structures.

The total construction cost of the project shall include the value of all work performed, materials used and site improvements made in conjunction with the permit and shall be subject to

review and adjustment by the building official if the costs submitted on the permit application do not reflect the actual costs.

(Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(b) For permits to demolish structures the amount shall be as follows:

1 - 4 Unit Residential Structures \$75 per unit

Buildings which are accessory  
to residential structures  
(garages, sheds, etc) \$35 per structure

All other improvements or structures \$250 or per work value as listed in  
item (a) above, whichever is greater.

(Amended, Ordinance No. 96-38, June 17, 1996) (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(c) For permits to erect, construct, replace, repair or alter any sign or outdoor display structure, the amount shall be as follows:

Permanent Signs with or without electric 1% of work value or minimum of \$50 per sign

Temporary Signs \$25 per sign

(Amended, Ordinance No. 2011-59, October 3, 2011) (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(d) For permits to erect or install swimming pools, the amount shall be as follows:

Inground pool including electrical and plumbing required but not including any deck associated with pool \$200

Aboveground pool with electrical but not including associated decks \$125

Aboveground pool with no electric or plumbing \$50

(Amended, Ordinance No. 2005-38, May 2, 2005) (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(e) For permits to erect tents, air supported structures or other temporary structures, the fees shall be as follows:

For tents, air supported or temporary structure (including concessions)	\$30
If electrical required	\$50

(Amended, Ordinance No. 2011-59, October 3, 2011) (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(f) Plan Review Fees:

Residential Plan Review - 10% of permit fee or Minimum \$75 with maximum of \$250

Commercial Plan Review- 10% of permit fee or Minimum \$200 with maximum of \$1250

Two (2) plan reviews shall be included in the plan review fees. After the second review, there shall be a fee for each subsequent review of \$100 for residential or \$250 for commercial.

(Amended, Ordinance No. 96-38, June 17, 1996). (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

(g) An additional fee of \$50 will be assessed for permits to erect or construct new buildings or for additions or alterations to buildings whereby the work has not been completed and/or has not received “satisfactory” final inspections by the expiration date of the permit. This fee may be waived by the Building Official if he determines that the reasons for delay are justified.

(Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

10. **WORK DONE WITHOUT PERMIT.** Should any work for which a permit is required be commenced or be done before such permit is issued and obtained, the required permit may nonetheless be issued for such and subsequent work; however, the amount of the required fee as provided herein for all work, both that commenced before and that proposed to be

done after said permit is issued, shall be double that otherwise so provided, and issuance of such permit shall not, and shall not be, and shall not be construed to be, an excuse from, or waiver of, or defense to or absolution from any penalty, liability or action otherwise provided for in said Code or this Chapter but shall be cumulative of and in addition thereto.

**11. SITE IMPROVEMENT BOND.** Notwithstanding any other provision of this Chapter or any other ordinance of the City, whenever site improvements are shown, or required to be shown, on plans upon which a building permit is, or building permits are, to be issued, the applicant for such permit, before the same is issued, may be required to furnish to the City, to be filed with the Public Works Department, a bond with penalty in an amount approved by the Public Works Department to be sufficient to pay the costs of such improvements in event of default, and in form and with security approved by the Corporation Counsel and conditioned upon the furnishing, installation and construction of said site improvements in compliance with said plans and with applicable ordinances, rules, regulations and standards within a reasonable period to be determined by said Public Works Department not to exceed two years from the date of such bond; provided, that successive bonds for additional periods may be authorized by the Public Works Director, upon reasonable request; and provided, further, that in the event such permit is, or such permits are, issued without such bond being so furnished, and without regard to the progress, stage or extent of performance of work or completion thereunder, such permit or permits may be revoked and all work thereunder stopped until such bond is so furnished, approved and filed; and provided, further, that no such bond shall be required hereunder for improvements the furnishing, installation or construction of which are a part of the condition of a bond furnished pursuant to the requirements of the provision of an ordinance other than this

Code, or the permit or permits are for the construction of a single or two family dwelling being built separately and not as a part of the development of a group of such dwellings.

(Amended, Ordinance No. 2010-03, February 1, 2010)

(Amended, Ordinance No. 2000-63, July 17, 2000)

**12. BOND RULES AND REGULATIONS.** The City Manager is hereby authorized to promulgate and enforce by administrative order rules and regulations for the administration of the provisions of Section 12 of this Chapter, which rules shall include provisions by which it may be determined when such bonds shall or shall not be required considering the cost, type and extent of improvements to be required, the cost, type and character of the development or improvements for which the permit, or permits, may be requested, and such other reasonable objective considerations as may be necessary or desirable to administer said provisions to carry out the intention and purpose of the same. Any person affected by the application and enforcement of such rules may request review by the Council by, within ten days from the date of any decision thereunder, filing such request in writing with the City Clerk specifying the decision sought to be reviewed.

**13. SIGNS.** Billboards, sign boards and electrical signs shall be subject to provisions of the Zoning Ordinance of the City. The owner or person in control of a display sign suspended over a street or extending into a street more than fifteen (15) inches beyond the building line, shall file with the City a public liability insurance policy with the City as the named insured, indemnifying the City against loss or damage to person or property in the minimum amount of One Million Dollars (\$1,000,000) per occurrence, combined single limit, and Two Million Dollars (\$2,000,000) aggregate, with a provision that the same may not be canceled except after thirty (30) days prior notice to the City. (Amended, Ordinance No. 96-48, July 15, 1996).



14. **DEMOLITIONS.** Application is to be presented to the Construction Inspections Division along with the proper fee. A permit will not be released, and work is not to commence until said Division has received verification that all utilities (electric, gas, water, sewer) have been satisfactorily removed and / or disconnected from structure. Masonry foundations must be removed to at least three (3) feet below grade before backfilling. In the case of residential properties, all accessory structures must also be removed from the lot where a main residential structure is removed. It is the responsibility of the applicant to comply with all local, state, and federal regulations regarding removal and disposal of demolition debris.

(Amended, Ordinance No. 2007-19, April 2, 2007)

15. **RISK OF INJURY.** Whenever application for a permit indicates that a part of a public way or other property of the City will be used for storage of material, or be closed, or otherwise used appurtenant to the work to be done under such permit, or application is made for a permit to move a building or structure, or application is made for a permit to demolish a building or structure other than one not exceeding 20 feet in height above grade and with a minimum separation from the nearest other existing structure of five feet and the nearest property line of a public way of not less than ten feet, if by reason of the size, condition, or location thereof it appears to the building official there will exist the possibility or risk of injury to persons or property, such official may withhold such permit unless there is on file with the Finance Department an enforceable contract of insurance, with the person or the entity that is to perform the work and the City as named insured, affording coverage for each occurrence of personal injury of not less than \$500,000 and for property damage of not less than \$100,000 and expressly provided that the same remain in effect for the term thereof absent written notice of

cancellation received by said Clerk, in which event said permit shall automatically terminate to the same extent as if the same had been physically withdrawn and canceled.

16. **PENALTY.** Any person or entity that erects, constructs, alters, repairs, removes or demolishes a building or structure without a permit required by said Code or this Chapter, or in departure from or not in compliance with an approved plan, or that uses or occupies a building or structure, or part thereof, contrary to the provisions of this Code or without a required permit, whether or not notice is received that such is a violation, or that continues work after a stop-work order has been issued, served or posted, or that removes such a posted order, or that procures or causes another to do, or to omit, as the case may be, any of the foregoing, or that having been given notice thereof otherwise violates or fails to comply with the provisions of said Code or this Chapter shall upon conviction of any such offense be fined no less than One Hundred Fifty Dollars (\$150.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and each day upon which a violation occurs or is allowed to continue, or a condition is not brought into compliance after notice, shall be viewed and may be prosecuted as a separate and distinct offense. (Amended, Ordinance No. 2011-75, October 31, 2011)

17. **OTHER REMEDIES.** The penalties provided herein are and shall be cumulative of and in addition to any other remedy, or remedies, provided for in said Code of this Chapter.

18. **RE-INSPECTION FEES.** A re-inspection fee of \$45.00 shall be assessed against the applicant for a construction permit, or in the case of a combined permit, against the licensed subcontractor, who has requested an inspection which cannot be completed and/or approved by the Inspection Division for any of the following reasons: (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

- 1) the work for which the inspection has been requested is not installed or completed to the extent that an inspection can be made;
- 2) the inspection reveals that there are violations which should have been found and corrected by workers while simply checking their work before calling for an inspection;
- 3) the work for which the inspection has been requested has been covered up or hidden from view so that an inspection cannot be made;
- 4) the Inspector is unable to gain entry at the time requested by the contractor; or
- 5) when previously noted violations have not been corrected.

Fees assessed as herein provided may be appealed to the Construction and Housing Board of Appeals by filing a notice of such appeal with the City Clerk within fourteen (14) days of the mailing of notice of such assessment. An appeal shall stay the due date for payment until the date of the final order of the Board.

Such fees shall be assessed by mailing notice of same to the owner or other person by certified mail, return receipt requested. Payment thereof shall be due fourteen (14) days after mailing of such notice, which notice must contain a statement of the right of the owner or other person to appeal the same to the Board and the time limitation thereon.

In any judicial proceeding brought by the City to collect fees which have not been paid as required by the provisions hereof, failure to receive notice of the assessment of such fee may be a defense thereto, but only if such notice was not sent to the proper mailing address of the defendant or was received thereat by someone other than a person upon whom substituted service may be made pursuant to the Illinois Code of Civil Procedure.

Any fee or fees assessed as herein provided, and any judgment entered for same, shall be in addition to any fine imposed by the Circuit Court under Section of this Chapter.

## Chapter 67

No certificate of occupancy shall be issued for any building for which permit, or re-inspection fees are unpaid. (Amended, Ordinance No. 2020-01, January 6, 2020, Effective February 1, 2020)

**19. WITHHOLDING OF PERMITS.** Building permits may be withheld from permit applicants, or in the case of combined permits from the licensed subcontractor, who is in violation of Chapters 67, 67.2, 68, 69, or 70.1 of the City Code at a location other than that for which a permit is being sought. (Amended, Ordinance No. 2011-59, October 3, 2011)

Such violation may include, but shall not be limited to the following:

(a) Failure to arrange for inspections required under Chapters 67, 67.2, 68, 69, and/or 70.1 of the City Code within a reasonable time frame. (Amended, Ordinance No. 2011-59)

(b) Failure to take reasonable requested action to uncover work which requires inspection but has been hidden from view of the inspector.

(c) Failure to pay required permit or re-inspection fees.

(d) Failure to obtain a building permit for work which required a building permit.

(e) Failure to take reasonable action to notify and obtain approval from division of changes made to approved building permits.

(f) Falsifying information on building permit applications.

(g) Performance of building permit work under an invalid or voided building permit.

(h) Failure to obtain a required Certificate of Occupancy before occupying or allowing occupancy of new construction or change in use.

Permit applicants from which permits are to be withheld must be notified by mailing notice of same to the permit applicant or licensed subcontractor by certified mail, return receipt requested. Said notice shall inform the permit applicant or licensed subcontractor of the

violations, which if corrected, will allow the City to issue to the permit applicant or licensed subcontractor additional permits. Corrections shall be made within fourteen (14) days after mailing of such notice, which notice must contain a statement of the right of the permit applicant or licensed subcontractor to appeal the same to the Construction and Housing Board of Appeals and the time limitation thereon.

The withholding of permits as herein provided may be appealed to the Construction and Housing Board of Appeals by filing a notice of such appeal with the City Clerk within fourteen (14) days of the mailing of notice of such withholding. An appeal shall stay the due date for corrections required until the date of the final order of the Board.

20. **SEVERABILITY.** The provisions hereof are, and shall be construed to be, severable and invalidity of any section or provision of this Chapter or of the codes and standards hereby adopted shall not invalidate other sections or provisions hereof.

21. **REPEALED.** That existing provisions of ordinances not in conformity with the provisions of this Chapter are, to the extent of such non-conformity, amended, modified or repealed so as to conform with the provisions hereof.