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AN ORDINANCE CREATING A BUILDING DEPARTMENT, PROVIDING FOR A BUILDING INSPECTOR, FIXING FEES AND PERMITS, PROVIDING REGULATION FOR THE CONSTRUCTION, ALTERATION, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF BUILDINGS AND STRUCTURES, BUILDING LINES AND APPURTENANCES, PROVIDING A FINE FOR THE VIOLATION THEREOF, WHICH SAID ORDINANCE SHALL BE KNOWN AS "THE BELLEVUE BUILDING CODE OF 1973".

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS.

SECTION 1. This ordinance shall be known and cited as "THE BELLEVUE BUILDING CODE OF 1973". and presumptively shall provide for all matters affecting or relating to the construction, equipment, alteration, repairing, moving or demolition of buildings or structures wherever erected or to be erected or removed in the village of Bellevue, Illinois.

SECTION 2. NEW BUILDINGS AND ADDITIONS. This ordinance shall apply to all new buildings and additions to buildings, except:

- A. Temporary one-story buildings for use of builders.
- B. Wooden fences not over four feet six inches high.

SECTION 3. EXISTING BUILDINGS. Every new installation exceeding a total cost of three hundred dollars including labor, said labor to be computed as not less than the full cost of materials used, shall comply with the requirements of this ordinance.

SECTION 4. ALTERATIONS. (A) This ordinance shall also apply to all alterations which affect the structural strength or sanitary conditions of any building, but shall not include ordinary repairs necessary for the maintenance of any building.

(B) Any building maintenance with a cost not exceeding 300.00 dollars will require a permit card for 1.00 fee.

SECTION 5. MOVING AND DEMOLATION OF BUILDINGS. No dwelling or public building shall be moved or demolished until a permit has been obtained from the building inspector, and adequate provision made for the filling of any excavation caused or remaining by the removal or demolition of such building. The fee for the inspections under this paragraph shall be 2.00 dollars.

SECTION 5. FOUNDATIONS AND FOOTINGS. 1. Excavations for foundations shall extend to a level which will provide adequate bearing. In case of doubt regarding bearing capacity, tests may be required for this determination.

2. Excavations shall extend below prevailing frost line and not less than 30 inches below finished grade. Excavations shall not be less than 12 inches below natural grade.

3. The bottom of footing trenches shall be level and on undisturbed soil.

4. All footings shall be a minimum of 8 inches depth and 4 inches projection on each side for width.

5. All footing shall be of continuous poured concrete.

X 30x30  
12"  
Post  
For Pad

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When continuous pour is not possible, there shall be set midway in the break at the bulkhead, at least three 5/8 x 16 inch steel rods.

SECTION 6. BASEMENTLESS HOUSES. (A) In buildings using wood floors, where no basement is used, a crawl space of at least 32 inches shall be provided between the ground and the bottom of floor joists, and such ground shall be substantially level.

(B) In buildings built on a slab, the slab shall be at least six inches and with thickened edges. Such edges shall extend at least eight inches above finished grade and at least 30 inches below finished grade, with a width of footing at least 10 inches. The slab shall rest on a porous fill of select material, compacted, not less than 6 inches in depth. All slabs shall be reinforced with at least a 6x6 inch mesh of no. 10 steel wire, and footings shall contain at least 3-5/8 inch steel rods. Between the slab and porous material shall be a vapor sheet of sufficient quality to withstand absorption of moisture.

(C) In all buildings using crawl space, ventilating openings shall be provided and covered with a metal mesh of under 1/2 inch screen openings. All ventilators shall be at least 6x12 inch, and at least two shall be provided in each crawl space.

(D) In small buildings on a slab, such separate building, other than a dwelling, not exceeding one story, constructed of either wood frame or concrete block construction and having less than 500 square feet of area, may be supported on concrete slab with thickened edges. Such edges shall extend

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at least 8 inches above finished grade and 12 inches below finished grade. The slab shall be at least 4 inches thick and shall rest on a porous fill of select materials not less than six inches in depth. All slabs shall be reinforced with at least 6x6 inch mesh of no. 10 steel wire.

(E) Detached private garages may be supported on concrete slabs on the earth, when not attached to another building. Such slabs shall be not less than 4 inches thick and shall extend at least 2 inches above finished grade.

SECTION 7. CONSTRUCTION. (1) All structures built under this ordinance shall have a termite shield, properly installed therein, which shall be copper, aluminum or heavy roofing.

(2) Use following minimum table for floor joists;

Size	spacing	Maximum Span
2"x8"	16"	12'2"
2"x10"	16"	16'
2"x12"	16"	18'

(3) Use following minimum table for ceiling joists;

Size	Spacing	Maximum Span
2"x4"	16"	8'
2"x6"	16"	14'
2"x8"	16"	16'
2"x10"	16"	20'

(4) Truss construction must be of a standard approved design, or as approved by an Illinois Licensed Structural Engineer and certified by such engineer.

(5) Bridging must be used on all joist spans over 8' and must not be more than 8' on center.

(6) Headers over windows and door openings must comply with

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the following table:

Size	Maximum Span
Two 2x4's on edge	3'6"
Two 2x6's on edge	6'6"
Two 2x8's on edge	8'6"
Two 2x10's on edge	12'6"

For longer spans, laminated plywood, concrete lintels or steel beams are permissible upon certification of an Illinois Licensed Architectural or Structural engineer.

(7) All dwelling houses shall be constructed with outside siding over storm sheathing, provided, however, that private garages may have single wall construction.

(8) Use the following minimum table on rafter centers;

Size	Center	Length
2x6's on edge	16"	20'
2x6's on edge	24"	16'
2x8's on edge	16"	22'
2x8's on edge	24"	18'

(9) All masonry walls shall be interlocked at the corners. In all masonry walls of more than 25 feet in length, pilasters shall be placed midway, and not more than 20 feet apart.

(10) (A) The outside walls of all masonry buildings shall be at least 8 inches thick. In the case of a second story supported by such wall, the first floor shall be at least 12 inches thick.

(B) In any building having an excess of two stories, or the equivalent in height, structural walls and supports shall be in conformity with a certificate of an Illinois Licensed Structural engineer.

(C) Outside fire escape for two story apartments or more.

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(11) Where wood construction comes in contact with concrete or masonry construction, a termite shield of 3 oz. copper or aluminum or heavy duty roll roofing with at least a 1/4 inch overlap shall be provided.

(12) All free standing car-ports shall be supported by at least a 4x4 inch pillar, placed at least every 8 feet, and secured with gusset plates. Three inch pipe may be used, if placed every 8 feet and anchored in 30 inches of concrete, or by using 1 inch x 1/4 inch strap anchors imbedded in concrete. Roof rafters of such free standing car-ports shall comply with the rafter regulations herein provided for other roofs, or in the event that fibre glass is used, such sheets shall be at least 1/8th inch thickness and shall be placed on rafters or approved strength, as determined by the Building Inspector.

SECTION 8. CHIMNEYS. All chimneys shall be built from the ground up and for use in dwellings or public buildings must have an inside measurement of at least eight inches by twelve inches, provided, however, that where the total floor space of the building shall not exceed 1000 square feet, the inside measurements of said chimney may be 8 inches by 8 inches. No chimney shall have less than a 4 inch wall in thickness. All chimneys for coal, oil or wood type heat shall be of brick, and shall be tile lined flue construction, built from adequate footing below the frost line, up above the roof of the building. Transite or similar approved type vents may be used with gas heat.

All gas water heaters or space heaters shall be vented in accordance with the above, and all such vents shall extend at least 10 inches above the eaves.

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SECTION (9). ELECTRICAL CONSTRUCTION. All electrical work shall conform strictly to the provisions of the National Electrical Code. No wiring shall be changed or altered, nor added to, without a permit. All electrical work shall be performed in good workman-like manner.

SECTION 10. PLUMBING. All plumbing shall be installed in a sanitary and workman-like manner. The requirements contained in "MINIMUM REQUIREMENTS FOR PLUMBING", published by the National Bureau of Standards shall apply, and such minimum requirements as therein outlined shall be a part of this ordinance as though fully written therein.

(A) Access openings shall be provided to the plumbing fittings and valves at the bath tub. Such access openings shall be enclosed by hinge or snap panel, and shall be of sufficient size to permit proper repairs and replacements.

SECTION 11. DUTY OF BUILDING INSPECTOR. The Building Inspector is hereby authorized and empowered to enforce the provisions of this ordinance and to supervise the construction, equipment, alteration, repairing, moving or demolition of all buildings or other structures. The Building Inspector shall have the right to enter any premises or any building or other structure in the performance of his duties, and any person who denies or obstructs the performance of such duty shall be deemed to be in violation of this ordinance and punished accordingly.

SECTION 12. STREET LINE. A street line is hereby defined as a division line between a lot, tract or parcel of land and a

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contiguous public street, including in such all property dedicated for street purposes, or subject to public easement.

SECTION 13. SIDE YARDS. A side yard is defined to be an unoccupied space on the same lot with a building, between the building and the side line of the lot and extending from the front to the rear of the lot line.

SECTION 14. BUILDING LINES. (1) Every lot or tract of land shall have a minimum width of fifty (50) feet; not more than thirty-five (35) percent of the area of any lot or tract shall be occupied by buildings.

(2) No foundation or any part of any building shall be erected nearer to the side lot property line than a distance equal to ten (10) per cent of the lot frontage at the building set-back line; in the event the side lot lines are not parallel, then the distance shall be determined by the average of the total width of the front and rear lot lines, and in no case, shall said distance be less than five (5) feet subject to the provisions of section 10.2.

(3) Any accessory buildings that is not a part of the main structure shall be located not less than sixty (60) feet from the front line provided that if located fifty (50) feet or more from the required setback line and not less than seventy-five (75) feet from the front property line, the sideyard may be reduced to three (3) feet.

(4) No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes.

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Neither shall a basement be occupied temporary as living quarters until the outside of the main structure has been completed.

(5) No building shall be constructed less than five (5) feet from a rear property line.

SECTION 15. BUILDINGS ON LOTS OPENING ONTO A STREET. All buildings shall be built upon a lot having an opening onto a public street.

SECTION 16. FEES FOR BUILDING PERMIT. The following fees shall be charged and the Building Inspector shall collect the fees prior to the issuance of the permit, as follows:

One dollar shall be charged for repairs up to three hundred dollars.

A minimum charge of three dollars for a building permit, with a additional 1.00 dollar charge for each 100 square feet of living space.

SECTION 17. "STOP\*ORDERS". All structures subject to the provisions of this ordinance, hereafter erected, altered or repaired, without a permit fee first being obtained, or not in conformity with the provisions of this ordinance, shall be stopped by the Building Inspector, who shall post conspicuously on the premises, "stop order", and any person or owner who proceeds or permits the proceedings with any work or the furtherance of the work in violation of such order, shall be deemed guilty of the violation of this ordinance and shall be subjected to the penalties hereof.

SECTION 18. WORKMANSHIP. All work shall be done in good workman-like manner and shall be subjected to a final approval of the Building Inspector.

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Parker*

All exteriors of buildings hereafter built, shall be of new materials, and no building shall be built, altered or repaired where the exterior walls are to be covered with an asphalt type siding or sheathing.

SECTION 19. DUTY TO PROCURE PERMIT. In all cases where a General contractor is in charge of the work or project, or has been engaged to perform any work, removal, construction, erection, demolition, improvement or the like, it shall be the duty of the general contractor to procure and pay for all permits, and he shall otherwise be fully responsible for the strict compliance with this ordinance. In all other cases, it shall be the duty of the owner to procure and pay for such permits and to otherwise comply with the provisions of this ordinance.

SECTION 20. TERMINATION OF PERMITS. All permits for work to be performed, are issued with the express stipulation that work shall commence within six months and shall actively be prosecuted unto completion, except for strikes, destruction or acts of God, and any unusual or unnecessary delay in excess of six months shall cause such permit to expire and be void, and the Building Inspector shall post a "stop order", and no new permit shall be issued until the full permit fee for such total cost of construction shall have been fully paid. The provisions of this section shall apply to permits heretofore issued as well as those that may hereafter be issued.

SECTION 21. CONSTRUCTION WITHOUT PERMIT, FORBIDDEN. No person, firm or corporation shall commence any work or construction for which a permit is required by this ordinance, until after such permit has been obtained and posted.

SECTION 22. CAR PORTS AND BREEZE WAYS. All car ports and breeze-ways shall be considered a part of the dwelling house or building, for the purpose of ascertaining the building lines, setback lines and the like.

SECTION 23. STANDS. All vendors stands, even though temporary, shall comply with the provisions of this ordinance. For the purpose of determining "temporary", as used herein, the term shall mean any building under 36 square feet in area, but not to include contractor's on the job buildings for use during construction of a building or other project in actual construction, when used for office or temporary storage of materials and equipment for such construction purposes. As to such "temporary" building or stand, herein included and covered, a building permit shall be required.

SECTION 24. BUILDING INSPECTOR. The building inspector shall be responsible for the enforcement of the provisions of this ordinance.

SECTION 25. PENALTIES. Any person, firm or corporation who shall violate any provision of this ordinance or fail to comply therewith, or who shall violate or fail to comply with any lawful order or regulation made thereunder, or who shall proceed to build in violation of any detailed statement of specifications or plans submitted and approved thereunder, shall upon conviction therefor, be fined not less than TWENTY-FIVE (25) DOLLARS, NOR MORE THAN TWO HUNDRED (200) DOLLARS, AND COSTS, and each day such violation continues shall be a separate offense and fined accordingly.