

CHAPTER 6

BUILDING REGULATIONS

ARTICLE I – BUILDING CODES

6-1-1 ADOPTION OF BUILDING, ELECTRICAL, AND PLUMBING CODES.

- (A) The 2006 Edition of the International Building Code is hereby adopted. The County of Monroe has adopted the 2006 Edition of the International Building code, 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 in the County of Monroe; and providing for the issuance of permits and collection of fees therefor.
- (B) The 2005 Monroe County Electrical Code is hereby adopted.
- (C) The 2004 Illinois State Plumbing Code is hereby adopted.

6-1-2 INTERNATIONAL BUILDING CODE; COUNTY GUIDELINES.

- (A) A certain document, **one (1) copy** of which is on file in the office of the County Clerk of the County of Monroe and Monroe County Zoning Office, being marked and designated as the "International Building Code, 2006 Edition," including Appendix Chapters and additional sections noted in Subsection (B) below, is hereby adopted as the Building Code of the County of Monroe, in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; 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 County of Monroe are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Subsection (B) of this Section.
- (B) The following sections are hereby included:
 - (1) Section 101.1. International Mechanical Code, 2006.
 - (2) Section 101.2. National Fire Protection Act 54, 2006 Edition.
 - (3) Section 101.3. International Property Maintenance Code, 2006.
 - (4) Section 101.4. International Residential Code, 2006.
 - (5) Section 101.5. Monroe County Guidelines dated January 16, 2007.
- (C) If any section, subsection, sentence, clause or phrase of this Article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Article. The County Commissioners hereby declares that it would have passed this Article, 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.
- (D) Nothing in this Article 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 Subsection (C) of this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.
- (E) The County Clerk is hereby ordered and directed to cause this Ordinance to be published.
- (F) This Article and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **May 1, 2007**, from and after the date of its final passage and adoption.

(Ord. No. 07-03; 02-05-07)

ARTICLE II – ELECTRICAL STANDARDS

6-2-1 **DEFINITIONS.** As used in this Article, the following terms shall have the meanings indicated:

Electrical Equipment: Conductors and equipment installed for the utilization of electricity, but does not include apparatus, conductors, and other equipment installed by public utilities, including common carriers, which are under the jurisdiction of the Illinois Commerce Commission, or use in their operation as public utilities.

6-2-2 **ELECTRICAL COMMISSION.** There is hereby established an Electrical Commission which shall consist of **five (5) members**, as follows: the Electrical Inspector, who shall be ex officio Chairman of such Commission. Of the other **five (5) members**, **one (1)** shall be a registered professional engineer, **one (1)** shall be a registered electrical contractor, **one (1)** shall be a journeyman electrician, **one (1)** shall be representative of an inspection bureau maintained by the fire underwriters (or Chief of a Fire Department); and **one (1)** shall be a representative of an electrical utility company. Such members shall be appointed for terms of **four (4) years** by the Chairman of the County Board with the advice and consent of the Board of County Commissioners. The Electrical Inspector shall serve on such Commission without additional compensation therefor. The members shall receive no compensation as members of the Commission.

6-2-3 **DUTIES OF ELECTRICAL COMMISSION.** The Electrical Commission shall recommend safe and practical standards and specifications for installation, alteration, and use of electrical equipment designed to meet the necessities and conditions that prevail in the County, shall recommend reasonable rules and regulations governing the issuance of permits by the Electrical Inspection Department and shall recommend reasonable fees to be paid for inspection by the Electrical Inspection Department of all electrical equipment installed or altered within the County of Monroe. Such standards and specifications, rules, and regulations and fees shall not become effective until adopted by ordinance by the County Board of Commissioners.

6-2-4 **ELECTRICAL INSPECTOR.**

(A) **Contract.** There is hereby created the position of Electrical Inspector. The person chosen to fill the office of Electrical Inspector shall be a competent electrician of good moral character. He shall have had at least **five (5) years'** experience as a journeyman in the practice of his trade, or **three (3) years'** training in a recognized college of electrical engineering and in addition thereto, **two (2) years'** of practical experience in electrical construction for safety to life and property, and have knowledge of the statutes of the State of Illinois relating to electrical work and rules and regulations issued by the Fire Marshal of Illinois under authority of the safety rules and standards approved by the American Engineering Standards Committee. The Electrical Inspector shall be under contract by the Chairman of the County Board, by and with the advice and consent of the Monroe County Board of Commissioners.

(B) **Fees.** The Zoning Office shall collect all fees in advance and shall turn all fees over to the County Treasurer for use by the County and shall make a semi-annual report to the Monroe County Board of Commissioners in relation thereto.

(C) **Compensation.** Compensation for the Electrical Inspector shall be set forth by contract between the Electrical Inspector and the Monroe County Board of Commissioners.

6-2-5 INSTALLATION OR ALTERATION OF ELECTRICAL EQUIPMENT. Work permits are required for all electrical installations, alterations, and replacements of electrical wiring, equipment, supplies, or devices to be installed in or on property or improvements on property in the County, as follows:

(A) Where any building is undergoing remodeling, all changes to be made to the electrical installation where GFI or ARC fault protection is required under NEC 2005 and Ordinance 06-05, and service upgrades or new service installations must be reviewed with the County's electrical inspector and a work permit must be obtained before work proceeds. **(Ord. No. 12-9; 10-15-12)**

(B) The County shall issue work permits to licensed electrical contractors or a homeowner, provided that the homeowner personally performs the electrical work and provided that the electrical work is to be installed in the home occupied by the owner and that the home is a single-family residence or owner-occupied duplex. The homeowner must also pass the homeowner test, which can only be taken twice within a calendar year. **(Ord. No. 12-9; 10-15-12)**

(C) When a work permit is issued, as provided in the preceding Subsection (B) of this Section, the Electrical Inspector will inspect such installation and will issue a certificate of approval if the installation meets the requirements of the County's electrical code, if the installation fails to meet the requirements of the County's electrical code, the permit shall be revoked.

6-2-6 INSPECTIONS.

(A) The Electrical Inspector shall inspect and shall require that all work and installations conform to the standards and specifications applicable thereto which have been recommended and adopted as herein provided.

(B) The Electrical Inspector shall have the right during reasonable hours to enter any building in the discharge of his official duties, for the purpose of making any inspection or test of the installation or alteration of electrical equipment contained therein, and shall have the authority to cause the turning off of all electrical currents and to cut or disconnect any conductors where such electrical currents are dangerous to life or property, or may interfere with the work of the Fire Department.

(C) Any reinspection of any wiring installation made necessary through the failure of the contractor or homeowner wiring his home to properly install same, or in violation of the rules, shall be charged another inspection fee. The reinspection fee is to be paid by the contractor or homeowner wiring his own home prior to reinspection. **(Ord. No. 12-9; 10-15-12)**

6-2-7 CERTIFICATE OF INSPECTION. Upon the completion of the installation or alteration of electrical equipment in any building, it shall be the duty of the person installing or altering the same to notify the Electrical Inspector, who shall inspect the work within **forty-eight (48) hours** after such notice is given, and if such electrical equipment is found to be fully in compliance with this Article, and does not constitute a hazard to life or property, he shall issue to such person for delivery to the owner, a certificate of inspection authorizing connection to the electrical service by the Monroe County Electric Cooperative or AmerenIP, and the company turning on the current for owners with certificate of final inspection. All wiring which is to be hidden from view shall be inspected before concealment, and any person installing such wires shall notify the Electrical Inspector giving him **forty-eight (48) hours** in which to make the required inspection before such wires are concealed.

6-2-8 COMPLIANCE REQUIRED; STANDARDS FOR PROPER INSTALLATION. No certificate of inspection shall be issued unless the electrical equipment is in strict conformity with the provisions of the ordinances of this County and with the statutes of the State of Illinois. Compliance with the regulations as laid down from time to time in the National Electrical Code, as approved by the American Engineering Standards Committee, unless in conflict with such ordinances or statutes, shall be prima facie evidence of proper installation or alteration.

6-2-9 **TIME OF INSPECTION.** The provisions for inspection of work authorized by the permits issued in accordance herewith shall not be construed as prohibiting the inspection of any electrical equipment whenever the Electrical Inspector shall determine that the public safety requires it.

6-2-10 **RECORDS.** The Zoning Office shall keep complete records of all permits issued and inspections made and other official work performed under the provisions of this Chapter.

6-2-11 **INSTALLATION REGULATIONS; PERMITS.**

(A) Any electrical installation not covered by the following rules shall be governed by the current National Electrical Code as adopted by the American Engineering Standards Committee, with such modification and exceptions as are recommended by the Electrical Commission.

(B) Where any building is undergoing remodeling, any changes to be made in the electrical installation must be taken up with the Electrical Inspector and approval obtained before work begins.

(C) An inspection and certificate of approval by the Electrical Inspector will be required on the wiring in all new buildings or in remodeled buildings before the same will be connected to supply lines.

(D) Temporary permits may be issued at the option of the Electrical Inspector. Permits shall be taken out for both old and new work and shall cover all work to be done. Permits must be obtained before work is started, and such permits are not transferable.

(E) Permits shall be issued only to registered electrical contractors, or a homeowner, provided that such homeowner is qualified to perform electrical construction work, and provided that such electrical construction work is to be installed in the home occupied by the owner and that the home is a single-family residence. The Electrical Inspector shall pass upon the qualification of the homeowner.

(F) In order for permits to be issued to homeowners, as provided in said Subsection (E) above, the homeowner must demonstrate to the satisfaction of the Electrical Inspector that he is qualified to perform electrical construction work, and that he either presently occupies the home in which electrical installation is sought to be made, or will, within a reasonable time, occupy the home then under construction; further provided that any person who builds a home or remodels a home for the purpose of rental or sale shall not be classed as a homeowner as provided in Subsection (E) above. It shall be prima facie evidence that the home was built or remodeled for resale if it is occupied by the builder or remodeler for a period of less than **two (2) years**.

(G) Any new wiring methods or systems not previously approved by the Electrical Commission shall not be used until presented and approved by the Electrical Commission.

6-2-12 **INSPECTION FEES.** The inspection rate shall be **Fifty Dollars (\$50.00)** per inspection.

6-2-13 **ANNUAL INSPECTIONS.** The wiring of lighting and power installation in all buildings other than residences anywhere in the County may be inspected annually by the Electrical Inspector. The Electrical Inspector shall leave a written notice of any change which may be required with the person in charge of the premises after making any inspection. The changes shall be made within **thirty (30) days** after receipt of the notice, unless, in the opinion of the Electrical Inspector, the changes should be made immediately. The Electrical Inspector shall reinspect the premises after the changes are made.

6-2-14 **RIGHT OF APPEAL.** Any person, firm, or corporation not in agreement with the decision of the Electrical Inspector shall have the right to appeal to the Electrical Commission of the County, and the decision of the Electrical Commission shall be final in all cases.

6-2-15 **RULES GOVERNING ELECTRICAL INSTALLATIONS.** All wiring shall be in compliance with the Monroe County Electrical Guidelines, dated **October 18, 2006**, as may be amended from time to time by the Monroe County Electrical Commission. (**Ord. No. 07-01; 01-16-07**)

6-2-16 **RESERVED.** (**Ord. No. 07-01; 01-16-07**)

6-2-17 **ELECTRICAL CONTRACTORS.**

(A) **Defined.** The term "electrical contractor," as used in this Article, means any person, firm, or corporation engaged in the business of installing or altering electrical equipment.

(B) **Registration.** Any person desiring to engage in the business of electrical contractor in the County of Monroe shall be registered as follows:

(1) Upon filing of such application in proper form and the payment of the fee fixed herein, the Electrical Inspector shall submit such application to the Electrical Commission, who after examining said application, reserves the right to verify applicant's work experience by examination, written or oral. If passed, he shall be registered as an electrical contractor. The Electrical Inspector shall issue to the applicant a certificate of registration which will authorize the applicant to engage in such business for the year in which it is issued and shall be renewed from year to year at the discretion of the Electrical Commission. The Electrical Inspector shall keep a suitable record of such registrations.

(2) No person having obtained an electrical contractor registration with the County of Monroe shall allow his name or his business name to be used by another person or company either for the purpose of obtaining permits or for doing electrical business or electrical work under this Code.

(C) **Fee.** The fee for registration as an electrical contractor shall be in the amount of **Five Hundred Dollars (\$500.00)** for the first year and **One Hundred Twenty-Five Dollars (\$125.00)** per year for each consecutive year after that. Such fee shall be paid to the Zoning Office in advance upon filing the application. All fees paid by the electrical contractor shall be paid to the Zoning Office.

6-2-18 **VIOLATIONS AND PENALTIES.** Any person violating any provision of this Article shall be fined in the amount of not less than **Seventy-Five Dollars (\$75.00)**, nor more than **Seven Hundred Fifty Dollars (\$750.00)**. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable hereunder as such.

6-2-19 **REPEALER.** All other ordinances or parts of ordinances in conflict herewith are repealed.

6-2-20 **SEVERABILITY.** Nothing in this Article hereby adopted shall be construed to affect any suit or proceeding pending 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 6-2-19** of this Article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Article.

6-2-21 **WHEN EFFECTIVE.** The Monroe County Clerk shall certify to the adoption of this Article and cause copy of same to be on file for public inspection as required by law; and this Article shall take full force and effect on **June 1, 2006**.

(Ord. No. 06-05; 05-01-06)

See Also:

Flood Plain Code – See Ch. 14

Health Code – See Ch. 18

Driveway Regulations – See Ch. 33; Art. V

Display of Address Numbers – See Ch. 33; Art. VI

Subdivision Coe – See Ch. 34

Zoning – See Ch. 40