

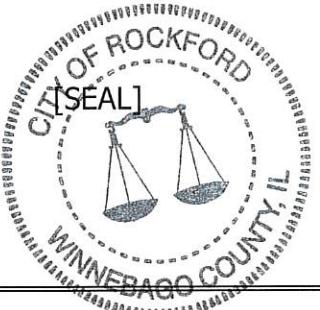
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WINNEBAGO )

## **CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, Winnebago and Ogle Counties, Illinois (the "City"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council (the "City Council") thereof.

I do further certify that on the 20th day of August 2024 there was published in pamphlet form, by authority of the City Council, a true, correct and complete copy of Ordinance No. **2024-168-O** and said resolution was so published on said date readily available for public inspection and distribution, in sufficient number, at my office as Legal Director and ex officio Keeper of the Records and Seal located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of  
the City, this 20th day of August 2024.



Richard C. May  
LEGAL DIRECTOR AND *EX OFFICIO*  
KEEPER OF THE RECORDS AND SEAL

JR:sa

Committee report passed: 8/19/24

ORDINANCE NO. 2024-168-0

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD,  
ILLINOIS, THAT:

Chapter 105 of the City of Rockford Code of Ordinances, and the 2021 International Building Code are hereby amended and modified, repealing and replacing any provisions of ordinances, as attached hereto.

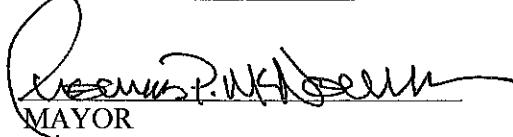
The effective date shall be January 1, 2025 for permits submitted on or after December 31, 2024 with the exception that a new residential, commercial or industrial construction or addition or remodeling projects may submit under the most immediate previously adopted codes (ICC 2015 Code Family) or this code until December 31, 2024. Projects shall be governed by the Code they are submitted, reviewed and permitted under. The effective date of the 2021 IPMC shall be November 1, 2024.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: Aug. 20, 2024.

  
Dennis P. W. Johnson  
MAYOR

AYES: TUNEBERG, FROST, TORINA, WILKINS, HOFFMAN, ROSE, BARRIOS,  
BAILEY, BONNE

NAYS:

ABSENT: LOGEMANN, PRUNTY, BEACH, MEEKS, (DURKEE - Away)

ABSTAIN:

ATTESTED:

N. Meyer  
LEGAL DIRECTOR

PASSED: 8/19/24

APPROVED: 8/20/24

PUBLISHED: 8/20/24

FILED in my office this 20th day of August, 2024, and published in pamphlet form this 20th day of August, 2024 by order of the City Council of the City of Rockford, Illinois.

APPROVED BY:

N. Meyer  
Nicholas O. Meyer, Legal Director



RECOMMENDED BY:

J. L. Rubin  
Jacob L. Rubin, Assistant City Attorney

## International Building Code

Chapter 105, of the Code of Ordinances of the City of Rockford, Illinois, is hereby amended as follows:

Section 105-54 is amended as follows:

### **Section 105-54. Adopted by reference.**

An ordinance establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures: providing for the issuance of permits, collection of fees, making of inspections: providing penalties for the violation thereof; known as the building code.

The ICC International Building Code/2021, as published by the International Code Council, Inc. including Appendices A, B, G and H as amended is hereby adopted as the Building Code of the City of Rockford in the State of 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 ICC International Building Code are hereby referred to, adopted and made a part hereof as if fully set out in the section, with the additions, insertions, deletions and amendments contained in section 105-55 of this article.

Section 105-55 is amended as follows:

### **Section 105-55 Amendments, additions and deletions.**

Amendments to the ICC International Building Code 2021 have not been set out herein, but can be found on file with the appropriate department of the city for review and purchase by the public.

### **Amendments to the Building Code**

**The ICC International Building Code/2021 is amended as follows:**

(1) Section 101.1 is amended as follows:

**[A] 101.1 Title.** These regulations shall be known as the Building Code of Rockford, State of Illinois, hereinafter referred to as "this code."

(2) Section 101.4.3 is deleted and replaced as follows:

**101.4.3 Plumbing.** ~~The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a~~

~~medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.~~

The provisions of the Illinois Plumbing Code govern erection, installation, alteration, repairs and replacement, addition, use or maintenance of plumbing systems.

(3) Section 103.4 is added as follows:

**103.4 Restriction of employees.** An official or employee connected with the enforcement of this code, except whose only connection is that of a member of the board of appeals established under the provisions of section 113 of this code, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

(4) Section 104.1.1 is added as follows:

**104.1.1 Fire Official approval.** The Fire Official for the City of Rockford shall have the authority to issue orders based on requirements of this code for matters pertaining to design, materials, or equipment when related to fire protection.

(5) Section 104.1.2 is added as follows:

**104.1.2 Automatic Appeals.** In any case where orders or approvals by the Code Official and Director of the Fire Prevention Bureau are not in full agreement, the matter shall be resolved in the following manner: The case shall be reviewed by the Community Development Director and the Fire Chief. If agreement cannot be reached, the matter shall be referred to the City Administrator for review and decision. The decision of the City Administrator may then be appealed to the Building Board of Appeals pursuant to Section 113.

(6) Section 105.2 is amended as follows:

**105.2 Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures used as decks, tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than does not exceed 120 square feet (11.15 m<sup>2</sup>) and is not supported by another structure.
2. Fences not over 7 feet (1219mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from grade at the bottom of footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly upon grade if the capacity is not greater than does not exceed 5000 gallons (18925 L) and the ratio of height to diameter or width is not greater than does not exceed 2:1.

6. Sidewalks and ~~driveways~~ patios not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below and are not part of an *accessible route*.
7. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated *swimming pools* accessory to a group R-3 occupancy that are less than 24 inches (610 mm) deep., ~~are not greater than 5,000 gallons (18,925 L)~~ and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment. ~~Accessory to detached one and two family dwellings.~~
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1733 mm) in height.
14. Replacement of doors or windows provided the size is not changed, the replacement unit meets the Energy Conservation Code requirements and a fire rating is not required.
15. Repair or replacement of interior or exterior wall, floor, or ceiling assembly components provided:
  - a. Not more than 50% of an interior or exterior wall, floor, or ceiling assembly calculated individually in a room is affected,
  - b. The scope of work does not affect any fire rated or structural components, and
  - c. Structural elements required to be protected or that are in a hazardous condition are not exposed.

**Electrical:**

1. **Repairs and maintenance:** Minor repair work, including: ~~the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.~~
  1. Temporary cord and plug lighting, provided they are not within a tent requiring a permit.
  2. Replacement of plug and switch receptacles, light fixtures or ceiling fans weighing less than 35 lbs. provided wiring a junction box are not altered.
  3. Repair or replacement of branch circuit overcurrent devices.
  4. Temporary wiring for experimental purposes in suitable experimental testing laboratories.
  5. Wiring, devices, appliances, apparatus or equipment operating at less than 25v and 50w.
  6. Low voltage wiring and systems not associated with fire alarm or other life safety systems.
  7. Repair or replacement of interior or exterior wall and ceiling coverings provided:
    - a. Not more than 50% of coverings in a room are removed,
    - b. Framing is not exposed to the extent where smoke alarms are required to be wired to the building's, electrical system and be interconnected by section 907.2.10.
    - c. Electrical wiring in a hazardous condition are not exposed and the minimum standards for receptacles, light switches and light fixtures established in Sections 604 and 605 of the *International Property Maintenance Code* as amended have been met.
    - d. Electrical systems are not being resized, rearranged or extended.
  8. Replacement of counters provided they are not lengthened more than two feet where part of a kitchen or wet bar within a dwelling.

**2. Radio and television transmitting stations:**

The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

**3. Temporary testing systems:**

A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable Any portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe. Portable ventilation appliances and equipment.
3. Portable cooling units.
4. Portable evaporative coolers.
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make equipment or appliance unsafe.
6. Self-contained refrigeration package-type equipment in which all components of the refrigeration system are located within a single enclosure without requirement for on-site assembly or piping of any kind whatsoever.

**Mechanical:**

1. Portable Any portable heating appliance.
2. Portable ventilation appliances and equipment.
3. Portable cooling units.
4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this code.
5. Replacement of any minor part that does not alter its the approval of equipment or an appliance or make it equipment or appliance unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less. package-type equipment in which all components of the refrigeration system are located within a single enclosure without requirement for on-site assembly or piping of any kind whatsoever.

**Plumbing:**

1. The stoppage of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code. that it does not require the resizing or rearrangement of any defective trap or pipe.
2. The clearing of stoppages, or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, removal of fixtures or the repairing of leaks in pipes, valves or fixtures

provided such repairs do not involve or require the replacement resizing or rearrangement of valves, pipes or fixtures.

3. The repair or replacement of fixtures, water softeners or water purifiers in the same location, provided that it does not require the resizing or rearrangement of any trap or piping.
4. Repair or replacement of interior or exterior wall and ceiling coverings provided:
  - a. Plumbing systems in a hazardous condition are not exposed, or
  - b. Plumbing systems are not being resized, rearranged or extended.

(7) Section 105.2.3 is added as follows:

**105.2.3 Repairs.** Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any framing within ceiling, floor, wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(8) Section 105.3.3 is added as follows:

**105.3.3 Application for mechanical permit.** Each application for a mechanical permit shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location, the proposed occupancy of the building(s) and other information required by the code official. The application shall be submitted by a City of Rockford mechanical license holder. In the event that more than one license holder is employed by a firm or corporation, the license holder that is submitting an application shall be listed on that application. Permits are not transferable from one license holder to another.

**Exception:** Work being performed by the owner- occupant of a single-family dwelling or owner of a single-family dwelling under construction for his or her occupancy upon completion is permitted to plan, install, alter, and repair the mechanical and gas piping systems of such dwelling without a license provided that required permits are obtained and such systems comply with the requirements of this code. Any work being performed by other than the owner-occupant shall be performed by a City of Rockford licensed mechanical contractor.

(9) Section 105.3.4 is added as follows:

**105.3.4 Application for plumbing permit.** Each application for a plumbing permit shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location, the proposed occupancy of the building(s) and other information required by the code official. The application shall be submitted by a State of Illinois plumbing license holder. In the event that more than one license holder is employed by a firm or corporation, the license holder that is submitting an application shall be listed on that application. Permits are not transferable from one license holder to another.

**Exception:** The owner- occupant of a single-family dwelling or owner of a single-family dwelling under construction for his or her occupancy upon completion is permitted to plan, install, alter,

and repair the plumbing systems of such dwelling without a license provided that required permits are obtained and such systems comply with the requirements of the *Illinois Plumbing Code*. The owner-occupant shall not employ other than a State of Illinois licensed plumber to assist him or her.

(10) Section 105.3.5 is added as follows:

**105.3.5 Application for electrical permit.** Each application for an electrical permit shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location, the proposed occupancy of the building(s) and other information required by the code official. The application shall be submitted by a City of Rockford registered electrician. In the event that more than one registered electrician is employed by a firm or corporation, the registered electrician that is submitting an application shall be listed on that application. Permits are not transferable from one license holder to another.

**Exception:** The owner- occupant of a single-family dwelling or owner of a single-family dwelling under construction for his or her occupancy upon completion is permitted to plan, install, alter, and repair the electrical systems of such dwelling without a license provided that required permits are obtained and such systems comply with the requirements of this code. The owner-occupant shall not employ other than a City of Rockford registered electrician to assist him or her.

(11) Section 107.3 is amended as follows:

**107.3 Examination of documents.** The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The Fire Department may review all plans for issuance of building, fire suppression and fire alarm (electrical) permits. The plans will be made available in the Building Department offices. If the plans do not conform with the requirements set forth by this code, they shall be rejected by the Fire Department pursuant to Section 112 of this code.

(12) Section 107.6 is Deleted:

(13) Section 109.4 is deleted and replaced as follows:

**109.4 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

**109.4 Work commencing before permit issuance.** When a permit is required by this code, and work is started or proceeds without a valid permit, fees shall be in accordance with the Fee Schedule of the City of Rockford Code of Ordinances. No permit shall be issued for any person, company, or contractor until any outstanding permit fines/fees have been paid in full.

(14) Section 109.6 is deleted and replaced as follows.

**109.6 Refunds.** The building official is authorized to establish a refund policy. No plan review or permit fees shall be refunded.

(15) Section 110.3 is amended as follows:

**110.3 Required Inspections.** The *building official*, upon notification, shall may make the inspections set forth in Sections 110.3.1 through 110.3.12. Where the word "shall make" or "shall be made" appears in Sections 110.3.1 through 110.3.12 it shall mean "may make or may be made".

(16) Section 110.7 is added as follows:

**110.7 Re-inspections.** Any item of inspection that fails to meet code requirements on the initial or first re-inspection shall be subject to re-inspection fee as determined accordance with the Fee Schedule of the City of Rockford Code of Ordinances and charged to the permit holder for each additional re-inspection performed.

(17) Section 111.5 is added as follows:

**111.5 New buildings.** Before a certificate of occupancy is issued for new building, other than one and two family, the Fire Department may inspect the building in accordance with Section 110.0 and notify the Building Department of the results of their inspection.

(18) Section 113.1.1 is added as follows:

**113.1.1 Automatic appeals.** In any case where orders or approvals by the Code Official and Director of the Fire Prevention bureau are not in full agreement, the matter shall be resolved in the following manner: the case shall be reviewed by the Community Development Director and the Fire Chief. If agreement cannot be reached, the matter shall be referred to the City Administrator for review and decision. The decision of the City Administrator may then be appealed to the Building Board of Appeals pursuant to Section 113.1.

(19) Section 114.4 is amended as follows:

**114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved *construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and punishable by a fine or not less than \$50.00 and not more than \$750.00 dollars or as prescribed by law.

(20) Section 116.4 is deleted and amended as follows:

**116.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is served with one of the following methods:

1. A copy delivered to the owner personally.
2. A copy sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.

3. A copy delivered in any other manner as prescribed by local law.

~~If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.~~

**116.4 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered to the owner personally; or
2. Sent by first class mail, postage prepaid, to the owner at the last known address; or
3. Sent by certified mail, postage prepaid, addressed to the owner at the last known address with return receipt requested, if required by State of Illinois law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

(21) Section 507.2.1 is amended as follows:

**507.2.1 Reduced open space.** The public ways or yards of ~~60 feet (18288 mm)~~ 50 feet (15240 mm) in width required in Sections 507.3, 507.4, 507.5, 507.6 and 507.12 shall be permitted to be reduced to not less than ~~40 feet (12192 mm)~~ 30 feet (9144 mm) in width for a one-story building and ~~40 feet (12192 mm)~~ 30 feet (9144 mm) for a two-story building, provided that the following requirements are met:

1. The reduced width shall not be allowed for more than 75 percent of the perimeter of the building.
2. The exterior walls facing the reduced width shall have a fire-resistance rating of not less than 3 hours.
3. Openings in the exterior walls facing the reduced width shall have opening protectives with a fire protection rating of not less than 3 hours.

(22) Chapter 11 ACCESSIBILITY is deleted in its entirety and replaced as follows:

**Chapter 11 ACCESSIBILITY**

**Section 1101 General**

**1101.1 SCOPE.** The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities. The provisions of the Illinois Accessibility Code shall control the design and construction of facilities for accessibility for individuals with disabilities.

(23) Chapter 13 ENERGY EFFICIENCY is deleted in its entirety and replaced as follows:

**CHAPTER 13 ENERGY EFFICIENCY**

**Section 1301 GENERAL**

**1301.1 SCOPE.** This chapter governs the design and construction of buildings for energy efficiency. The provisions of the Illinois Efficient Buildings Act adopt the International Energy Conservation Code with State of Illinois amendments.

(24) Section 1608.2 is deleted and replaced as follows:

**1608.2 Ground snow loads.** The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figures 1608.2(1) and 1608.2(2) for the contiguous United States and Table 1608.2 for Alaska. Site specific case studies shall be made in areas designated "CS" in Figures 1608.2(1) and 1608.2(2). Ground snow loads for sites at elevations above the limits indicated in Figures 1608.2(1) and 1608.2(2) and for all sites within the CS areas shall be approved. Ground snow load determination for such sites shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a 2 percent annual probability of being exceeded (50-year mean recurrence interval). Snow loads are zero for Hawaii, except in mountainous regions as approved by the building official.

The design snow load in the City of Rockford shall be 30 psf.

(25) Section 1806.2 is amended by adding the following exception:

**Section 1806.2 Presumptive load-bearing values.** The load-bearing values used in design for supporting soils near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved*. Where the *building official* has reason to doubt the classification, strength or compressibility of the soil, the requirements of Section 1803.5.2 shall be satisfied.

Presumptive load-bearing values shall apply to materials with similar physical characteristics and dispositions. Mud, organic silt, organic clays, peat or unprepared fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted. Exceptions:

1. A presumptive load-bearing capacity shall be permitted to be used where the *building official* deems the load-bearing capacity of mud, organic silt or unprepared fill is adequate for the support of lightweight or temporary structures.
2. Depending on the use, the Code Official may accept designs based upon an assumed soil bearing capacity of 1500 psf provided all of the following conditions are met:
  - a. The building height does not exceed one (1) story or 20 feet in buildings which contain masonry or concrete walls.
  - b. The building height does not exceed one (1) story or 25 feet in buildings which do not contain any masonry or concrete walls.
  - c. The foundation is shallow and the building does not include a basement.
  - d. The building seismic use group is not Category II or III as listed in Table 1604.5
  - e. Footings bear on virgin soil that is not questionable including but not limited to plastic, liquefied, highly sensitive clays, weakly cemented, peat or organic and expansive materials.

Prior issuance of a building permit, a statement in accordance with Section 1701.1.1 shall be submitted by the permit applicant including the name of the design professional or qualified soil engineer who will be conducting the inspection.

Following excavations and prior to pouring of foundations, a site inspection and written report shall be prepared by a licensed design professional or qualified soil engineer to indicate that no questionable oils have been discovered. A copy of inspection report shall be submitted to the code official prior to inspection listed in Section 109.3.1.

(26) Section 1808.10 Frost Footings is added as follows:

**1808.10 Frost footings.** The minimum depth of frost footings shall be 42 inches (1067 mm) below grade. Where applicable, the requirements of Sections 1809.4 and 1809.5 shall be satisfied. The minimum width of footings shall be 12 inches (305 mm).

(27) Chapter 29 Plumbing Systems is deleted and replaced as follows:

**Chapter 29 Plumbing Systems**

**Section 2901 General**

**2901.1 Plumbing.** Plumbing for new and existing structures shall comply with the Illinois Plumbing Code.

**2901.2 Stormwater Drainage.** Stormwater drainage shall comply with Chapter 11 of the 2021 International Plumbing Code.

(28) Section 3303.1.1 is added as follows:

**3303.1.1 Construction Document Requirements.** Unless granted a written exception by the building official, construction documents shall not be approved and a permit shall not be issued without affirmations of the following in the construction documents:

- 1. Any and all utilities shall be properly located and disconnected.**
- 2. The demolition contractor shall remove all of the foundation walls, slabs, sidewalks, driveways, parking areas around structure and fences within property lines and basement. The Contractor shall also remove all fences and scrub trees within property lines, remove junk vehicles, remove concrete slabs, foundations, and all debris to provide a clean site.**
- 3. All logs, bushes, saplings, landscaping, shrubs, brush, and stumps of a diameter less than 6" shall be completely removed.**
- 4. All accessory buildings, as defined by the City of Rockford Zoning Ordinances, shall be completely removed. An accessory building cannot remain on a lot without an accompanying principal building. An accessory building shall not be re-categorized as a principal building.**

5. No debris shall be used as fill material. The entire parcel shall be left in a level, neat, safe and sanitary condition. Openings, holes and voids shall be filled up to the surrounding ground level with gravel, crushed road stone or other approved material compacted to 95% compaction in accordance with ASTM D-698 and acceptable to the City Engineer.

6. Upon the completion of the demolition and removal operations, the final grade of the whole properties must consist of a smooth grade consistent with the grades of the surrounding properties.

7. Contractor must finish grading of all disturbed areas with no less than 4" of topsoil single screened through a 1" screen or smaller. Topsoil shall be sourced from a clean borrow source or supplier. Topsoil consisting of Friable Sandy Loam that can be pulverized under normal hand pressure or Sandy Clay Loams with the lowest clay proportion may also be acceptable.

8. Upon the completion of grading, the property shall be properly seeded with a type of grass seed or other floor covering native to the region or approved by the *building official*. The contractor shall install erosion control blankets around the perimeter of all disturbed areas. The installation shall be no less than 8 feet wide and installed to the manufacturer's instructions.

9. All conditions set forth within this part shall be met to the satisfaction of the *building official*, any determination of the *building official* as to the scope of demolition needed pursuant to this section shall be appealable solely to the Building Board of Appeals.

(29) Appendix F "RODENT PROOFING" is added as part of this Code.

(30) Appendix G "FLOOD-RESISTANT CONSTRUCTION" is added as part of this code.

(31) Appendix H "SIGNS" is added as part of this code.

(32) Appendix I "PATIO COVERS" is added as part of this code.

(33) Appendix B "BOARD OF APPEALS" is added as part of this code.

#### **BOARD OF APPEALS**

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

#### **SECTION B101**

#### **GENERAL**

**B101.1 Scope.** A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of this code pursuant to the provisions of Section 107 (Means of Appeals). The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

**B101.2 Application for appeal.** Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

**B101.2.1 Limitation of authority.** The board shall not have authority to waive requirements of this code or interpret the administration of this code.

**B101.2.2 Stays of enforcement.** Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

(34) Section B101.3 is amended as follows:

**B101.3 Membership of the board.** The board shall consist of seven voting members appointed by the mayor. Each member shall serve for five (5) years or until a successor has been appointed. The board member's terms shall be staggered at intervals, so as to provide continuity. The code official shall be an ex officio member of said board but shall not vote on any matter before the board.

(35) Section B101.3.1 is deleted and replaced as follows:

**B101.3.1 Qualifications.** Each member shall be a licensed Professional Engineer, licensed Structural Engineer, a Licensed Architect, a builder or a building superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work. There shall be at least one Architect, one Professional Engineer, one Structural Engineer and one builder. Not more than two members shall be from the same profession or occupation. And at least one Professional Engineer shall be a Civil Engineer with architectural engineering experience.

**B101.3.2 Alternate members.** The chief appointing authority is authorized to appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications

required for board membership, and shall be appointed for the same term or until a successor has been appointed.

**B101.3.3 Vacancies.** Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made.

**B101.3.4 Chairperson.** The board shall annually select one of its members to serve as chairperson.

**B101.3.5 Secretary.** The chief appointing authority shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings which shall set forth the reasons for the board's decision, the vote of each member, the absence of a member and any failure of a member to vote.

**B101.3.6 Conflict of interest.** A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

**B101.3.7 Compensation of members.** Compensation of members shall be determined by law.

**B101.3.8 Removal from the board.** A member shall be removed from the board prior to the end of their terms only for cause. Any member with continued absence from regular meetings of the board may be removed at the discretion of the chief appointing authority.

**B101.4 Rules and procedures.** The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

**B101.5 Notice of meeting.** The board shall meet upon notice from the chairperson, within 10 days of the filing of an appeal or at stated periodic intervals.

**B101.5.1 Open hearing.** All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

**B101.5.2 Quorum.** Three members of the board shall constitute a quorum.

**B101.5.3 Postponed hearing.** When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

**B101.6 Legal counsel.** The jurisdiction shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration.

Members shall be represented by legal counsel at the jurisdiction's expense in all matters arising from service within the scope of their duties.

**B101.7 Board decision.** The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

**B101.7.1 Resolution.** The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the code official within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

**B101.7.2 Administration.** The code official shall take immediate action in accordance with the decision of the board.

**B101.8 Court review.** Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.