

CHAPTER 6

BUILDING REGULATIONS

ARTICLE I – GENERAL PROVISIONS

6-1-1 **PURPOSE AND CODE ADOPTION.** The purpose of this Article is to define general development regulations that apply in all zoning districts and in other development areas where applicable. These regulations apply to all development within the appropriate jurisdiction of the **City of Benton.**

6-1-2 **BUILDING CODE ADOPTION.** **"2015 International Building Code", as published by International Code Council, Inc.,** including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the **Building Code for the City of Benton, Illinois,** for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2006 International Building Code and accumulative supplements thereto are hereby referred to, adopted, and made a part hereof as if fully set out in this Code with any additions, insertions, deletions, and changes thereto, described as follows:

Section 101.1 Insert: City of Benton.

Section 1612.3 Insert: City of Benton.

Section 3410.2 Insert: January, 1998.

Section 406.1.4 Change: 1. Private garages... "Doors shall be self-closing and self latching in all use groups with the exception of R3."

Section 903.2.1.2 Group A-2 As follows: "An automatic sprinkler system shall be provided for group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (465m²); or
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than the level of exit discharge."
4. One and two-family dwellings automatic fire systems. A builder of one and two-family dwellings to be constructed for a prospective purchaser shall offer to the purchaser at the time of entering into the construction/purchase contract the option, at the purchasers cost, to install or equip fire sprinklers in the dwelling, residence or unit. No purchaser of such one or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased. Written verification by the builder affirming that a fire sprinkler system was offered to the purchaser at the time of entry into the construction/purchase contract must be included in the permit application.

6-1-3 **INTERNATIONAL RESIDENTIAL CODE.** **"2006 International Residential Code",** as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Residential Building Code for the City of Benton, Illinois, for the control of one and two-family buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2006 International Residential Code and accumulative supplements thereto are hereby referred to, adopted and made a part hereof as if fully set out in this Code with any additions, insertions, deletions and changes thereto, described as follows: Insert: "Benton, Illinois" where wording calls for "Name of Municipality".

Section R105.2 Work Exempt from Permit Change to: 1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provide the floor area does not exceed 200 square feet (11.15m²)

Section R301.1 Emergency Escape and rescue openings Change to: Basement sleeping rooms shall have at least one operable emergency escape and rescue opening.

One and two-family dwellings automatic fire systems. A builder of one and two-family dwellings to be constructed for a prospective purchaser shall offer to the purchaser at the time of entering into the

construction/purchase contract the option, at the purchasers cost, to install or equip fire sprinklers in the dwelling, residence or unit. No purchaser of such one or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased. Written verification by the builder affirming that a fire sprinkler system was offered to the purchaser at the time of entry into the construction/purchase contract must be included in the permit application.

6-1-4 **EXPIRATION OF BUILDING PERMIT.** Building permits shall expire **two (2) years** from date of issuance. Fees paid **will not** be refunded.

6-1-5 **PLUMBING CODE ADOPTION.** "The Illinois State Plumbing Code, 2004", as published by the State of Illinois, Department of Health, including accumulative supplements thereto, as amended from time to time, be and is hereby adopted as the **Plumbing Code of the City of Benton, Illinois**, for the control of plumbing in this City, and all regulations, provisions, penalties, conditions and terms of "The Illinois State Plumbing Code" are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

6-1-6 **ELECTRICAL CODE ADOPTIONS.** "The National Electrical Code, 2011 Edition", as published by the National Fire Protection Association, including accumulative supplements thereto, as amended from time to time, be and is hereby adopted as the **Electrical Code of the City of Benton, Illinois**, for the control of installations, alteration and use of electrical equipment in this City, and all regulations, provisions, penalties, conditions, and terms of that Code are hereby referred to, adopted, and made a part thereof, as if fully set out in this Code.

(A) **Administration.** All fees provided herein shall be made payable to the City of Benton and paid to the City Clerk of the City of Benton.

6-1-7 **INTERNATIONAL FIRE PREVENTION CODE ADOPTION.** "The 2006 International Fire Code" as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted, to be administered and enforced by the Fire Department.

6-1-8 **STATE OF ILLINOIS ACCESSIBILITY STANDARDS ADOPTION.** "State of Illinois Accessibility Standards 1997" as published by the State of Illinois Capital Development Board including accumulative supplements thereto as amended from time to time be and is hereby adopted by reference.

6-1-9 **FEES.** The fees for the respective codes shall be as follows:
(A) **Title.** This Section shall be more commonly referred to as the "Building Permit Fee Section".

(B) **Building Electrical and Plumbing Permit Fees.** Except as provided herein, the Building, Electrical, and Plumbing Permit Fee Schedule shall be as stated in Exhibit "A" of this Article. Reference to "Group" and "Type of Construction" on said exhibit shall correspond with the definition and description of those terms as found in Sections 302-312 of the International Building Code - 2006 Edition, adopted by the City in Ordinance No. 1271. The building, plumbing, and electrical permit fees shall be established according to the International Code Council (ICC) table for Square Foot Construction Costs (as periodically updated).

The multipliers for each permit shall be as follows:

Building Permit	0.0015
Electrical Permit	0.0005
Plumbing Permit	0.0005

The formula for permit fee shall be as follows:

Building Sq/Ft x Cost per Sq/Ft x Multiplier = Permit Fee

Underground plumbing inspection fee - \$30.00

The minimum fee for a Building Permit shall be no less than **Fifty Dollars (\$50.00)** for all structures where a new foundation is required. The minimum Electrical and Plumbing Permit Fee shall be **Twenty-Five Dollars (\$25.00)**.

At the expiration of a Building, Electrical, or Plumbing Permit, the City may issue a **three (3) month** extension of the permit upon payment of a **One Hundred Fifty Dollar (\$150.00)** fee, provided the property owner, contractor, and subcontractor have otherwise complied with the Ordinances of the City in the construction of the project. No more than **four (4)** such extensions shall be granted.

There shall be a **Twenty Dollar (\$20.00)** re-inspection fee per re-inspection for each type of permit.

(C) **Occupancy Permit.** There shall be a **Two Hundred Dollar (\$200.00)** Occupancy Permit Fee payable at the time of the issuance of a Building, Electrical, or Plumbing Permit. The fee shall be refunded at the time an Occupancy Permit is issued less any re-inspection fees due and owing.

(D) **Fines and Penalties.** Certain fines and penalties shall be assessed against contractors, sub-contractors, and/or property owners for violations of certain provisions of the Ordinance Related to Building Codes and Fire Regulations. Said fines and penalties are more particularly set forth in **Section 1-1-20**.

(E) **Exclusion of Fees.** Churches, schools, and other non-profits are exempt from the aforementioned fees.