

**Ordinance No. 4186**

**AN ORDINANCE OF THE VILLAGE OF MATTESON, COOK COUNTY, ILLINOIS, ADOPTING BY REFERENCE CERTAIN BUILDING, RESIDENTIAL, PROPERTY MAINTENANCE, ELECTRICAL, MECHANICAL, FUEL GAS AND FIRE PREVENTION CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES IN THE VILLAGE**

**WHEREAS**, the Village of Matteson (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the Village may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the Village; and,

**WHEREAS**, three copies of the each code to be adopted were filed in the office of the Village Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and,

**WHEREAS**, the Village pursuant to Section 55 of the Illinois Building Commission Act (20 ILCS 3918/55) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Matteson, Cook County, Illinois, as follows:

**Section 1.** That Section 150.001 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**"§ 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, 2012 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 Section 150.002."

**Section 2.** That Subsections B, C, D, E, F, and G of Section 150.002 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

“(B) Section 105.2. Delete: Items 1 through 8 and 12.

(C) Section 107.1. Revise the second sentence to read: The construction documents shall be prepared by an Illinois registered design professional.

(D) Section 113 Deleted in its entirety.

(E) Section 1011.1 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 1809.12 Deleted in its entirety.

(G) Deleted”

**Section 3.** That Section 150.003 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**“§ 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, 2012 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 there for; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2012 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.”

**Section 4.** That Subsections (F) through (J), (L), (M) through (S) and (U) of Section 150.004 of Chapter 150 of the Matteson Municipal Code, as amended, be and are hereby amended to read as follows:

“(F) Section R308.4.6. Add to the sentence at the end of the section: fixed bench seating is located adjacent to glazing.

(G) Section R308.6.5. Deleted

(H) Section R310.5 Deleted

(I) Deleted

(J) Section R401.3. Add: All dwellings shall be equipped with gutters, downspouts, extensions and/or splash blocks adequately designed and installed to accommodate roof drainage. All accessory structures with a footprint of larger than 144 square feet shall be equipped with gutters, downspouts, extensions and/or splash blocks adequately designed and installed to accommodate roof drainage.

(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. Driveways, driveway approaches, garage floors and public walks shall consist of 5 inches of concrete placed on a 5-inch base course consisting of clean graded and compacted gravel, crushed stone or crushed blast furnace slag passing a two-inch sieve. 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) Chapters 25-40 and 43 are deleted.

(N) Deleted

(O) Deleted

(P) Deleted

(Q) Deleted

(R) Deleted

(S) Deleted

(U) Deleted"

**Section 5.** That Section 150.015 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**“§ 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, 2012 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 there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code, 2012 Edition 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.”

**Section 6.** That Section 150.040 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**“§ 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, 2011 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.”

**Section 7.** That Section 150.041 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**150.41 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.**

(A) Article 210.12 (A) Delete the following:

“Family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar room or areas”

and amend to read as follows:

Dwelling Units. All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in bedrooms shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

(B) 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 six feet in length. Unless approved by the Village, all conduit exposed to weather or installed in concrete shall be rigid metal conduit.

(C) Article 310.106 (B) Delete the following:

“aluminum, copper clad aluminum, or unless otherwise specified”  
and to read as follows:

Conductor material. Conductors in this article shall be copper.. All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in bedrooms shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

**Section 8.** That Section 150.090 of Chapter 150 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

#### **“§ 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, 2012 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.”

**Section 9.** That Section 150.092 and Section 150.093 be and is hereby added to Chapter 150 of the Matteson Municipal Code to read as follows:

#### **“FUEL GAS CODE**

#### **§ 150.092 ADOPTION OF FUEL GAS 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 Fuel Gas Code, 2012 Edition as published by the International Code Council, Inc. be and the same is hereby adopted as the Fuel Gas 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 Fuel Gas 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.

**§ 150.093 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES**

The following sections are hereby revised:

- A. Section 101.1. Insert: The Village of Matteson.
- B. Section 106.6.2. 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 106.6.3. Insert: [76%]; [75%].
- D. Section 108.4. Insert: [code violation]; [\$750]; [none].”

**Section 10.** That Chapter 95 of the Matteson Municipal Code, as amended, be and is hereby amended to read as follows:

**“CHAPTER 95: FIRE PREVENTION AND PROTECTION**

**§ 95.01 ADOPTION OF FIRE PREVENTION CODE.**

This code shall be known as the Fire Prevention Code. This code adopts the **2012** edition of the International Fire Code in its entirety, including Reference Standards and Appendices, regulating and governing conditions hazardous to life and property from fire, explosion, handling or use of hazardous materials, the use and occupancy of buildings and premises in the Village of Matteson and providing for the issuance of permits and collection of fees.

**§ 95.02 AMENDMENTS, INSERTIONS, DELETIONS, AND CHANGES TO THE FIRE PREVENTION CODE.**

For the purpose of the Fire Prevention Code, the following additions, insertions deletions, and changes are hereby adopted as follows:

- A. Section 101.1 Title. Insert: Village of Matteson
- B. Section 109.4 Violation penalties. Insert: petty offense and \$750 respectively.

- C. Section 111.4 Failure to Comply. Insert: \$100 and \$750 respectively.
- D. Section 316 Hazards to Fire Fighters. Is amended by adding the following new section:
- E. Section 316.7 Door Markings. In all buildings 10,000 square feet or larger, regardless of use classification, it shall be required to mark each "Exit" door from the building as follows: Each "Exit" door shall be marked with a number painted on both sides of the door in the bottom corner on the latch side. The painted number shall be of a contrasting color to the door, be six (6) inches in height with a one (1) inch stroke and will be numbered sequentially in a clockwise manner beginning immediately to the left of the main entrance door. The number is not required on doors made entirely of glass.
- F. Sections 903.2 - 903.2.12 Are hereby amended by deleting Sections 903.2 - 903.2.12 in their entirety and inserting the following new sections:
- G. Section 903.2 Where Required. An automatic sprinkler system designed to meet the criteria outlined in NFPA 13D shall be installed in all newly constructed one and two family homes, Group R-3 and R-4 congregate living facilities and townhouses within the Village of Matteson. The automatic sprinkler system for newly constructed Group R occupancies up to and including four stories in height shall meet the design criteria found in NFPA 13R. All other occupancy classifications shall be designed to meet the requirements of NFPA 13.
- H. In addition to the requirements set forth in NFPA 13, the following requirements shall be met:
- (1) All control valves for the sprinkler system must be supervised with tamper switches.
  - (2) A post indicator valve or wall indicator valve is required on the supply side of the sprinkler system and must be protected.
  - (3) Separate control valve(s) are required for each floor in a multi-story building and/or for each occupancy in a multi-unit commercial building. Separate flow switches are required for each floor/occupancy as outlined above.
  - (4) The Fire Department Connection shall be located near the main entrance to the occupancy. This connection shall be located at least forty (40) feet, but not more than one hundred (100) feet from a fire hydrant.
  - (5) The entire system shall be supervised, zoned, and annunciated in accordance with NFPA 13, 72 and the International Building Code in effect at the time of this construction. Additionally, all flow switches shall be connected to a strobe light so as to activate the strobe light when an alarm condition exists. Location of the strobe light shall be on the front of the occupancy in close proximity to the main entrance when possible.
  - (6) A Matteson Fire Department representative shall be present when the underground main for the sprinkler system is flushed. This test requires 48 hour notice to the

Fire Department prior to the time of the test. Contractors or their official representative must be present at the time of the test in order to sign off on the certification documents.

- (7) Piping between the exterior fire department connection and the check valve in the fire department inlet pipe shall be hydrostatically tested in the same manner as the balance of the system. This test requires 48-hour notice to the Fire Department prior to the time of the test. A Matteson Fire Department representative and Contractors or their official representative must be present at the time of the test in order to sign off on the certification documents.
- (8) Back flow is required per the State Plumbing code.
- (9) As built drawings shall be submitted to the Matteson Fire Department prior to the final inspection. These drawings shall be submitted on disk in PDF format.

I. Section 903.2.1 Where Required Retroactive In Existing Buildings and Structures. All existing buildings covered herein shall comply with the provisions of this section when:

- (A) Change in occupancy type. (Except 13D Systems).
- (B) Alterations or damages exceeding 50% of the physical value of the structure (Except 13D Systems).
- (C) The physical value shall be determined by an appraisal of the structure exclusive of land and furnishings. If there is a dispute as to the physical value of the structure, the matter will be remedied through the appeals process outlined in this code.

J. Section 907: Add new subsection 907.1.4 Installation.

Section 907.1.4 Installation

- 1. The fire alarm panel or a remote annunciator with the means to reset and silence the detection system shall be provided at a convenient location near the front entrance to the occupancy.
- 2. A strobe light shall be installed at the front of each occupancy. This strobe light shall be visible from the street and connected to the fire detection system so as to provide a visual identification of the affected occupancy.

K. Section 907.8 Inspection, Testing and Maintenance. Is hereby amended by adding the following new section:

Section 907.8.6 Resetting Fire Alarm Systems. Upon activation of a fire alarm system, the system shall not be reset (restored to a secured or clear condition) by any person. Only fire department personnel are authorized to reset or direct the system to be reset. The penalty for resetting a fire alarm shall be no less than \$250 or more than \$750 per occurrence.

L Section 1030. Maintenance of the Means of Egress. Is hereby amended by adding a new section:



Section 1030.10 Check Out Lanes. At no time shall checkout lanes be blocked by stored carts, displays, chains or other fixed obstructions to free access.

### § 95.03 WOOD TRUSS WARNING SIGNS.

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

**PROPERTY OWNER.** Any person, firm, or corporation having a legal ownership interest in the property.

**SIGN.** A nine-inch (minimum) by three-inch (minimum) piece of aluminum or stainless steel stock plate, 1/8-inch thick (minimum), covered with red 3M diamond grade reflective film or equivalent. Located at the center of the sign is a white 3M diamond grade or equivalent reflective letter "T" which is three inches (minimum) in height.

**WOODEN TRUSS ROOF.** A wooden roof structure consisting of a group of triangles arranged in a single plane in such a manner that loads applied at the points of the intersections of the structural members will cause only direct stresses, tension or compression, within the structural members.

**WOODEN TRUSS ROOF** may include, but are not limited to, the following general types of construction: bowstring, warren, sawtooth, k truss, scissors, cambered fink, hammerbeam, pratt, fink, and inverted queen post.

B. Required signage. The owner of any commercial or industrial structure which has a wooden truss roof assembly shall be required to mount warning signs meeting the following minimum requirements:

(1) Size and construction. Each sign required to be installed in accordance with this chapter shall be of the size and construction defined within Section 99:20.A.1.

(2) Mounting locations and height from finished grade. A sign shall be mounted directly to the right of each series of entrance doors (front, rear, and sides of the building or structure) at a height of five feet up from finished grade. Additional signs may be required by the Fire Code Official, when the distance between entrance doors or the length of a series of entrance doors would require additional warning signs for visibility by Fire Department personnel.

C. Property owner responsibility. It shall be the responsibility of each property owner to mount, maintain, and prevent obstruction of any warning signs required to be mounted on the building or structure.

### § 95.04 SPILLER PAYS.

A. The Trustees of the Village of Matteson do hereby find that hazardous materials and substances are widely used in commerce and by individuals in our society, and that properly controlled and utilized, such substances and materials can be beneficial to our overall well-being.

However, the Village Trustees further find that large known quantities and qualities of such materials and substances exist which may be toxic, corrosive, irritating, sensitizing, flammable or combustible and which may cause serious illness or harm to humans, animals and the environment. The public has a right to expect regulation of these substances. The Department of Transportation is responsible for regulating the transportation of hazardous materials by air, water, highway, rail, and pipelines.

B. Despite these regulations, death, injuries, and serious property damages related directly to the transportation of hazardous materials have and do occur. Risks present in the transport of dangerous goods cannot be totally abated through regulations.

C. State regulations entrust local communities with the responsibilities of the mitigation of hazardous material incidents within their jurisdiction. In responding to a hazardous substance discharge incident, the Matteson Fire Department and/or the Village of Matteson will incur significant expenses including but not limited to: equipment, cleanup, equipment replacements and additional staffing not normally reimbursed through state or federal agencies.

D. For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**CORROSIVE.** Any substance which when in contact with living tissue causes destruction of tissue by chemical action; but does not refer to action on inanimate surfaces.

**FLAMMABLE/COMBUSTIBLE.** Any substance which has a flashpoint of above 20 degrees to and including 80 degrees Fahrenheit as determined by the Tagliabue Open Cut Tester, and **EXTREMELY FLAMMABLE** means any substance which has a flashpoint at or below 20 degrees Fahrenheit as determined by the Tagliabue Open Cut Tester, and **COMBUSTIBLE** means any substance which has a flashpoint above 80 degrees Fahrenheit to and including 150 degrees as determined by the Tagliabue Open Cut Tester; except that the flammability or combustibility of solids and of the contents of self-pressurized containers shall be determined by methods generally applicable to such materials or containers, respectively.

**HAZARDOUS SUBSTANCE.** Any substance or mixture of substances which is toxic, corrosive, irritant, strong sensitizer, flammable, combustible, or which generates pressure through decomposition, heat or other means, and which may cause substantial personal injury or illness during or as a proximate result of any customary or reasonably anticipated handling or use, including reasonably foreseeable ingestion, and also means by radioactive substance.

**IRRITANT.** Any substance not corrosive, which on immediate, prolonged or repeated contact with normal living tissue will induce local inflammatory reaction.

**PERSON.** Any individual, partnership, corporation, trust or other entity.

**RADIOACTIVE SUBSTANCE.** Any substance that emits ionizing radiation.

**STRONG SENSITIZER.** Any substance which will cause, on normal living tissue through an allergic or photo-dynamic process, a hypersensitivity which becomes evident on reapplication of the same substance.

**TOXIC.** Any substance (other than a radioactive substance) which has the capacity to produce injury or illness to man through ingestion, inhalation, or absorption through any body surface.

**UNRECOVERED COSTS.** The total cost of operations maintenance, and additional staffing necessitated by the incident, including but not limited to, replacement of specialized equipment or supplies required to mitigate the emergency and may also include any extraordinary damage to equipment caused by the incident, which costs are not otherwise recoverable through state or federal agencies.

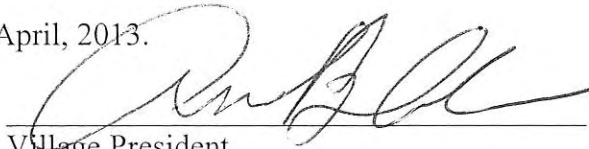
**§ 95.99 PENALTY.**

A. There is hereby imposed a fine upon any person violating § 95.04 equivalent to the greater of \$750 or the unrecovered costs incurred by the Fire Department and/or Village of Matteson in responding to the hazardous substance discharge incident.

B. Any person, firm, or corporation violating the provisions of this chapter shall be subject to a fine of not less than \$100 nor more than \$750. Each day said violation is permitted to exist shall constitute a separate offense.”

**Section 11.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Signed and approved this 1st day of April, 2013.

  
Village President

AYES:            6 \_\_\_\_\_

NAYS:            0 \_\_\_\_\_

0

ABSENT: 0

PASSED: April 01, 2013

RECORDED: April 2, 2013

PUBLISHED IN PAMPHLET FORM  
by Authority of the Board of Trustees:

April 2, 2013

Dorothy Grisco  
Village Clerk