

CHAPTER 6
EXISTING STRUCTURES CODE

4-6-1 Adoption of the Basic/National Existing Structures Code

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The BOCA National Property Maintenance Code, 1990 edition, formerly known as the National Existing Structures Code, published by the Building Officials and Code Administrators International, Inc., is hereby adopted as the Property Maintenance Code of the Village and its provisions are incorporated by reference herein, including the following modifications. (*Ord. 518, 1-20-92*)

- A. All words contained in the Existing Structures Code which refer to “municipality”, “governmental authority” or other words of similar meaning shall mean the Village of Hebron.
- B. Whenever the words “Code official” or other words of similar meaning are used, they shall refer to the Building Officer of the Village or other person designated by the Board of Trustees of the Village to act in that capacity.
- C. Section ES-105.3 authorizing inspections without consent is modified as follows:

Inspections: Whenever the Building Official has probable cause to believe that the provisions of this Code are being violated, he is authorized to make inspection of the premises or structure believed to be in violation. Refusal by the owner, tenant or occupant to allow such inspection subjects the owner, tenant or occupant to the remedy provided in ES-105.3.2.

- D. Section ES-111.2, Appeal Board. The Zoning Board of Appeals shall hear all petitions appealing a decision of the Building Officer.
- E. Sections ES-111.2.1 through ES-111.3 are hereby repealed.
- F. Section ES-112.4 is modified to state:

Anyone affected by any such order shall within forty-five (45) days after service of such order apply to a court of competent jurisdiction for an order restraining the Building Officer from razing or removing such structure or parts thereof. The court shall determine whether the order of the Building Officer is reasonable, and if found reasonable, the court shall dissolve the restraining order and dismiss the petition; if found not reasonable, the court shall continue or enter a restraining order or modify it as the circumstances may require.

- G. Section ES-112.5 is modified to state:

Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the Building Official shall notify the Board of Trustees who shall decide whether the building shall be razed, and if the Board decides to do so,

may contract for the razing and removal of the building with costs to be charged as a lien upon the real estate which is subject to the demolition order.

- H. Section ES-301.5 providing for snow removal on sidewalks and repair is repealed.
- I. Section ES-301.10.1 prohibiting certain automobiles in disrepair is repealed.
- J. Section ES-301.11 prohibiting open fires is repealed.
- K. Section ES-302.1.1 requiring street numbers is repealed.

House Numbering Required: All lots, houses, buildings and structures in the Village shall be numbered in accordance with the McHenry County Grid System House Numbering Plan. The numbers shall be assigned by the United States Postal Service Hebron Postmaster.

Occupancy Permit: No occupancy permit shall be issued in connection with any Building Permit until and unless the numbering requirements of this Section are satisfied.

Duties of Property Owners: It shall be the duty of the owner and/or occupant of every building or structure in the Village to have placed and maintained thereon, in a place clearly visible from the street, figures at least two and one-half (2½) inches high, showing the number of the building or structure. Any person, firm or corporation failing to so number a building or structure within ten (10) days after receiving notice from the Village Clerk shall be subject to the penalties as provided in Section 4-6-1P below.

- L. Section ES-302.4.4 requiring insect screens is repealed.
- M.
 - 1. Section 114.2 of “The BOCA Basic Building Code/1984” is hereby repealed.
 - 2. Any person or entity issued a Building Permit shall commence construction within one hundred twenty (120) days of issuance of the Building Permit.
 - 3. Building Permits shall expire if work is not completed within the time designated after the issuance of the Building Permit:
 - a. New House: 18 months
 - b. Garage: 1 year
 - c. Remodeling, Additions: 6 months to 1 year, depending upon size of the job (as determined by Building Inspector)
 - d. Fences, Patios, Sidewalks, etc.: 60 days

4. If, after the expiration of the Building Permit, the work for which the Building Permit was issued has not been completed, the permit holder must request from the Building Inspector an extension of said Permit. Permits may be extended for no more than ninety (90) days upon a showing by said permit holder that said work was not completed in the prescribed time through no fault of his own. If the permit holder cannot show that the delay was through no fault of his own, the Permit will be extended for no more than thirty (30) days.
- N. Penalty: Any person, firm or corporation who shall violate any provisions of this Code shall, upon conviction thereof, be subject to a fine of up to five hundred dollars (\$500.00). Each day that a violation continues after due notice shall be served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. (*Ord. 415, 6-2-86*)