

b. Ceilings or roofs shall have a minimum of an "R" factor of 12; and

c. Where the roof serves also as the finished ceiling a vent space of two inches shall be required between insulation and roof with venting at eaves and ridge, and a minimum of an "R" factor of ten for insulation.

(i) *Plumbing regulations.* In full compliance with the provisions of the County Building Ordinance, as amended.

(j) *Exterior of residence regulations.*

1. Exterior of residence must be fully completed six months from the date of the temporary occupancy permit.

2. Lawn must be final-craved and seeded six months from the date of the temporary occupancy permit.

(Ord. 002, passed 4-1-1975; Ord. 002/A1, passed 10-21-1975; Ord. 002/A3, passed 9-22-1977; Ord. 002/A4, passed 4-1-1978; Ord. 002/A10, passed 7-22-1980; Ord. 022/A11, passed 10-24-1990; Ord. 002/A13, passed 12-3-1993; Ord. 02/14, passed 9-7-1994; Ord. 002/A15, passed 6-15-2005; Ord. 002/A16, passed 3-15-2006)

**§ 150.09 BUILDING CODE.**

(A) The village hereby adopts the following building codes to be known as the "Village of Wonder Lake Building Code":

- (1) 2003 International Building Code ("IBC"), including appendices;
- (2) 2003 International Property Maintenance Code ("IPMC");
- (3) 2003 International Mechanical Code ("IMC");
- (4) 2003 International Fire Code ("IFC");
- (5) 2003 International Residential Code ("IRC") including: Appendices A, B, C, G, H, J, K and L;
- (6) National Electric Code, 2002 Edition ("NEC"); and
- (7) State of Illinois Plumbing Code, current edition.

Village of Wonder Lake  
4444 N. Thompson Road  
Wonder Lake, IL 60097

**§ 150.06 ENFORCEMENT.**

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 section, and to make any tests or examinations of materials or methods to be used for the purpose of seeing that they comply with the provisions of this section. No percolation test shall be performed or the results thereof accepted unless 24-hours' prior notice has been given to the Department of Building and Zoning of the time and date thereof.

(Ord. 002, passed 4-1-1975; Ord. 002/A6, passed 5-26-1978)

**§ 150.07 FEES.**

The payment of the fee for the construction, alteration, removal or demolition, and for all work done in connection with or concurrently with the work contemplated by a building permit, shall be as set by the village.

(Ord. 002, passed 4-1-1975; Ord. 002/A2, passed 9-22-1977; Ord. 002/A5, passed 4-1-1978; Ord. 002/A7, passed 3-22-1979; Ord. 002/A8, passed 7-26-1979; Ord. 002/A9, passed 3-25-1989; Ord. 002/A12, passed 5-22-1991)

**§ 150.08 MINIMUM SPECIFICATIONS.**

(A) *Minimum floor areas.* No building permit shall be issued for a single-family residential dwelling unit unless it shall contain the following minimum principal floor areas, excluding garages and basements:

- (1) Single-level building (one story): 1,400 square feet;
- (2) Two-story building: 1,600 square feet; and
- (3) Tri-level building: 1,600 square feet.

(B) *Provisions for a garage.* No permit shall be issued for any new residential dwelling unit construction unless a minimum of a one-car garage is included constructed prior to occupancy. Siding and design consistent with residential dwelling.

(C) *Driveway.*

(1) No access from any road to any lot shall be permitted over and across any street right-of-way ditch until a metal culvert not less than 15 inches in diameter and not less than 26 feet long for a double driveway, but not longer than 29-1/2 feet for a single driveway, two feet on either side of driveway, but no less than a minimum of 14 feet, except where this does not apply to the standard normal.

(2) No further construction shall be permitted on the premises of any new residential building after the basement foundation footing and walls are made and back-filled unless and until a gravel driveway is installed from the street to the garage site. Said driveway shall be at least ten feet wide and shall consist of a base having a minimum of eight inches of gravel. Said driveway shall not be less than 20% of the width of the lot from a street side lot line, or 10% from the nearest interior side lot line, unless there is a utility easement then setback shall not be less than 9.84 feet or whichever is the greater.

(3) Said driveway shall be paved blacktop or concrete within six months, weather permitting, after receiving a temporary occupancy permit.

**(D) *Grade.***

(1) Every application for a building permit shall show and note the foundation finish grade for each elevation of the building or structure.

(2) All elevations shall be based on a bench mark of the established grade, which is the road centerline at a point opposite the middle of the principle building wall facing the front lot line.

(3) The grade alteration, if any, shall be such that the natural flow of surface water will not be diverted from its normal destination and will not be increased to the abutting property.

(4) The foundation finished grade shall not exceed (whichever is highest) the established grade or any other natural high point of the lot by 13 inches or 33 centimeters.

(5) Every application for a new construction building permit shall show foundation grade, finished grade, surface water run-on/run-off design plan as to negate/minimize additional impact of run-off onto adjacent lots, such plan to be approved by the Village Engineer prior to issuance of building permit with approval of the completed, final grade by the Village Engineer before an occupancy permit will be issued.

**(E) *Electrical; minimum specifications for residence dwelling.***

(1) All electrical work, unless otherwise specifically stated herein, shall be installed in full compliance with the latest edition of the National Electrical Code and with the rules and regulations regarding the installation, alteration and use of electrical equipment adopted by the Commonwealth Edison Company.

(2) The regulations of the National Electrical Code, latest edition, published by the National Board Office Underwriters, are hereby adopted by reference except for the following exceptions and modifications.

(a) *Conduits.* All new electric wiring in new buildings and in basements of existing buildings shall be installed in rigid conduit, thin wall conduit or B.X.

**Wonder Lake - Land Usage****(b) Service.**

1. Services shall be in rigid thick wall metal conduit on the outside of the building and firmly fastened to the building. Entrance service cable may be used where practical or necessary.

2. A 100-ampere three-wire service with switch and protective device is required. Wires shall not be smaller than #2.

**(c) Circuits.**

1. In all dwellings, the minimum service shall be 100 amperes with a 20-circuit cabinet.

2. Wiring for kitchens, laundries or utility rooms and for high duty appliance outlets where 20 ampere or larger fuses or circuit breakers are to be used shall be on separate circuits using conductors no small than #12 wire, with a minimum of two circuits for each room.

3. All underground conductors shall be installed in metal or fiber conduit placed at least 12 inches below grade, or if approved by the Building and Zoning Department, in special cases, the type of cable specified in § 93391 of the National Electrical Code may be used.

4. In all applications, a single main disconnecting means shall be installed.

5. Any heating plant shall be on a separate circuit.

6. A separate disconnect switch shall be installed for all heating and air conditioning units located on the wall or at the unit.

7. Each motor load of three-fourths horsepower or more shall be on a separate circuit.

8. Twin, tandem, duplex or split circuit breakers shall not be approved on new installations.

9. Low voltage wiring for lighting circuits, control or signaling circuits or communicating systems may be run exposed in accessible areas only when not subject to mechanical injury.

10. In all dwellings, all rooms shall be wired. This is to include accessible attics, stair halls, walk-in closets, basement storerooms, utility rooms, family rooms, recreation rooms, pantries, garages and similar locations.

11. Built-in ovens and surface sections (ranges) shall each be supplied by a separate circuit unless they are directly a single unit.

12. In all family residences, there shall be at least one outlet on each wall except in bathrooms, closets, garages and basements.

13. There shall be no more than ten power consuming openings per circuit.

*(d) Receptacles.*

1. Only three-wire grounded receptacles shall be acceptable.

2. A duplex wall receptacle shall be installed in each bath or powder room with G.F.I. (Ground fault interceptor).

3. A duplex wall receptacle shall be installed in each hallway or foyer.

4. Two duplex weatherproof receptacles shall be installed on the outside of the building with G.F.I.

5. Any receptacle within three feet of a laundry tub shall be G.F.I.

*(e) Fixtures.*

1. A light shall be installed in every accessible storage area, including attic and crawl space.

2. Walk-in closet shall have a closet light controlled by a pull chain (minimum requirement).

3. Crawl spaces with heating plants shall have one light at the access to the crawl space and one light at the heating plant, both being controlled by a wall switch at the access with G.F.I. This also includes remote sump pumps.

4. A light shall be installed over every kitchen sink, bathroom lavatory and laundry tub, in addition to the general lights in the room with G.F.I.

5. An outside light controlled by a wall switch shall be installed at each entry and exit, including garages and balconies with G.F.I.

6. Stairways, halls, passageways and corridors accessible by more than one entry or exit shall have a ceiling light or lights controlled by three-way or four-way switches.

(f) *Lot area division.*

1. *Front yard.* The front yard setback line shall not be less than 10% of the depth of the lot (front lot line to rear lot line), except for corner lots where in no case shall the setback line be less than six meters or (1,968 feet).

2. *Side yard interior.* The side yard interior setback line shall not be less than 10% of the width of the lot or combined developed lot, unless there is a side easement, then said line shall not be less than 984 feet or (3M) or whichever is greater.

3. *Side yard abutting a street.* The street side yard setback line shall not be less than 20% of the width of the lot.

(g) *General regulations.*

1. *Repair of buildings.*

a. Any construction work on existing buildings that requires replacing of the following: roofing, flashing, siding (asphalt shingles not permitted), window and door frames with the same design, type and size of materials, but not necessarily color, shall be classified as repair work and no permit fee shall be required.

b. However, the Building and Zoning Department must be notified of the intended repairs.

2. *Noise control.* No construction work requiring the use of power tools or power machinery of any kind shall be undertaken before 7:00 a.m. or after 8:00 p.m., Monday through Friday, and before 8:00 a.m. or after 8:00 p.m., Saturday and Sunday.

3. *Emergency escapeway.* All basements shall have at least one direct escape means to the outside through the basement wall. The escapeway shall have a minimum clear opening of 33 inches or 84 cm wide by 48 inches or 122 cm high and the sill of the opening shall be at least a maximum height from the floor of 37 inches or 94 cm, and the access wall shall be a minimum of 37 inches or 94 cm from the foundation wall.

(h) *Insulation specifications.*

1. All new construction shall be thermal insulated with a suitable insulating material that will not mold, rot, burn or support vermin.

2. Minimum amounts for residential principal buildings:

a. Exterior wall shall have a minimum of an "R" factor of ten for frame construction and an "R" factor of four for masonry construction;