

2006 International Property Maintenance Code

The Village of Richton Park has adopted the International Property Maintenance Code, 2006 Edition, with the following amendments. Copies of the International Property Maintenance Code are available for viewing in the Building Department.

***Section 101.1 Title**

Insert: "Village of Richton Park"

+Section 102.3 Application of other codes. *Delete any references to the International Plumbing Code, International Electrical Code and the International Zoning Code and insert Illinois Plumbing Code, current edition, National Electric Code 2005 and Village of Richton Park Zoning Ordinance.*

Deleting references to codes the Village of Richton Park does not use.

***Section 106.4 Violation penalties.** *Delete section and replace with "Any person who shall violate a provision of this code shall be subject to a fine of not less than \$100 nor more than \$750. Each day that a violation continues after due notice has been served shall be deemed a separate offense.*

Delete Section 111 Means of Appeal in its entirety and replace with

***Section 111 Right to Appeal.**

***Section 111.1 Petition.** Any person affected by any notice which has been issued in connection with the enforcement of this code or any rule or regulation adapted pursuant thereto, shall have the right to request and shall be granted the right to appeal such notice of code violation, by requesting a hearing within 5 working days after the notice was served. The request must be filed with the Village Manager or designee, and state the grounds for the hearing.

+Section 201.3 Terms defined in other codes. *Delete International Zoning Code, International Plumbing Code and International Electric Code and insert Village of Richton Park Zoning Ordinance, Illinois Plumbing Code, current edition, and National Electric Code 2008.*

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***Section 302.4 Weeds** *Insert "6 Inches"*

All premises and exterior property shall be maintained free from weeds, grass or plant growth in excess of 6 inches.

*** Add Section 302.4.1 Landscaping.** All vegetation, trees, street furniture, accessory structures, berms or other landscaping element located on any zoning lot as defined in Chapter 1214 of the codified ordinance of the Village of Richton Park, shall be regularly maintained free from physical deterioration so as not to become a hazard to any person, property, utility or infrastructure. The Village may remove or have removed any

landscape element or portion thereof which encroaches or overhangs into the public right-of-way.

* **Add Section 302.10 External illumination of public area.** All lighting fixtures and structures installed and erected to provide illumination in public parking areas, canopies, awnings, and other structural projections under which the public can traverse shall be provided illumination during normal business hours of operation and one hour after closing of the business. Unless the village manager or designee determines and notifies the business proprietor and the person responsible for the illumination of the facility in writing, that because of safety consideration for the public, the hours of illumination need to be extended. All lighting fixtures shall be kept in good repairs so as to provide maximum illumination for which they were designed.

+**Section 304.7 Roofs and drainage.** *Add (after public nuisance...) “and the discharge hose must be at least 3 feet away from all property lines. Sump pump discharges must be at least 10 feet from property lines except if required to be tapped into sanitary storm sewer per Village of Richton Park codified ordinance 1042.12.”*

Trying to eliminate a resident’s water discharge from affecting adjacent properties.

***Section 304.14 Insect screens.** *Insert May 1, September 30*

From May 1st through September 30th all doors, windows or other outside openings required for ventilation of habitable room, food service or food preparation area shall be supplied with approved, tightly fitting screens. Every screen door used for insect control shall have a self-closing device.

* **Add Section 307.4 Size of dumpster/container.** All dumpsters shall be of sufficient size to accommodate disposed items generated by the property they serve. Dumpsters shall be emptied a minimum of once a week. If in the determination of the Code Official, the accumulation of trash is consistently greater than the provided dumpster, the code official shall direct the responsible person to increase the size of the dumpster or increase the number of pick-ups per week. Failure to comply shall be a violation of this code and result in the penalties as outlined in section 106.4.

+ **Add Section 307.5 Dumpster storage areas.** All outdoor dumpster/container collection and storage areas shall be completely obscured from surrounding property by a solid screen, 6 feet in height, constructed of masonry, wood, or material approved by the code official and the dumpster/container must be set on a surface of concrete or asphalt. The screened area must be secured by a lockable gate. The design of the screening shall be compatible in form, material and finish to the principal building. Any screened areas in a damaged condition must be repaired within 14 days of notification by the code official.

Providing instruction for commercial property owners for dumpster enclosures.

+ **Section 308.1 Infestation.** *Add A copy of the most recent extermination report is required as proof of service.*

Allows code enforcement officer to confirm exterminator treated structures.

+**Add Section 404.4.1 Area for sleeping purposes.** Only rooms designated as bedrooms may be occupied for sleeping purposes and/or considered to be rooms occupied for sleeping purposes. Every room occupied for sleeping purposes (bedroom) shall contain at least 70 square feet for a single occupant or least fifty (50) square feet of floor area for each occupant thereof for two or more occupants.

Gives code enforcer guidelines for determining overcrowding of dwelling units.

+**Section 505.1 General.** *Delete International Plumbing Code and replace with Illinois Plumbing Code, current edition.*

Deleting reference to code the Village of Richton Park does not use.

***Section 602.3 Heat supply.** *Insert: October 1, May 15*

Every owner and operator of any building who rents or leases shall supply heat from October 1st through May 15th to maintain a 68 degree temperature in all habitable rooms and bathrooms.

***Section 602.4 Occupiable work space.** *Insert: October 1, May 15*

Indoor work spaces shall be supplied with heat from October 1st through May 15th to maintain a minimum temperature of 65 degrees while the spaces are occupied.

+**Section 603.1 Mechanical Appliances.** *Add...cooling appliances, refrigeration appliances (after cooking appliances)*

Requires air conditioning and refrigerator to be operable as well as heating, mechanical and cooling appliances.

+**Section 604.2 Service.** *Delete ICC Electrical Code and insert National Electric Code 2005*

Deleting reference to code the Village of Richton Park does not use.