

# **BOND COUNTY BUILDING CODE ORDINANCE**

ADOPTED BY  
THE BOND COUNTY BOARD MEMBERS  
JUNE 8, 1980

REVISED  
AUGUST 10, 1976  
REVISED  
JULY 5, 1994  
REVISED  
AUGUST 3, 1999  
REVISED  
JULY 18, 2000  
REVISED  
JANUARY 1, 2005  
REVISED  
DECEMBER 6, 2016  
REVISED  
MAY 16, 2017  
REVISED  
AUGUST 16, 2022  
REVISED  
FEBRUARY 20, 2024

## ORDINANCE NO. 3 OF BOND COUNTY, ILLINOIS

### AN ORDINANCE ESTABLISHING RULES AND REGULATIONS GOVERNING CONSTRUCTION AND ALTERATION OF BUILDING STRUCTURE

SECTION 1. This 1976 ordinance, together with the IBC, IRC, NEC & IFC and any cumulative supplements thereto or entirely new Abridged Building Code, as published by the Building Officials Conference of America, Inc., by reference thereto being hereby incorporated into this ordinance and made a part thereof as if fully set out herein, is hereby designated the Building Ordinance is hereby enacted for the purpose of promoting and safeguarding the public health, safety, comfort and welfare of the Citizens of Bond County.

SECTION 2. No building, structure, camps or parks accommodating persons in motorized homes, house cars, cabins and parts and appurtenances thereof, shall hereafter be constructed or altered, except in conformity with the provisions of this ordinance.

SECTION 3. The provisions of this ordinance shall apply to only such structures, buildings, camps or parks as are located outside the limits of cities, villages and incorporated towns and shall not apply to those used for agricultural purposes on farms, including farm residences.

SECTION 4. The provisions of this ordinance shall be enforced by a Building Inspector to be appointed by the County Board, and who shall serve as such Building Inspector at the pleasure of the County Board. The Building Inspector shall be paid such fee as shall be established from time to time by the County Board by resolution.

SECTION 5. The Building Inspector shall determine code adoption date; shall enforce all laws relating to the construction, alteration and use of all buildings as regulated herein; shall issue permits and notices as required by this ordinance; and shall keep comprehensive records of applications of permits issued, of inspections made and of notices or orders issued.

SECTION 6. The Building Inspector in the discharge of his duties shall have the authority to enter any building, structure or premises at any reasonable hour, upon showing his certification of office and without necessity of judicially issued warrant, for the purpose of enforcing this ordinance, and may request so far as it may be necessary, the assistance of the Sheriff, State's Attorney and other county officials in the matter appropriate to their powers.

SECTION 7.A. No building or structure shall hereafter be built, enlarged, altered or moved, nor shall repair or maintenance work be done, which in any way affects the structural, fire or health qualities of a building or structure, outside the limits of cities, villages or incorporated towns, but excluding those for agriculture purposes on farms, excluding farm residences and garages, be installed, erected, altered, repaired without a permit from the Building Inspector. For purposes of definition of the words, “agricultural purposes on farms excluding farm residences”, no building or structure shall qualify for the farm or agricultural purpose exemption should said building structure be built, enlarged, altered or moved on any tract of land less than five acres. In all other cases of tracts of land greater than five acres, the judgement of the Building Inspector as to the applicability of the agricultural purpose exemption shall be accepted, except as hereinafter provided.

SECTION 7.B. A permit shall not be required for any minor repairs as may be necessary to maintain existing parts of building, but such work or operation shall not involve the replacement or repair of any structural load-bearing, nor reduce the means of exit, affect the light or ventilation, room size requirements, sanitary or fire resisting requirements, use of materials not permitted by the building provisions of this code, nor increase the height, area or capacity of the building.

SECTION 8. PERMITS-APPLICATIONS for PERMITS shall be made in writing upon printed blanks or forms furnished by the Building Inspector for such purpose. Permits must be obtained before construction commences. The application shall be made by the owner or his duly appointed representative. It shall include a brief description of the proposed work, the use or uses to which the building or structure will be put, estimated cost of construction, and complete legal description of the property, and shall give such additional information as may be required by the Building Inspector for an intelligent understanding of the proposed work. An E911 address must be assigned for the building identified upon the application prior to approval and issuance of a permit.

SECTION 9. PLANS-APPLICATIONS shall be accompanied by one (1) copy of the plans and specifications clearly illustrated and specifying the work to be done. The copy of plans and specifications shall, if approved, and a permit issued for the work to be started, be signed by the Building Inspector. One signed or stamped copy of plans and specifications shall be kept on file in the Office of the Building Inspector. Additional copies of the plans and specifications may be required by the Building Inspector if such are required by other officials or agencies whose jurisdiction may be affected. A signed copy of the building permit shall be displayed at all times during the period of the work in a prominent place.

SECTION 10. PLOT PLAN-there shall be filed also, a plot plan either as part of the working drawings or in the space provided on the permit application, drawn to scale with all dimensions figured, showing accurately the size and location of all proposed new construction and the relation to the other existing or proposed structures on the same lot and other structures on adjoining property within ten (10) feet of the property lines. This plan shall also show the proposed location of water supply lines or ditches for disposal of surface water.

The Plot Plan will not be required for interior alterations, repairs or electrical work, nor for additions or other new construction which do not occupy ground areas in addition to that occupied by the existing structure.

SECTION 11. No permit shall be issued for the erection or remodeling of any structure which is not completely in conformity with the provisions of the Subdivision Ordinance now in effect or hereafter enacted.

SECTION 12. REVIEW of APPLICATION-The Building Inspector shall examine all applications for permits within a reasonable time after filing. If he finds that the proposed work will comply with all applicable laws, codes and ordinances, and that the proposed construction will be safe, he shall issue a permit within seven (7) days from the receipt of the application. If for any reason, an application cannot be approved, he shall notify the applicant in writing, stating the reason for disapproval within seven (7) days from receipt of application. The Building Inspector shall sign or cause to be signed, all permits, certificates and notices required to be used by this code.

SECTION 13. EXPIRATION of PERMIT-A permit under which no work is commenced within one (1) year after issuance, shall expire by limitation.

SECTION 14. POSTING - A copy of the Building Permit shall be kept on and posted conspicuously on the premises and made open and available for inspection during the time of construction until the completion thereof.

SECTION 15. APPLICATION FEES- Each application for Building Permit shall be accompanied by a fee computed according to the following schedules:

BUILDING TYPE	RATE PER SQUARE FOOT OF FOUNDATION AREA
One (1) story residence	\$ 0.15
One and one-half (1 ½) story residence	\$ 0.15
Tri-level residence	\$ 0.15
Two (2) story residence	\$ 0.15
Carport, Garage, Deck and Patio	\$ 50.00 Flat Fee
Non-residential	\$ 0.10
Billboards	\$ 60.00

Sub-Stations & Bulk, Storage Tanks (above or underground for commercial use) & Towers

Rate based on Current Market Cost Estimate:

\$60 for first \$5,000, \$40 for each additional \$1,000 for cost of tower or additions to existing cell towers. \$25 Inspection Fee per visit

Application fees for permits for all alterations and remodeling, including enlarging or moving of structures, shall be charged in accordance with the following schedule:

ESTIMATED CURRENT MARKET VALUE OF WORK	FEE
Up to \$5,000.00	\$ 10.00
\$5,000.01 and over	\$ 25.00

**SECTION 16.A. INSPECTIONS:**

Every new building or structure and every remodeling, alteration, repair or maintenance, moving or demolition of an existing building or structure for which a building permit is required, shall be inspected at least once during construction. New building, and remodeling, repair or alteration of existing buildings or structures costing over one-thousand (\$1,000.00) dollars shall be inspected at least five (5) inspections.

- 1<sup>st</sup>: before the footing is poured,
- 2<sup>nd</sup>: when the foundation is ready to be poured,
- 3<sup>rd</sup>: when the framework is completed,
- 4<sup>th</sup>: when plumbing, heating and electricity is roughed in,
- 5<sup>th</sup>: when the structure is completed and the groundwork around the building is finished                      graded.

Manufactured homes and trailers should have three (3) inspections.

- 1<sup>st</sup>: before footings are poured,
- 2<sup>nd</sup>: when home is up and tied down,
- 3<sup>rd</sup>: when home is complete and finish grading done.

The owner or builder shall notify the Building Inspector at such times as construction approached the above-mentioned conditions.

(Note: The first inspection mentioned above, may in some cases of remodeling, repair or alteration, not applicable and will not be made.)

#### SECTION 16.B. BUILDINGS TO BE ENLARGED, ETC.

The Building Inspector shall examine all buildings or structures for which application has been made for a permit to enlarge, alter or move such building or structure, to determine whether or not such a permit may be granted.

SECTION 17. UNSAFE BUILDINGS: A) If in the opinion of the Building Inspector, any existing building or structure or any building or structure under construction is in any way dangerous to persons or property, he shall require the owner of such building or structure to make necessary repairs or reconstruction within a specified time upon forms provided by the Departments; buildings or structures which might be determined to be unsafe by the Building Inspector. If located on tracts of land qualified for the agricultural purpose exemption, shall be excluded from the provisions of these sections concerning unsafe buildings.

SECTION 17.B. CONDEMNATION - The Building Inspector shall order condemnation of any unsafe building or structure which cannot satisfactorily be repaired or reconstructed after proper notices have been delivered to the owner. In cases of condemnation, the Building Inspector shall post notices upon the property affected, proclaiming the action and prohibiting occupancy or use of the building or structure. The Building Inspector shall have authority thirty (30) days after such condemnation has been imposed, to enter upon said premises and to fence in, prop up or tear down and remove such unsafe or dangerous building or structure, and do all things which may be necessary for the protection of life and adjoining property, provided, however in case there shall be, in the opinion of the Building Inspector, actual immediate danger of failure or collapse of a building or structure or portion thereof so as to endanger life or property, the Building Inspector shall obtain the necessary funds from the County Treasurer, purchase such material and employ such labor and cause the necessary work to be done to render said building or structure or portion thereof temporarily safe, whether the procedure prescribed in this section has been instituted or not. After removal or destruction of any property, the Building Inspector shall notify the owner or his agent in writing, to clean up all debris and to fill any old foundation, pits, cistern or wells.

The amount of expense caused by the condemnation, removal or other destruction may be recovered by the County from the owner or owners of the lot or parcel of land. The expense involved due to condemnation, removal or destruction, shall become a lien in favor of the County upon the lot or parcel of land.

The Building Inspector may prohibit the use of any buildings for residential purposes which does not comply with the rules and regulations stated herein.

SECTION 18. STOP ORDERS - The building Inspector shall stop the construction, repair, alteration or removal of any building or structure when work done thereon, is carried on in violation of this code in a reckless, careless, unsafe or improper manner, All Stop Orders shall be in writing and signed by the Building Inspector and included in such stop order' the date and nature of the violation of this ordinance, and shall be effective on the person or persons involved in the building, enlarging, altering or moving of any building or structure by posting said written stop order on the premises. A copy of such written order shall be retained in the files of the Building Inspector and one copy delivered to the Office of the State's Attorney within a reasonable time after the issuance of same. When any work shall have been stopped by the Building Inspector for any reason whatsoever, it shall not again be resumed until the Building Inspector shall be been satisfied that the reason for work stoppage has been completely removed.

SECTION 19. PENALTY - Any person, firm or corporation violating any of the provisions of this ordinance shall be, upon conviction, fined not less that Twenty-Five (\$25.00) Dollars nor more than Five-Hundred (\$500.00) Dollars for each offense, and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 20. There shall be appointed a Board of Standards and Appeals. This board shall be appointed by the Chairman of the County Board each year, with the approval of the County Board, and shall consist of members as shall be established from time to time by resolution of the County Board.

The Board of Standards and Appeals shall meet at the call of the Chairman or at the request of the Chairman of the County Board to act on appeals for variances and other matters relating to the building regulations and to review this ordinance from time to time to recommend amendments.

SECTION 21. This ordinance shall be published in electronic form within thirty (30) days of its passage and shall be effective ten (10) days thereafter and not less than three (3) copies of the rules and regulations of this ordinance shall be kept on file in the office of the County Clerk. The provisions of a certain ordinance, being Ordinance No. 2, establishing rules and regulations governing construction and alteration of building and structures, as adopted and approved by the Bond County Board on June 8, 1970, shall remain in force and effect concerning any and all permits for building, enlarging, altering or moving of buildings or structures where said permit was issued prior to the date of this ordinance as hereinbefore adopted.

REVISED  
AUGUST 10, 1976  
REVISED  
JULY 5, 1994  
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AUGUST 3, 1999  
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FEBRUARY 20, 2024

APPROVED:

/s/Bernard Meyers  
Chairman,  
Bond County Board

ATTEST:

/s/ Meg Sybert,  
Bond County Clerk