

CHAPTER 1

GENERAL PROVISIONS

7-1-1: Short Title.

This title, including the Codes, rules and regulations it adopts by reference, is entitled the “Building Code of the Village of Holiday Hills, Illinois”.

7-1-2: House Numbering.

- A. All residences in the Village shall be numbered in accordance with the United States Postal Department recommended numbering system;
- B. No occupancy permit shall be issued in connection with any new building until and unless the numbering requirements of this Chapter are satisfied;
- C. It shall be the duty of the owner and occupant of every residence in the Village to have placed and maintained in a location clearly visible at all times from the street, figures no less than three inches (3”) in height showing the number of the residence;
- D. An authorized numbering chart and plan shall be kept on file in the office of the Village Clerk.

7-1-2: Seal.

All building plans, except for one-family detached dwellings, shall be impressed with the seal or certificate of a licensed and registered architect or structural engineer of the state, when the construction, alteration, additions, remodeling or repairing involving structural changes, shall exceed the total cost of ten thousand dollars (\$10,000.00).

7-1-3: Fire Protection District Review

A copy of all building plans, except for one-family detached dwellings, shall be transmitted by the Village Building Official to the applicable fire protection district for its files and for its review and comments relating to fire protection of the building elements or other precautions required for protection against specific hazards of the particular use of the building.

7-1-4: Health Inspection Agency

- A. The McHenry County Health Department is the official health inspection agency for the Village of Holiday Hills.

- B. All food service establishments being newly constructed or extensively remodeled must submit plans to the Village Building Department, as well as to McHenry County Health Department for review. Included in these categories are liquor stores, retail food stores, taverns and other establishments selling food for human consumption.

7-1-5: Notice

Inspections required in this Title occur by appointment with the Building Official.

7-1-6: Occupancy Permit

Prior to the issuance of a certificate of occupancy pursuant to this Title, the Building Official shall file an unexecuted certificate of occupancy with the county supervisor of assessments; and the owner of the property for which said occupancy permit is requested shall obtain from the county supervisor of assessments, in the form prescribed by said official, a receipt showing that the unexecuted certificate of occupancy has been duly filed and that the property is subject to increased assessment from the date of issue of the certificate on the proportionate basis for the year in which the improvement was completed.

7-1-7: Occupancy Permit; Receipt to be Filed

The owner of the property shall file the receipt with the Building Inspector of the Village and the Building Official shall file a certified copy of the certificate of occupancy, when issued with the county supervisor of assessments.

7-1-8: Occupancy Permit; Plat of Survey

In order to conform compliance with the plat of survey submitted with the permit application, a spotted survey of the building foundation made by a registered Illinois land surveyor showing the distances of the building from the subject property boundary lines and the dimensions of the buildings and the ground elevations in relation to the foundation, shall be filed with the Building Official by the person to whom the building permit is issued prior to the issuance of a certificate of use and occupancy.

7-1-9: Occupancy Permit; Building Plans

Three (3) sets of building plans shall accompany the application and shall also include plumbing, electrical and mechanical drawings or diagrams.

7-1-10: Demolition Permit; Bonds

Demolition of buildings: A cash deposit of five hundred dollars (\$500.00) shall be deposited with the Village to assure the filling in of any below grade areas and

completion of other measures deemed necessary to restore the premises to a safe condition following the completion of the proposed demolition shall accompany the application for a permit.

7-1-11: Night Operations

No construction or alteration operations shall be carried on at nighttime if the same are accompanied by loud or annoying noises. Nighttime shall be defined as those hours between eight p.m. and seven a.m.

7-1-12: Approval of Plans

After receiving all information required by this Title, the Building Official shall grant or deny any application for a building permit within forty-five (45) days after it is filed with him.

7-1-13: Second Inspection

- A. Any permit issued for the construction of any residential building, or addition thereto, shall become invalid if such building is not ready for a second inspection within one hundred eighty (180) days after the issuance of the permit, and all fees paid thereon shall be forfeited.
- B. Upon permittee's written application to the Village Board prior to the expiration of such permit, the Board may extend the time under such permit, with or without the assessment of additional permit fees, within which such inspection may be made; provided, however, that the said Board must first find from the evidence presented that timely completion of said construction was prevented by an act of God, labor strike or for other material and unavoidable cause shown by permittee.

7-1-14: Building Permit Term or Life

Any and all building permits issued pursuant to this Title shall have a term or life of one (1) year from the date of issuance.

7-1-15: Stop Order

The Building Official, or such other person as may be authorized by the Village President may order work stopped whenever any construction, alteration or repair work is being done in violation of any provision of this Title; such stop order, when oral, shall be followed by a written stop order within ten (10) days. It is unlawful to continue work in violation of a stop order until such order has been revoked by the person issuing it or by the Village President. The person to whom the stop order is issued shall pay the sum of One Hundred Dollars (\$100.00) to the Village for each such stop order so issued. Such sum shall be paid before the stop order is removed.

7-1-16: Appeals of Decision of Building Official

Any person aggrieved by any decision of the Building Official may appeal therefrom to the Board of Trustees. Said Board may by majority vote to affirm, modify or reverse the decision of the Building Official. Thereupon, the Building Official shall take action in accordance with the decisions of said Board.

7-1-17: Accessory Buildings and Structures

No garage, shed, barn, outbuilding, or any other type of non-residential building or structure shall be constructed on any premises in the Village, except an accessory building to an existing residence by the owner thereof.