

**Jersey County
Code of Ordinances**

ORDINANCE NO. 1

An ordinance amending the County Ordinances by Adopting the 2006 Editions of the following Building Codes:

- Part 1. International Residential Code
- Part 2. International Building Code
- Part 3. International Mechanical Code
- Part 4. International Property Maintenance Code
- Part 5. International Existing Building Code
- Part 6. International Fuel Gas Code
- Part 7. International Energy Conservation Code
- Part 8. Life Safety Code (NFPA 101)
- Part 9. International Fire Code
- Part 10. The 2005 Edition of the National Electrical Code (NFPA 70)
- Part 11. The 2004 Edition of the Illinois Plumbing Code; and Repealing all Sections of the Revised County Ordinances and Parts of the Ordinances in Conflict with Any of the Codes Adopted in Parts 1 through 11 above; and
- Part 12. Providing for Penalties for Violations of Said Codes. (All fines and fees contained in the Jersey County Fee Schedule shall be subject to the penalties and procedures promulgated in Chapter 1, Section 5 of said Fee Schedule.)
- Part 13. Building Permit Ordinance

Adopted by the

County Board

Of the

County of Jersey

This 10th day of June, 2008

Published in pamphlet form by authority of the County Board of the County of Jersey, Jersey County, Illinois, this 10th day of June, 2008 pursuant to the provisions contained in 55 ILCS 5/5 - 1063

Ordinance Number 1

An ordinance amending the Revised County Ordinances by adoption of the 2006 editions of the following Building Codes: Part 1. International Residential Code, Part 2. International Building Code, Part 3. International Mechanical Code, Part 4. International Property Maintenance Code, Part 5. International Existing Building Code, Part 6. International Fuel Gas Code, Part 7. International Energy Conservation Code, Part 8. Life Safety Code (NFPA 101), Part 9. International Fire Code, Part 10. The 2005 Edition of the National Electrical Code (NFPA 70), Part 11. The 2004 Edition of the Illinois Plumbing Code; and Repealing all Sections of the Revised County Ordinances and Parts of the Ordinances in Conflict with Any of the Codes Adopted in Parts 1 through 11 above; and Part 12. Providing for Penalties for Violations of Said Codes and Part 13 Building Permit Ordinance.

Be it ordained by the County Board of the County of Jersey, Jerseyville,
Illinois:

PART I: INTERNATIONAL RESIDENTIAL CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Residential Code, 2006 edition**, (see International Residential Code Section R102.5, 2006 edition) as published by the International Code Council, and is hereby adopted as the Residential Code of the County of Jersey, in the State of Illinois for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; and each and all of the regulations, provisions, conditions and terms of said Residential Code on file in the office of the County Board of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 1 of this ordinance.

SECTION 2. The following sections are hereby revised:

Section R101.1. Insert “County of Jersey”
Table R301.2(1) Insert “Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Barrier Under-Layment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
20	90	C	Severe	40”	M/H	2	No	1985	1000	50

Section P2603.6.1 Insert “42 inches” and “8 inches”
Section P3103.1 Insert “12 inches and “6 inches”

PART 2. INTERNATIONAL BUILDING CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Building Code, 2006 edition**, as published by the International Code Council, and is hereby adopted as the Building Code of the County of Jersey, in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; by 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 occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuances of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of said Building Code on file in the office of the County Board of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 2 of this ordinance.

SECTION 2. The following sections are hereby revised:

Section 101.1. Insert “County of Jersey”
Section 1612.3 Insert “County of Jersey”
Section 1612.3 Insert “1985”
Section 3410.2 Insert “June 10, 2008”

SECTION 3. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 3. INTERNATIONAL MECHANICAL CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Mechanical Code, 2006 edition**, including Appendix Chapters A – Combustion Air Openings Chimney Connector Pass-Throughs (see International Mechanical Code Section 101.2.1, 2006 edition), as published by the International Code Council, be and is hereby adopted as such, in the State of Illinois for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; and each and all of the regulations, provisions, conditions and terms of said Mechanical Code on file in the office of the County Board of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 3 of this ordinance.

SECTION 2. The following section is hereby revised:

Section 101.2. Insert “County of Jersey”

SECTION 3. that all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 4. INTERNATIONAL PROPERTY MAINTENANCE CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Property Maintenance Code, 2006 edition**, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the County of Jersey, in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; by 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 occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; and each and all of the regulations, provisions, conditions and terms of said Property Maintenance Code on file in the office of the County Board of the County of Jersey excluding Sections 304, 305 and 306 and are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 4 of this ordinance.

SECTION 2. The following sections are hereby revised:

Section 101.1. Insert “County of Jersey”
Section 302.4 Insert “12 inches”

SECTION 3. The following Sections are excluded:

Section 304 Exterior Structure
Section 305 Interior Structure
Section 306 Handrails and Guardrails

SECTION 4. The following Chapters are excluded:

Chapter 4 Light, Ventilation and Occupancy Limitations
Chapter 6 Mechanical and Electrical Requirements

PART 5. INTERNATIONAL EXISTING BUILDING CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Existing Building Code, 2006 edition**, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the County of Jersey, in the State of Illinois for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions conditions and terms of said Existing Building Code on file in the office of the County Board of the county of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 5 of this ordinance.

SECTION 2. The following sections are hereby revised:

Section 101.1 Insert “County of Jersey”
Section 1301.2 Insert “June 10, 2008”

SECTION 3. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 6. INTERNATIONAL FUEL GAS CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Board of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Fuel Gas Code, 2006 edition**, including Appendix Chapters A – Sizing and Capacity of Gas Piping, B – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances Listed for Use with Type B. Vents, C – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems, D – Recommended Procedure for Safety Inspection of an Existing Appliance Installation. (see International Fuel Gas Code Section 101.3.2006 edition), as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the County of Jersey, in the State of Illinois for regulating and governing fuel gas systems and gas-fired appliances as herein provided; and each and all of the regulations, provisions, conditions and terms of said Fuel Gas Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 6 of this ordinance.

SECTION 2. The following section is hereby revised:

Section 101.1. Insert “County of Jersey”

PART 7. INTERNATIONAL ENERGY CONSERVATION CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Clerk of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Energy Conservation Code, 2006 edition**, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the County of Jersey, in the State of Illinois for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations provisions, conditions and terms of said Energy Conservation Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 7 of this ordinance.

SECTION 2. The following section is hereby revised:

Section 101.1 Insert “County of Jersey”

SECTION 3. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 8. LIFE SAFETY CODE (NFPA 101)

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Clerk of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **Life Safety Code (NFPA 101), 2006 edition**, as published by the National Fire Protection Association, be and is hereby adopted as the Life Safety Code of the County of Jersey, in the State of Illinois for regulating and governing fire prevention and related matters in the construction and alteration of buildings and other structures in the county; and each and all of the regulations, provisions, conditions and terms of said Life Safety Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

SECTION 2. That concurrently with the adoption of this Life Safety Code (NFPA 101), 2006 edition, published by the National Fire Protection Association, the County of Jersey is also adopting the International Fire Code, 2006 edition, published by the International Code Council in this ordinance at Part 9 below. While these two codes do not cover all of the same fire prevention and construction issues, to the extent that they do cover the same issues, the more stringent requirements shall apply.

PART 9. INTERNATIONAL FIRE CODE

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Clerk of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **International Fire Code, 2006 edition**, including Appendix Chapters B – Fire-flow Requirements for Buildings, C - Fire Hydrant Locations and Distribution, D - Fire Apparatus Access Roads, E - Hazard Categories, F - Hazard Ranking, G - Cryogenic Fluids-Weight and Volume Equivalents. (see International Fire Code Section 101.2.1, 2006 edition) as published by the International Code Council, be and is hereby adopted as the Fire Code of the County of Jersey, in the State of Illinois for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, conditions and terms of said Fire Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of Part 9 of this ordinance.

SECTION 2. That the following section is hereby revised:

Section 101.1 Insert “County of Jersey”

SECTION 3. That the geographic limits referred to in certain sections of the 2006 International Fire Code are hereby established as follows:

Section 3204.3.1.1 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited).

Section 3404.2.9.5.1 (geographic limits in which the storage of Class 1 and Class II liquids in above-ground tanks outside of buildings is prohibited).

Section 3406.2.4.4 (geographic limits in which the storage of Class 1 and Class II liquids in above-ground tanks is prohibited).

Section 3804.2 (geographic limits in which the storage of liquefied petroleum as is restricted for the protection of heavily populated or congested areas).

PART 10. THE 2005 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70)

SECTION 1. That a certain document, one (1) copy of which is, and has been on file in the office of the County Clerk of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **National Electrical Code (NFPA 70), 2005 edition**, published by the National Fire Protection Association, be and is hereby adopted as the Electrical Code of the County of Jersey, in the State of Illinois for regulating and governing the construction and alteration of electrical wiring and apparatus in the construction and alteration of all buildings or other structures in the city as herein provided; and each and all of the regulations, provisions, conditions, and terms of said Electrical Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

PART 11. THE 2004 EDITION OF THE ILLINOIS PLUMBING CODE

SECTION 1. That a certain document, three (3) copies of which are, and have been on file in the office of the County Clerk of the County of Jersey for more than 30 days prior to the adoption of this ordinance, being marked and designated as the **Illinois Plumbing Code, 2004 edition**, promulgated by the State of Illinois, pursuant to 225 ILCS 320/35, be and is hereby adopted as the Plumbing Code of the County of Jersey, in the State of Illinois, pursuant to 225 ILCS 320/36, for regulating and governing the minimum standards for the design, construction, installation, and alteration of plumbing

and the fixtures, materials, equipment, piping, and related apparatus in the design, construction, installation, and alteration of all buildings or other structures in the county as herein provided; and each and all of the regulations, provisions, conditions, and terms of said Plumbing Code on file in the office of the County Clerk of the County of Jersey are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

PART 12. PENALTIES AND GENERAL PROVISIONS

SECTION 1. Penalties for violations of any of the provisions of the codes being adopted in Parts 1 through 11 and 13 of this ordinance shall be in accord with the Jurisdictional Fee Schedule adopted under Section 103.5

SECTION 2. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The County of Jersey hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 3. That nothing in this ordinance or in any of the Codes hereby adopted in Parts 1 through 11 of this ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in all of the Section 3's of Parts 1 through 11 and 13 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 4. This Ordinance shall be published in pamphlet form pursuant to law.

SECTION 5. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall be in full force and effect from and after its passage, approval and publication in pamphlet form, pursuant to law.

PART 13 BUILDING PERMITS AND PURPOSE

SECTION 1 In all areas of Jersey County, except in incorporated municipalities, building permits must be obtained from the office of the County Code Administrator before beginning any new construction or alteration of any structure in accordance with this Ordinance. The purposes for obtaining permits are: to promote fair and equal taxation, to see any environmental laws or local ordinances are not violated by construction, and to insure that state and local construction guidelines are followed.

SECTION 2 Definitions:

- A. “Building” a structure that is principally above ground and is enclosed by walls and a roof, including manufactured homes, prefabricated buildings.
- B. “Earth Shelter Homes” earthen homes designed to provide a means of egress available from the lowest elevation directly to the outside and whereby provisions are made to allow for natural light and ventilation. The term does not include basement homes.
- C. “Manufactured Home” a structure designed for transport and are supported by a ‘v-shape’ chassis support with the weight load being distributed centrally and is designed to be used with or without a permanent foundation when connected to utilities.
- D. “FEMA” Federal Emergency Management Agency
- E. “IDNR/OWR” Illinois Department of Natural Resources/Office of Water Resources.
- F. “SFHA” Special Flood Hazard Area, and is synonymous with “Floodplain”. Those lands within the jurisdiction of the County that are subject to inundation by the base flood. The floodplains of the County are generally identified as such on the Flood Insurance Rate Map of the County prepared by FEMA. SFHA shall also include those areas of known flooding identified by the community.
- G. Land use for agricultural purposes, which includes the growing of farm

crops, truck garden crops, animal and poultry husbandry, apiculture, aquaculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture, and wholesale greenhouses when such agricultural purposes constitute the principal activity on the land.

H. **“Land Use and Subdivision Committee”** A standing committee of the Jersey County Board.

SECTION 3 Building set-backs:

A. All buildings open to the general public must have necessary parking spaces with ingress so designed as to minimize traffic congestion.

B. All commercial buildings must set no less than 75 feet from the road right-of-way. All commercial buildings must set no less than 35 feet from property line

C. All residential buildings must set no less than 35 feet from road right-of-way. All residential buildings must set no closer than 15 feet from property lines.

SECTION 4 Schedule of building permit fees (see attached Building Permit Application for applicable fees). Minimum fee requirement is \$100.00.

SECTION 5 Abrogation and greater restrictions. This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and other Ordinances, easements, covenants, deed restrictions conflict or overlap, that which imposes the more stringent restrictions shall prevail.

SECTION 6 This Ordinance shall be in full force and in effect 30 days from and after its passage and approval and publication as required by law.

This Ordinance is not to be construed as amending or rescinding the Floodplain Ordinance of 2007.

PASSED AND APPROVED this 10th day of June, 2008.

/s/ Pam Heitzig
PAM HEITZIG - CHAIRMAN

ATTEST:

/s/ Stephen Pohlman
STEPHEN POHLMAN – COUNTY CLERK

RECORD OF VOTE:

	Aye	Nay	Absent
Heitzig	_____	_____	_____
Keller	_____	_____	_____
Breden	_____	_____	_____
Moore	_____	_____	_____
Hefner	_____	_____	_____
Landon	_____	_____	_____
Brown	_____	_____	_____
Hayes	_____	_____	_____
Wendle	_____	_____	_____
Little	_____	_____	_____
Sancamper	_____	_____	_____
Rothe	_____	_____	_____

STATE OF ILLINOIS)
) ss.
COUNTY OF JERSEY)

CITY CLERK’S CERTIFICATE

I, Stephen Pohlman, certify that I am the duly appointed County Clerk of the County of Jersey, Illinois.

I further certify that on June 10, 2008, the County Clerk and the Chairman of the above municipality passed and approved, Ordinance No. _____, entitled **AN ORDINANCE AMENDING THE REVISED CODE OF ORDINANCES BY ADOPTING THE 2006 EDITIONS OF THE FOLLOWING BUILDING CODES: PART 1. INTERNATIONAL RESIDENTIAL CODE, PART 2. INTERNATIONAL BUILDING CODE, PART 3. INTERNATIONAL MECHANICAL CODE, PART 4. INTERNATIONAL PROPERTY MAINTENANCE CODE, PART 5. INTERNATIONAL EXISTING BUILDING CODE, PART 6. INTERNATIONAL FUEL GAS CODE, PART 7. INTERNATIONAL ENERGY CONSERVATION CODE, PART 8. LIFE SAFETY CODE (NFPA 101), PART 9. INTERNATIONAL FIRE CODE, PART 10. THE 2005 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), PART 11. THE 2004 EDITION OF THE ILLINOIS PLUMBING CODE; AND REPEALING ALL SECTIONS OF THE REVISED CODE OF ANY ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT WITH ANY OF THE CODES ADOPTED IN PARTS 1 THROUGH 11 ABOVE; AND PART 12. PROVIDING FOR PENALTIES FOR VIOLATIONS OF SAID CODES; AND GENERAL PROVISIONS; PART 13. BUILDING PERMIT ORDINANCE** a true and correct copy of which is attached to this Certificate, and which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____, including the Ordinance and a cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the government building, commencing on June 10, 2008, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the County Clerk.

Dated at Jersey County, Illinois, this 10th day of June, 2008.

(SEAL)

/s/ Stephen Pohlman
**STEPHEN POHLMAN – COUNTY CLERK
COUNTY OF JERSEY**