

CHAPTER 2

BUILDING, GENERAL PROVISIONS

SECTION:

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4-2-1: PERMIT REQUIRED: It shall be unlawful to construct or alter any building or structure in the Village, excepting fences when the cost of construction exceeds fifty dollars (\$50.00) or where the effect of such construction or alteration is to enlarge the capacity or affect the bearing walls of any building or the roof thereof, without having secured a permit therefor. (M.C. 1949; Sec. 462)

4-2-2: APPLICATION: Application for such permits shall be made to the Clerk and shall be accompanied by plans and specifications in duplicate showing the work to be done; such plans should be verified by the signature of either the owner of the premises or by the architect or contractor in charge of the operations. (M.C. 1949; Sec. 463)

Any person required to submit a building application regarding the erection of any new building, dwelling or commercial establishment to the Board of Trustees at least twenty-one (21) days before the Board shall be required to act upon same. (Ord. 288; 6-1-70)

4-2-3: APPROVAL PLANS: Such applications with plans shall be referred to the Building Inspector, who shall examine the same to determine whether the proposed alterations or construction will comply with the Code provisions relative thereto. Upon approval one set of plans shall be returned to the application with a permit, and the other set shall be retained by the Building Inspector. No permit shall be issued except after approval of the plans. (M.C. 1949; Sec. 464)

4-2-4: FEES: The fees for such permits shall be as follows for only construction, alteration and repair:

Where the cost is less than \$500.00	No charge
Cost from \$501.00 to \$750.00	\$7.50
Cost from \$751.00 to \$1,000.00	\$8.75
Cost from \$1,001.00 to \$2,000.00	\$1.25 per additional \$1,000 of evaluation
Cost from \$2,001.00 to \$7,000.00	\$1.50 per additional \$1,000 of evaluation
Cost from \$7,001.00 to \$20,000.00	\$2.50 per additional \$1,000.00 of evaluation

Cost from \$20,001.00 to \$50,000.00	\$2.00 per additional \$1,000.00 of evaluation
Cost from \$50,001.00 to \$100,000.00	\$1.50 per additional \$1,000.00 of evaluation
Cost from \$100,001.00 and up	\$1.50 per additional \$1,000.00 of evaluation

4-2-5: VARIATIONS: It shall be unlawful to vary materially from the submitted plans and specifications unless such variations are submitted in an amended plan to the Building Inspector and approved by him. (M.C. 1949, Sec. 466)

4-2-6: ENFORCEMENT OF PROVISIONS: The Building Inspector shall make or cause to be made such inspections as are necessary to see to the enforcement of the provisions of this Chapter, and to make any tests or examinations of materials or methods to be used for the purpose of seeing that the provisions of this Chapter are complied with. (M.C. 1949, Sec. 467)

4-2-7: BUILDING OPERATIONS:

(A) Use of Streets: The use of streets for the storage of materials in the process of construction or alteration of a building may be granted where the same will not unduly interfere with traffic and will not reduce the usable width of the roadway to less than eighteen feet (18'); no portion of the street other than that directly abutting on the premises on which the work is being done shall be used except with the consent of the owner or occupant of the premises abutting on such portion.

Any person seeking to make such use of the street shall file with the Clerk, together with a bond with sureties to be approved by the Clerk, to indemnify the Village for any loss or damage which may be incurred by it on account of such use and occupation. (M.C. 1949, Sec. 499)

(B) Night Operations: No construction or altering operations shall be carried on at nighttime if the same are accompanied by loud noises. (M.C. 1949, Sec. 500)

(C) Sidewalks: No sidewalk shall be constructed in the course of building construction or alteration without a special permit from the Clerk; and whenever the removal of a sidewalk is required in such work a special permit from the Clerk shall be obtained. (M.C. 1949, Sec. 501)

(D) Safeguards: It shall be the duty of the person doing any construction, alteration or wrecking work in the Village to do the same with proper care for the safety of persons and property. Warning barricades and lights shall be maintained whenever necessary for the protection of pedestrians or traffic; temporary roofs over sidewalks shall be constructed whenever there is danger from falling articles or materials to pedestrians. (M.C. 1949, Sec. 502)

4-2-8: PENALTY: Any person, firm or corporation, agent or employee, or contractor of such who violates, disobeys, omits, neglects, or refuses enforcement of any provisions of this Ordinance shall be assessed a fine equal to the cost of the building permit, together with costs of prosecution, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail of Rock Island County until said forfeiture and costs are paid, for a period not to exceed thirty (30) days for each violation. Each day that a violation continues to exist shall constitute a separate violation. The Board of Trustees gives the Building Inspector official power to enforce double charges. (Amendment to Ord. No. 271)

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