

Chapter 18 BUILDINGS AND BUILDING REGULATIONS

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ARTICLE I. - IN GENERAL

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FOOTNOTE(S):

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Editor's note—Ord. No. 2008-06, § 2, adopted October 8, 2008, amended chapter 18 in its entirety to read as herein set out. See Code Comparative Table for complete derivation. [\(Back\)](#)

Cross reference— Any ordinance declaring certain property to be a public nuisance and authorizing procedures for the demolition of same saved from repeal, § 1-16(a)(14); fire prevention and protection, ch. 26; solid waste, ch. 46; streets, sidewalks and other public places, ch. 50; subdivisions, ch. 54; utilities, ch. 66; zoning, ch. 70; nonconforming lots, structures and uses, § 70-721 et seq. [\(Back\)](#)

ARTICLE I. IN GENERAL

[Sec 18-1. Board of appeals.](#)

[Sec 18-2. Professional consultants.](#)

[Secs. 18-3—18-30. Reserved.](#)

Sec 18-1. Board of appeals.

In all adopted codes, where provision for board of appeals are referenced, in the absence of a village-appointed board of appeals, the Village of Malta Board of Trustees shall assume the role of board of appeals.

(Ord. No. 2008-06, § 1, 10-8-2008)

Sec 18-2. Professional consultants.

For all building permits, the building official may engage professional assistance other than village staff in order to thoroughly and expeditiously review and inspect the project in accordance with applicable regulations. The permit applicant shall be responsible for any costs associated with such professional review and inspection services and permits will not be issued until verification of payment has been confirmed.

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(Ord. No. 2008-06, § 1, 10-8-2008)

Secs. 18-3—18-30. Reserved.

ARTICLE II. BUILDING CODE

[Sec. 18-31. Adopted.](#)

[Sec. 18-32. Additions, deletions, insertions, and changes.](#)

[Secs. 18-33—18-60. Reserved.](#)

Sec. 18-31. Adopted.

The following building codes and standards shall be the building code for the village and shall be adopted and incorporated:

- (1) The International Building Code, 2003 Edition.
- (2) The International Residential Code for One- and Two-Family Dwellings, 2003 Edition.
- (3) The International Mechanical Code, 2003 Edition.
- (4) NFPA 70: The National Electric Code, 2002 Edition.
- (5) The most recent Illinois State Plumbing Code, Plumbing License Law and Plumbers Licensing Code currently in force as mandated by the Illinois Department of Public Health, and subsequent amendments and updates thereto.
- (6) The International Fuel Gas Code, 2003 Edition.
- (7) The International Fire Code, 2003 Edition.
- (8) The International Property Maintenance Code, 2003 Edition.
- (9) The most recent Illinois Accessibility Code currently in force as mandated by the State of Illinois Capital Development Board and subsequent amendments and updates thereto.
- (10) The most recent Illinois Energy Conservation Code for Commercial Buildings currently in force as mandated by the State of Illinois and subsequent amendments and updates thereto.

(Ord. No. 2005-05, § 6, 12-14-2005; Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-32. Additions, deletions, insertions, and changes.

(a) The International Building Code, 2003 Edition, as adopted by the Village Board, is hereby amended as set out in this section:

General

- (1) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta, Illinois".
- (2) In all Chapters and Sections where "International Accessibility Code" is written, insert, "Currently adopted State of Illinois Accessibility Code".

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Section 101.1, Title, is amended to read as follows:

101.1 Title: These regulations shall be known as the Building Code of Malta, Illinois, hereinafter referred to as "this Code".

Section 105.2 "Work Exempt From Permit". The following sections are hereby deleted:

105.2 - Building: 1. "detached accessory structure 200 square feet or less.

105.2 - Building: 2. "Fences not over 6' in height.

Section 903.3.5 Water Supplies, is amended to read as follows:

903.3.5 Water Supplies: The potable water supply shall be protected against backflow in accordance with requirements of the most recent version of the State of Illinois Plumbing Code.

Section 907.2.10.2 Power source, is amended to read as follows:

907.2.10.2 Power source. In addition to the required AC primary source, required smoke detectors in Use Groups R-1, R-2, R-3, R-4 and I-1 shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.

Section 1009.3, is amended to read as follows:

Section 1009.3 Exception 7. In one & two family dwellings, the maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (229 mm)".

Section 1805.2.1 Frost Protection, Exception 2 is hereby amended to read as follows:

Section 1805.2.1 Frost Protection, Exception 2. Freestanding accessory buildings with an area of 800 square feet or less shall not be required to be protected.

Chapter 11 Accessibility is deleted in its entirety

Chapter 29 Plumbing Systems is deleted in its entirety

- (b) The International Residential Code for One- and Two-Family Dwellings, 2003 Edition is hereby amended to read, as follows.

General

In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta, Illinois".

Section R105.2 "Work Exempt From Permit." The following sections are hereby deleted:

R105.2 - 1. "detached accessory structure 200 square feet or less.

R105.2 - 2. "Fences not over 6' in height.

Section R311.5.3 - Stairway Treads & Risers is hereby amended to read as follows:

R311.5.3.1 Riser height. The maximum riser height shall be 8 1/4".

R311.5.3.2 Tread depth. The minimum tread depth shall be 9".

Section R313.2 Power Source is hereby amended to read as follows:

R313.2 Power Source. In addition to the required AC primary source, required smoke detectors shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.

Section R403.1.4.1 Frost Protection, is hereby amended to read as follows.

R403.1.4.1 Frost Protection, Exception 1. Freestanding accessory buildings with an area of 800 square feet or less and an eave height of 10 feet or less shall not be required to be protected.

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R403.1.4.1 Frost Protection, Exception 2. Is deleted in its entirety.

Table N1102.1 *Simplified Prescriptive Building Envelope Thermal Component Criteria*, is hereby amended to read as follows:

Table N1102.1 Simplified Prescriptive Building Envelope Thermal Component Criteria

INSULATION VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

Maximum Glazing U-Factor		Minimum Insulation R-Value					
Fenestration U-Factor	Skylight U-Factor	Ceilings ^a	Walls	Floors	Basement Walls ^b	Slab R-Value And Depth	Crawlspace Walls ^b
.35	.60	38	19 or 13 + 5 ^c	30	10/13	10, 2 ft	10/13

- a. For ceilings with attic space, R-30 is allowed wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. For ceilings without attic space and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Table N1102.1 shall be limited to 500 ft².
- b. The first R-Value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
- c. "13-5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R.

Chapters 25-32 are hereby deleted in their entirety.

The following Appendices are adopted in their entirety:

- Appendix E Manufactured Housing Used As Dwellings
- Appendix F Radon Control Methods
- Appendix G Swimming Pools, Spas and Hot Tubs
- Appendix H Patio Covers
- Appendix J Existing Buildings And Structures

(c) **The International Mechanical Code, 2003 Edition**, as adopted by the Village Board, is hereby amended as set out in this section:

General

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In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta, Illinois".

Section 106.5.2 Fees is amended to read:

Section 106.5.2 Fees: See Village of Malta Building Permit Fee Schedule

Section 106.5.3 Refunds is hereby deleted in its entirety.

- (d) **The International Fire Code, 2003 Edition**, as adopted by the Village Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta, Illinois".

Section 103.2 Appointment is amended as follows:

Section 103.2 Appointment: The fire code official shall be the fire chief of the Village of Malta.

- (e) **The most recent Illinois Energy Conservation Code for Commercial Buildings** currently in force as mandated by the State of Illinois, as adopted by the County Board, is amended as set out in this section.

General

All Residential sections set forth in the Illinois Energy Conservation Code and its Supplements currently in force are hereby deleted.

- (f) **The International Fuel Gas Code, 2003 Edition**, as adopted by the Village Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta, Illinois".

Section 106.5.2 Fees is amended to read:

Section 106.5.2 Fees: See Village of Malta Building Permit Fee Schedule

Section 106.5.3 Refunds is hereby deleted in its entirety.

- (g) **The International Property Maintenance Code, 2003 Edition**, as adopted by the Village Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "Village of Malta".

Section 304.14 Insect Screens is amended to include the following dates:

May 1 to October 30

Section 602.3 Heat Supply is amended to include the following dates:

September 1 to May 30

Section 602.4 Occupiable Work Spaces is amended to include the following dates:

September 1 to May 30

(Ord. No. 2008-06, § 2, 10-8-2008)

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Secs. 18-33—18-60. Reserved.

ARTICLE III. MOVING BUILDINGS ^[2]

[Sec. 18-101. Permit required.](#)

[Sec. 18-102. Permit; applicant requirements.](#)

[Sec. 18-103. Bond.](#)

[Sec. 18-104. Overhead wires.](#)

[Sec. 18-105. Lights.](#)

[Sec. 18-106. Penalty for violation of article.](#)

Sec. 18-101. Permit required.

Moving a structure, in whole or in part, which is greater than eight feet in width and/or greater than 13 feet six inches in height, utilizing public streets within the corporate limits of the village shall require a moving permit for each structure moved with the exception of moving a garage or other accessory building upon which it is located to an adjacent lot under the same ownership.

(Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-102. Permit; applicant requirements.

Before starting any activities regulated by this article, an applicant shall comply with the requirements set forth in chapter 70, as well as all currently adopted building codes, and by state statutes and the regulations of any department of the state. Furthermore, all persons having a special use permit to move the structure shall, in each instance, be treated as a new construction and follow all such applicable regulations. Before moving or removing any building a permit must be obtained to do so from the village board of trustees with payment to the village clerk of a fee of \$200.00. In order to obtain a moving permit, the applicant must follow the procedures established by the village board of trustees. Such permit, if granted, shall state specifically all conditions, prescribing the route to be taken, and limiting the time for moving or removal, and such other requirements as in the judgment of the village board of trustees shall be necessary.

(Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-103. Bond.

The holder of a moving permit shall give a bond in an amount to be determined in each instance by the village board of trustees, conditioned for the observance of the ordinances of the village. The permit holder shall pay any and all damages which occur, without limitation, to any tree, pavement, street, sidewalk or other property belonging to the village, or to any telegraph, telephone or electric pole or wire, or to trees or to the property of others, whether such damage was inflicted by the permit holder or his agents or employees. The permit holder shall save, indemnify, and reimburse the village against all liabilities, judgments, costs, and expenses which may accrue against the village as a consequence of the granting of any permit and shall, in all things, comply with the conditions of such permit. The minimum amount of the

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bond shall be \$100,000.00, issued by a lawful corporate surety and approved by the village board of trustees.

(Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-104. Overhead wires.

Whenever the moving of any buildings by any moving permit holder necessitates the removal of any overhead wires, the person owning or controlling the overhead wires shall be required to remove them temporarily to permit the passage of such building. Such permit holder shall give at least seven days' notice for that purpose to the owner or person controlling such wires, and shall pay the expenses necessarily incurred by such owner or person in control in the removal and replacing of such wires.

(Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-105. Lights.

Every night when such building remains on a street or alley, the moving permit holder shall cause to be placed at each corner of such building a red light, and shall also, on or before 5:00 p.m. of each day, notify the police department of the location of such building on such street or alley at the time of stopping work on each day. No owner of any building or the contractor or permit holder shall suffer the same to be or remain in or on any of the streets or alleys or upon any of the public grounds of the village for any longer time than may be specified in such permit and shall pay to the village clerk the sum of \$500.00 per day for each additional day the building occupies any street, alley or public grounds.

(Ord. No. 2008-06, § 2, 10-8-2008)

Sec. 18-106. Penalty for violation of article.

Any person, firm, corporation, or permit holder violating any of the provisions of this article shall be subject to punishment as provided in section 1-10.

(Ord. No. 2008-06, § 2, 10-8-2008)

FOOTNOTE(S):

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Editor's note—Ord. No. 2008-06, § 2, adopted October 8, 2008, repealed the former Art. III, §§ 18-61—18-100, pertaining to property maintenance code, and renamed the former Art. IV, as set out herein. See Code Comparative Table for complete derivation. ([Back](#))