

CHAPTER 150: BUILDING REGULATIONS

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BUILDING CODE**§ 150.001 ADOPTION OF BUILDING CODE.**

A certain document, three copies of each which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the International Building Code, 2003 Edition, as published by the International Code Council, Inc. be and is hereby adopted as the Building Code of the Village of Matteson, Cook County, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building Code are hereby referred to, adopted and made a part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in § 150.002.

(Ord. 1643, passed 12-2-96; Am. Ord. 1927, 10-6-2003)

§ 150.002 ADDITIONS, INSERTIONS, DELETIONS, AND CHANGES.

(A) *Section 101.1.* Insert: Village of Matteson.

(B) *Section 105.2.* Delete: Items 1 through 6.

(C) *Section 106.1.* Revise the second sentence to read: The construction documents shall be prepared by an Illinois registered design professional.

(D) *Section 112.* Delete in its entirety.

(E) *Section 1003.2.10.1.* Add to end of section: Exit and exit access doors leading from a space that has an occupant load greater than fifty shall be marked with an additional exit sign located on the latch side of the door with the bottom edge of the sign no more than six inches from the floor.

(F) *Section 1805.4.5.* Delete in its entirety.

(G) *Section 1805.4.6.* Delete in its entirety.

(H) *Section 3307.* Add Subsection 3307.2.

Section 3307.2. Hours of Construction. Construction or activities related to construction shall be permitted only during the following times:

Weekdays	7:00 a.m. to 7:00 p.m.
Saturdays	8:00 a.m. to 7:00 p.m.
Sundays and Holidays	9:00 a.m. to 7:00 p.m.

(Ord. 1450, passed 9-17-90; Am. Ord. 1480, passed 9-16-91 and Ord. 1643, passed 12-2-96; Am. Ord. 1927, passed 10-6-2003)

§ 150.003 ADOPTION OF RESIDENTIAL BUILDING CODE.

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the International Residential Code, 2003 Edition, including Appendix Chapters A through K, as published by the International Code Council, Inc. be and is hereby adopted as the Residential Building Code of the Village of Matteson, Cook County, Illinois, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the village, and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2003 Edition, published by the International Code Council on file in the office of the Village of Matteson are hereby referred to, adopted and made a part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in § 150.004. (Ord. 1926, passed 10-6-2003)

§ 150.004 ADDITIONS, INSERTIONS, DELETIONS, AND CHANGES.

The following sections are hereby revised:

(A) *Section R101.1.* Insert: Village of Matteson.

(B) *Section R105.2.* Delete: Items 1 through 5 under "Building".

(C) *Section R106.1.* Revise the second sentence to read: The construction documents shall be prepared by an Illinois registered design professional.

(D) *Section R106.2.* Delete the first sentence and replace with the following:

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction/improvements, and existing structures on the site, distances from lot lines, the established street grades, the proposed finished grades, top of foundation, elevations at the property corners and any additional spot elevations required to indicate drainage patterns; and it shall be drawn in accordance with an accurate boundary survey by a registered Illinois Professional Land Surveyor.

(E) Add the following sections:

Section R106.2.1 Spotted Plat of Survey. Upon installation of the foundation the permit holder shall submit a spotted plat of survey showing to scale the size and location of the new construction and existing structures on the site, distances from lot lines, and top of foundation drawn in accordance with an accurate boundary line survey by a registered Illinois Professional Land Surveyor.

Section R106.2.2 Final Plat of Survey. Upon completion of the new construction the permit holder shall submit a final plat of survey showing to scale the size and location all improvements, distances from lot lines, proposed and final grades, spot elevations and elevations at property corners, proposed and existing top of foundation.

Section R107.5 Temporary Driveway. A temporary driveway of a minimum 2-inch stone base shall be installed after the foundation is constructed and before any further construction.

Section R108.4.1 Cash Bond. The Village may request the deposit of a cash bond in an amount determined by the permit fee schedule to insure the restoration of public property that may be damaged during the construction of the improvements for which a permit is sought. In the event there is damage to public property as a result of the construction activities for which the permit was sought and proper restoration was not performed, the bond will be liquidated to pay for such repairs as needed. Such bond or remaining portion thereof will be returned to the applicant upon verification of completion of any required restoration work.

Section R115 Hours of Construction. Construction or activities related to construction shall be permitted only during the following times:

Weekdays	7:00 a.m. to 7:00 p.m.
Saturdays	8:00 a.m. to 7:00 p.m.
Sundays and Holidays	9:00 a.m. to 7:00 p.m.

(F) *Section R309.1.* Add the following sentence at the end of the section: Doors shall be self-closing.

(G) *Section R313.* Renamed to read: Alarms Required.

(H) *Section R313.1.*

Renamed to read: Combination Smoke and Carbon Monoxide Alarms.

The first sentence is amended to read: Combination smoke and carbon monoxide alarms shall be installed in the following locations:

(I) *Section R313.3.* Added and will read:

Alarm Differentiation. The combination smoke/CO detector will issue different alarms to identify the hazard as smoke or carbon monoxide.

(J) *Section R401.3.* Add: All dwellings shall be equipped with gutters, downspouts and splash blocks adequately designed and installed to accommodate roof drainage.

(K) *Section R402.1.* Delete the entire section and replace with the following:

Wood foundation systems shall not be permitted for dwelling units. Detached accessory structures with a footprint of 144 square feet or less may be placed on an approved wood platform provided that wood in direct contact with the ground shall be protected against decay in accordance with Section R319. Such platform shall be anchored to the ground with an approved anchoring system designed to withstand basic wind speed forces as determined by Figure R301.2(4).

(L) Add the following:

Section R506.3 Accessory Structures. Accessory structures exceeding 144 square feet shall be supported by a concrete foundation and floor system as follows: the concrete shall be 12 inches thick at the perimeter of the foundation, which thickness shall extend a minimum of 6 inches inward before sloping at a 45 degree angle to meet the bottom of a 5-inch slab floor. The floor shall be reinforced with a minimum of #10, 6 x 6 wire mesh or equivalent. The structure shall be anchored to the foundation with ½" x 8" anchor bolts, nuts and washers, with bolts extending a minimum of 6" into the concrete and placed 8' on center and within 12" of corners. Accessory structures over 144 square feet shall be provided an electrical circuit for a lighting outlet and a ground fault protected receptacle outlet.

Section R506.4 Concrete Flatwork. Concrete slabs for patios, service walks and similar structures shall consist of 4 inches of concrete placed on a 4-inch base course consisting of clean graded and compacted gravel, crushed stone or crushed blast furnace slag passing a two-inch

sieve. The underlying soil shall be undisturbed and possess adequate load bearing capacity. Disturbed soils such as found in the over dig area surrounding a foundation shall be allowed to settle for minimum of six months or adequate bearing capacity shall be determined by a geotechnical evaluation. The specified compressive strength of concrete shall be as set forth in Section R402.2.

(M) *Chapter 26.* Delete entire chapter.

(N) *Chapter 27.* Delete entire chapter.

(O) *Chapter 28.* Delete entire chapter.

(P) *Chapter 29.* Delete entire chapter.

(Q) *Chapter 30.* Delete entire chapter.

(R) *Chapter 31.* Delete entire chapter.

(S) *Chapter 32.* Delete entire chapter.

(T) Add the following:

Section R324 Sprinkler System Required. An automatic sprinkler system designed to meet the criteria outlined in NFPA 13D shall be installed in all newly constructed single-family homes within the Village of Matteson. The automatic sprinkler system for newly constructed attached single-family shall meet the design criteria found in NFPA 13R.

(U) *Section N1102.1.1.* Delete in its entirety and substitute the following:

Section N1102.1.1 Exterior Walls. The minimum required R-value in Table N1102.1 for an exterior wall assembly shall at a minimum be met by the accumulation of the R-values of materials used in the construction of said wall assembly.

(V) *Section 3002 - Hoistway Enclosures.*

Section 3002.4. Delete in its entirety and substitute the following:

Section 3002.4 Elevator car to accommodate ambulance stretcher. In buildings installing an elevator, at least one elevator shall be provided for fire department emergency access to all floors. Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 76-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The

symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway doorframe.

(Ord. 1926, passed 10-6-2003, Am. Ord. 1954, passed 1-20-2004; Am. Ord. 2090, passed 11-20-2006; Am. Ord. 3053, passed 4-7-2008)

PROPERTY MAINTENANCE CODE

§ 150.015 ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the International Property Maintenance Code, 2003 Edition, as published by the International Code Council, Inc. be and is hereby adopted as the Property Maintenance Code of the Village of Matteson, Cook County, Illinois, for regulating and governing the conditions and maintenance of all property and buildings and providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for human occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Village Clerk of the Village of Matteson are hereby referred to, adopted, and made part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in § 150.016.

(Ord. 1645, passed 12-2-96; Am. Ord. 1930, passed 10-6-2003)

§ 150.016 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.

The following sections are revised.

(A) *Section 101.1.* Insert: Village of Matteson.

(B) *Section 103.5.* Revise to read: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the most recent fee schedule adopted by the President and Board of Trustees.

(C) Add the following:

Section 105.5 Certificate of Occupancy. No owner, agent, or person in charge of a dwelling unit or a commercial or industrial structure or space within shall allow any person to occupy the same as tenant or lessee or for valuable consideration unless said dwelling unit or structure shall have been inspected subsequent to its most recent occupancy and determined to be in

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compliance with all of the provisions of this code as well as all health and building laws as evidenced by a Certificate of Occupancy issued by the Building Official.

Upon request of the owner, agent or other authorized person, an inspector will be available at an appointed time within two working days or some other time as mutually agreed upon to perform an inspection.

If such inspection establishes compliance with all of the provisions of this code and all other health and buildings laws of the Village of Matteson, then the Building Official shall issued a Certificate of Occupancy for said dwelling unit, commercial or industrial structure or space.

Section 105.6 Annual Inspection of Multi-Family Buildings. Every owner, agent or person in charge of a multi-family building within 15 days of notification by the Village shall apply for an annual inspection of said multi-family building. The inspection shall be limited to the exterior and common or public areas. THIS INSPECTION shall be in addition to occupancy inspections.

Section 109.7 Boarding. The windows and doors of all structures, whether occupied or not shall be enclosed by materials customarily used for such purposes and shall not be enclosed by boarding or similar methods of enclosure except that ½-inch wire mesh or hardware cloth may be installed over windows or doors to prevent or minimize damage but not as a substitute for or in place of customary materials used for windows or doors.

(D) *Section 111.2.* Delete and replace with the following:

Section 111.2 Membership of Board. The Board of Appeals shall have the same membership as the Village Zoning Board of Appeals.

(E) Add the following:

Section 302.8.1 Control of Shopping Carts. It shall be the responsibility of the owner or the agent having charge of a shopping establishment to maintain control of shopping carts and similar devices or equipment and to retrieve any such shopping carts removed from the premises or in a location not approved for storage. Shopping carts may be stored outside provided they are stored on the premises of the shopping establishment in a designated area on a paved surface. The Director of Community Development or designee may approve alternate storage arrangements. The Village may remove or cause to be removed any shopping carts that due to their location are causing a public safety hazard. The cost of removal shall be the responsibility of the owner or agent in charge.

(F) *Section 307.3.2.* Change the first sentence to read:

The owner of every establishment producing rubbish or garbage shall provide and at all times cause to be utilized, approved leakproof containers with tight fitting covers.

Add the following:

The occupant of every dwelling unit shall be responsible for placing rubbish and garbage containers out for collection and removing them after collection. Upon removal the containers shall be placed to the rear of the building so that no container is visible from the street in front.

(Ord. 1645, passed 12-2-96; Am. Ord. 1804, passed 5-7-2001; Am. Ord. 1930, passed 10-6-2003)

PLUMBING CODE

§ 150.025 ADOPTION OF PLUMBING CODE.

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the Illinois Plumbing Code, 2004 Edition, as published by the Illinois Department of Public Health, be and is hereby adopted as the Plumbing Code of the Village of Matteson, Cook County, Illinois for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code are hereby referred to, adopted and made part of, as if fully set out in this section.

(Ord. 1650, passed 1-6-97; Am. Ord. 1931, passed 10-6-2003; Am. Ord. 2023, passed 4-18-2005)

§ 150.026 RESERVED.

§ 150.027 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.

Revise Appendix A: Table A to delete any reference to any material other than copper for water service and distribution pipe.

(Ord. 1650, passed 1-6-97; Am. Ord. 1931, passed 10-6-2003; Am. Ord. 2023, passed 4-18-2005)

ELECTRICAL CODE

§ 150.040 ADOPTION OF ELECTRICAL CODE.

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the National Electrical Code, 2002 Edition, as published by the National Fire Protection Association be and is hereby adopted as the Electrical Code of the Village of Matteson, Cook County, Illinois, for the control of buildings and

structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code are hereby referred to, adopted and made part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in § 150.041. (Ord. 1644, passed 12-2-96; Am. Ord. 1929, passed 10-6-2003)

§ 150.041 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.

Article 300.1(A). Add the following:

For all new work, wiring shall be installed in metal conduit or surface metal raceways appropriate for the intended installation. The use of pvc is permitted with the approval of the Village for underground installations. Flexible metallic cable may be used for extending flexible metallic conduit systems when approved by the Village. All exposed flexible metallic conduit shall be limited to three feet in length.

Unless approved by the Village, all conduit exposed to weather or installed in concrete shall be rigid metal conduit.

(Ord. 1644, passed 12-2-96; Am. Ord. 1929, passed 10-6-2003)

ELEVATOR SAFETY CODE

§ 150.050 ADOPTION OF AN ELEVATOR SAFETY CODE.

The documents listed in the ordinance description of Ordinance No. 3022, passed July 16, 2007, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated collectively as the Elevator Safety Code, are hereby adopted as the Elevator Safety Code of the Village of Matteson, Cook County, Illinois; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code are hereby referred to, adopted, and made part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed by the village.

(Ord. 3022, passed 7-16-2007)

MECHANICAL CODE

§ 150.090 ADOPTION OF MECHANICAL CODE.

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Matteson, Cook County, Illinois, being marked and designated as the International Mechanical Code, 2003 Edition, as published by the International Code Council, Inc. be and the same is hereby adopted as the Mechanical Code of the Village of Matteson, Cook County, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code are hereby referred to, adopted and made part of, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in § 150.091.

(Ord. 1928, passed 10-6-2003)

§ 150.091 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.

The following sections are hereby revised:

(A) *Section 101.1.* Insert: The Village of Matteson.

(B) *Section 106.5.2.* Insert: The current fee schedule for the Village of Matteson as adopted by the Board of Trustees and from time to time amended.

(C) *Section 106.5.3.* Insert: [76%]; [75%].

(D) *Section 108.4.* Insert: [code violation]; [\$750]; [none].

(E) *Section 108.5.* Insert: [&100]; [\$750].

(Ord. 1928, passed 10-6-2003)

ADMINISTRATION

§ 150.115 PLUMBING AND SEWERAGE INSPECTORS.

(A) *Offices established.* The Offices of Plumbing Inspector and Sewerage Inspector are established in the municipality. These offices shall be filled by appointment by the President and Board of Trustees or by ordinance, and shall be made on May 1 in each year or as soon thereafter as conveniently may be.

(B) *Duties; qualifications.*

(1) The Plumbing Inspector or Sewerage Inspector shall supervise and inspect all sewerage taps or sewerage connections made by any person, firm, or corporation pursuant to a permit received after first making the proper application.

(2) No person shall be qualified to hold the Office of Plumbing Inspector unless he/she shall be a master plumber or a journeyman plumber with a license of a journeyman plumber in effect for at least five years prior to his/her appointment.

('79 Code, §§ 31.75 and 31.76) (Ord. 297, passed 10-3-38)

Statutory reference:

Authority to promote health and regulate plumbing, see ILCS Ch. 65, Act 5, § 11-20-5

§ 150.116 BUILDING COMMISSIONER.

(A) *Office created; appointment.* The Office of Building Commissioner is established in the municipality which shall be also known as the office of the Chief Building Inspector. This office shall be filled by appointment by the President with the advice and consent of the Board of Trustees. (Ord. 1147, passed 6-7-82)

(B) *Duties; written report.*

(1) There shall be included among the duties of the Building Commissioner the following duties in addition to those otherwise provided for:

- (a) Inspection of footing and foundations.
- (b) Inspection of framing and construction.
- (c) Inspection of plumbing roughing.
- (d) Inspection of heating installation.
- (e) Inspection of finished plumbing.
- (f) Final inspection of building.

(2) The Building Commissioner shall make a written report of each of the above inspections and keep such report on file in his or her office. (Ord. 389, passed 1-16-50)

(C) *Compensation.* The Building Commissioner shall receive from the municipality for his or her services a salary as established by the President and the Board of Trustees.

('79 Code, §§ 31.80 - 31.82) (Am. Ord. 1748, passed 11-15-99)

§ 150.117 ELECTRICAL INSPECTOR.

(A) *Authority.*

(1) The Chief Electrical Inspector shall have the right, during reasonable hours, to enter any building or premises in the discharge of his/her official duties, or for the purpose of making any inspection, reinspection, or test of the electrical equipment therein, or its installation.

(2) When any electrical equipment is found by the Chief Electrical Inspector to be dangerous to persons or property because it is defective or improperly installed, the person, firm, or corporation responsible for the electrical equipment shall be notified by him/her in writing and shall make any changes or repairs required by the Inspector to place such equipment in safe condition. If such work is not completed within ten calendar days, or any longer period that may be specified by the Chief Electrical Inspector in said notice, he/she shall have the authority to disconnect or order the discontinuance of electrical service to said electrical equipment.

(3) In cases of emergency, where necessary for safety to persons or property, or where electrical equipment may interfere with the functions of the Municipal Fire Department, the Chief of the Fire Department or the Chief Electrical Inspector shall have the authority to disconnect or cause the disconnection of any electrical equipment or installation.

(B) *Condemnation.* The Chief Electrical Inspector shall have the power to condemn any electrical installation which is unsafe or hazardous to life and property, and in such case shall serve notice on the person, firm, or corporation owning, using, or installing the same to place the same in a safe and secure condition. Any interested person aggrieved by the action of the Chief Electrical Inspector under this section may, by written request, have the determination of the Chief Electrical Inspector reviewed by the Electrical Commission for the municipality, which Commission may either reverse or concur in the action of the Inspector.

(C) *Suspension of permits to contractor.* Failure on the part of any registered electrical contractor to correct any defect, error, or deficiency in any work installed under the authority of a permit issued to him/her by the Department of Electrical Inspection, within ten calendar days after written notification thereof by such department, or within such further reasonable time as may, on request, be prescribed, the Chief Electrical Inspector shall, without further notice, stop the issuance of permits to such registered electrical contractor until such corrections have been made, inspected, and approved.

(D) *Power of Deputy Inspector.* Whenever in this chapter authority is delegated to or duties imposed on the Chief Electrical Inspector, such authority may be exercised and such duties may be performed by a Deputy Inspector when authorized by the Chief Electrical Inspector.
(‘79 Code, §§ 31.83 - 31.86) (Ord. 579, passed 6-17-63)

§ 150.118 VILLAGE ENGINEER.

(A) *Office created; appointment; qualification.*

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(1) There is created the Office of Village Engineer.

(2) The office of Village Engineer shall be filled by appointment of the Village President, with the advice and consent of the Village Board of Trustees.

(3) The person shall be a registered professional engineer of this state.

(B) *Powers and duties.* The Village Engineer shall:

(1) Be responsible for the design and inspection of construction of all public improvements and facilities in the municipality;

(2) Perform the duties as are prescribed by ordinance, the subdivision code, by other ordinances or statutes relating to this office, or as directed by the Village Administrator and Director of Community Development;

(3) Review and approve all plans, specifications, and any other documents for public or private improvements within the municipality, as prepared by other engineers;

(4) Have the power to order all work stopped on the construction, alteration, or repair of any municipal improvement when the work is being done in violation of any provision of this code or any ordinance relating thereto.

(a) Work shall not be resumed after the issuance of such an order, except on the written permission of the municipality, providing that if the stop order is an oral one, it shall be followed by a written stop order within two hours.

(b) Two full working days' notice shall be given prior to the commencement of any construction of public improvements.

(C) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

PRIVATE IMPROVEMENT. An improvement not for public use, whether or not installed in public rights-of-way or easements, such as connections to buildings for which a permit is required from the Metropolitan Sanitary District of Greater Chicago or some other governmental agency.

PUBLIC IMPROVEMENT. An improvement for public use, whether installed within dedicated rights-of-way or easements, and whether installed by a contract with the municipality or installed by a subdivider or developer with the improvements to be deeded to the municipality at a later date.

(D) *Compensation.* The Village Engineer shall receive payment for services consistent with the village's policies regarding employee compensation.

('79 Code, §§ 31.90 - 31.93) (Ord. 891, passed 1-19-76; Am. Ord. 1762, passed 5-1-2000; Am. Ord. 3078, passed 12-1-2008)

§ 150.999 PENALTY.

Whoever violates any provision of this chapter for which another penalty is not specifically provided, shall be fined as provided in § 10.99 not more than \$750 for each and every violation thereof, and every day the violation continues shall constitute a separate offense.

[Chapter 151 begins on page 53]

