

**ORDINANCE NO. 2641**

**AN ORDINANCE OF THE CITY OF COLUMBIA, ILLINOIS TO AMEND SECTION 15.08.010 (BUILDING CODE ADOPTION) OF CHAPTER 15.08 (BUILDING CODE) AND CHAPTER 15.09 (RESIDENTIAL PROPERTY MAINTENANCE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF COLUMBIA, ILLINOIS MUNICIPAL CODE TO ADOPT AND INCORPORATE THE 2006 EDITIONS OF VARIOUS INTERNATIONAL BUILDING CODES, AS AMENDED, AS IS IN THIS ORDINANCE MADE AND PROVIDED**

**Adopted by the  
City Council  
of the  
City of Columbia, Illinois  
this 7<sup>th</sup> day of April, 2008**

**Published in pamphlet form by  
authority of the City Council  
of the City of Columbia,  
Illinois, this 8<sup>th</sup> day  
of April, 2008.**

ORDINANCE NO. 2641

APR 07 2008



City Clerk

**AN ORDINANCE OF THE CITY OF COLUMBIA, ILLINOIS TO AMEND SECTION 15.08.010 (BUILDING CODE ADOPTION) OF CHAPTER 15.08 (BUILDING CODE) AND CHAPTER 15.09 (RESIDENTIAL PROPERTY MAINTENANCE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF COLUMBIA, ILLINOIS MUNICIPAL CODE TO ADOPT AND INCORPORATE THE 2006 EDITIONS OF VARIOUS INTERNATIONAL BUILDING CODES, AS AMENDED, AS IS IN THIS ORDINANCE MADE AND PROVIDED**

WHEREAS, Section 15.08.010 (Building code adoption) of Chapter 15.08 (Building Code) of Title 15 (BUILDINGS AND CONSTRUCTION) of the City of Columbia, Illinois Municipal Code contemplates and requires the enactment, adoption and incorporation by reference of the latest edition of the National or International Building Codes available as and for the Building Codes of the City of Columbia, Illinois (the "City");

WHEREAS, Chapter 15.08 (Residential Property Maintenance Code) of Title 15 (BUILDING AND CONSTRUCTION) of the City's Municipal Code currently incorporates an outdated BOCA National Property Maintenance Code which needs to be replaced by the currently effective International Property Maintenance Code; and,

WHEREAS, the Corporate Authorities of the City have found and determined and do hereby declare that it is in the public interest, health, safety and welfare of the citizens of the City that the City Building Code and City Residential Property Maintenance Code be revised to adopt, enact and incorporate the latest edition of the International Building Codes and Property Maintenance Code as is made and provided for in this ordinance as the Building Codes and the Property Maintenance Code of the City to regulate building construction and development and property maintenance in the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Columbia, Illinois, as follows:

**Section 1.** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** Section 15.08.010 (Building code adoption), of Chapter 15.08 (Building Code) of Title 15 (BUILDINGS AND CONSTRUCTION) of the City of Columbia, Illinois Municipal Code is hereby changed and amended to read as follows:

**"15.08.010 Building code adoption.**

Except as otherwise stated in Section 15.08.020 hereof, the following International Building Codes published by the International Code Council in 2006, as from time to time supplemented and amended, are hereby adopted as Building Codes of the City of Columbia, Illinois, for the control and regulation of the construction of buildings, building improvements, and structures as is in said International Codes made and provided; and each and all of the regulations, provisions, penalties, terms and conditions of said International Building Codes, as from time to time supplemented and amended, is hereby adopted and incorporated herein by reference the same as if set forth herein verbatim, as the Building Codes of the City of Columbia, Illinois, to wit:

(1) The '2006 edition of the International Fire Code', regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(2) The '2006 edition of the International Existing Building Code', regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(3) The '2006 edition of the International Property Maintenance Code', 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 existing structures in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(4) The '2006 edition of the International Fuel Gas Code', regulating and governing fuel gas systems and gas-fired appliances in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(5) The '2006 edition of the International Mechanical Code', regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use

or maintenance of mechanical systems in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(6) The '2006 edition of the International Residential Code', regulating and governing the construction, alteration, movement, enlargement, 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 in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

(7) The '2006 International Building Code', 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 in the City of Columbia, Illinois and providing for the issuance of permits and collection of fees therefor.

Subsequent editions of the above mentioned International Building Codes that are published hereafter shall be deemed adopted and incorporated as the City's Building Codes, as provided above and as they are printed and published, with appropriate ordinances of the City to be enacted as soon as practicable thereafter to supply the additions, insertions and changes (if any) required, so that the City Building Codes shall be the most recent editions of the International Building Codes as are from time to time published."

**Section 3.** Section 15.08.020 (Additions, insertions and changes) of Chapter 15.08 (Building Code) of Title 15 (BUILDING AND CONSTRUCTION) of the City of Columbia Municipal Code is changed and amended to read as follows:

"15.08.020 Additions, insertions and changes.

The following sections of the 2006 editions of the International Building Codes adopted by the preceding Section 15.08.010 hereof are hereby revised, supplemented and amended, as follows:

"Title" is hereby changed and amended to read as follows:

These regulations shall be known as the Building Codes of Columbia, Illinois, hereinafter referred to as "this Code".

"Fee Schedule" is hereby changed and amended to read as follows:

Fee Schedule: A building permit fee shall be paid in accordance with the schedule published in Section 18.25 (Building Permits) of Title 18 (FEES AND CHARGES TO BE ASSESSED FOR CITY SERVICES AND BUSINESS LICENSE FEES TO BE ASSESSED FOR THE CONDUCT AND OPERATION OF BUSINESSES, OCCUPATIONS AND PROFESSIONS IN THE CITY) for the City of Columbia's Municipal Code in effect at the time of reference.

"Violation or Penalties" is hereby amended to read as follows:

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an offense, punishable by a fine of not less than seventy five dollars (\$75) or more than seven hundred fifty dollars (\$750), or by imprisonment for not to exceed six (6) months, or both such fine and imprisonment. Each day that the violation continues after due notice of violation has been served shall be deemed a separate offense.

"Unlawful Continuance" is hereby changed and amended to read as follows:

Any person who shall continue any work in or about a building or other structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than seventy-five dollars (\$75.00) or more than seven hundred fifty dollars (\$750). Each day that the continuance persists shall be deemed a separate offense.

"Applicability" is hereby changed and amended as follows:

Structures existing prior to January 1, 2006, in which there is work involving additions, alterations or changes of occupancy, shall be made to conform to the requirements of Section 15.08.010 hereof, as changed and amended by Section 15.08.020 hereof.

"Footings and Foundations" is hereby changed and amended as follows:

Structural requirements for building footings and foundations shall be in compliance with the requirements for 'Foundations and Retaining Walls' made and provided for in Chapter 18 of the 1999 BOCA National Building Code or the requirements of the applicable International Building Code which

is adopted by Section 15.08.010 hereof, whichever Code provides for and requires the higher and stricter construction standard.”

**Section 4. Section 15.08.030 (Property maintenance code adoption), of Chapter 15.08 (BUILDING CODE), of Title 15 (BUILDINGS AND CONSTRUCTION) of the City of Columbia Municipal Code is changed and amended to read as follows:**

“Section 15.08.030 Property maintenance code adoption.

The 2006 International Property Maintenance Code Published by the International Code Council, as from time to time amended and supplemented, is hereby adopted and incorporated herein by reference as the Property Maintenance Code of the City of Columbia, Illinois and may be printed in pamphlet form. Subsequent editions of said Property Maintenance Code that are published hereafter shall be deemed adopted and incorporated herein in the City’s Building Codes as they are published and printed. Appropriate ordinances of the City, if any be required, shall be enacted as soon as practicable thereafter to supply any additions, insertions or other changes required, so that the City’s building codes shall incorporate the most recent edition of the International Property Maintenance Code in publication at the time of reference.”

**Section 5. Chapter 15.09 (RESIDENTIAL PROPERTY MAINTENANCE CODE), of Title 15 (BUILDING AND CONSTRUCTION) of the City of Columbia Municipal Code is hereby repealed and in lieu thereof the following is adopted as said Chapter 15.09 (PROPERTY MAINTENANCE CODE), of said Title 15 (BUILDING AND CONSTRUCTION) of the City of Columbia Municipal Code:**

“Chapter 15.09 PROPERTY MAINTENANCE CODE.

Section 15.09.010 Property Maintenance Code.

The 2006 International Property Maintenance Code Published by the International Code Council, as from time to time amended and supplemented, is hereby adopted and incorporated herein by reference as the Property Maintenance Code of the City of Columbia, Illinois and may be printed in pamphlet form. Subsequent editions of said Property Maintenance Code that are published hereafter shall be deemed adopted and incorporated herein in the City’s Building Codes as they are published and printed. Appropriate ordinances of the City, if any be required, shall be enacted as

soon as practicable thereafter to supply any additions, insertions or other changes required, so that the City's Property Maintenance Code shall incorporate the most recent edition of the International Property Maintenance Code in publication at the time of reference."

**Section 6.** All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith, to the extent of such conflict are hereby changed and amended to read in conformity herewith, and to the extent the same cannot be changed and amended to read in compliance herewith are, to the extent of such conflict, are hereby repealed.

**Section 7.** If any section, subsection, sentence, clause or phrase of this ordinance is determined to be invalid by a court of competent jurisdiction, that invalidity shall not affect the validity of the remaining portions of this ordinance which shall be and remain in full force and effect and shall be read as if the invalid section, subsection, sentence, clause or phrase had been struck from this ordinance.

**Section 8.** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

Alderman Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Oberkfell, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Unnerstall, Row, Hejna, Oberkfell, Stumpf and

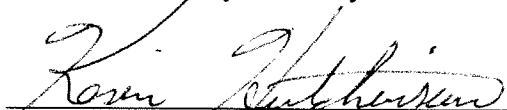
Mayor Hutchinson.

NAYS: None.

ABSENT: None.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 7<sup>th</sup> day of April, 2008.

  
\_\_\_\_\_  
KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
\_\_\_\_\_  
WESLEY J. HOFFKEN, City Clerk

(SEAL)



STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF MONROE    )

CERTIFICATE OF PUBLICATION

I, Wesley J. Hoeffken, certify that I am the duly elected and acting Municipal Clerk of the City of Columbia, Illinois.

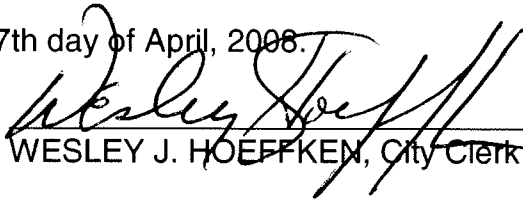
I further certify that on the 7th day of April, 2008, the Corporate Authorities of the City of Columbia, Illinois passed and adopted Ordinance No. 2641, entitled:

**AN ORDINANCE OF THE CITY OF COLUMBIA, ILLINOIS TO AMEND SECTION 15.08.010 (BUILDING CODE ADOPTION) OF CHAPTER 15.08 (BUILDING CODE) AND CHAPTER 15.09 (RESIDENTIAL PROPERTY MAINTENANCE CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY OF COLUMBIA, ILLINOIS MUNICIPAL CODE TO ADOPT AND INCORPORATE THE 2006 EDITIONS OF VARIOUS INTERNATIONAL BUILDING CODES, AS AMENDED, AS IS IN THIS ORDINANCE MADE AND PROVIDED**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2641, including the ordinance and a cover sheet thereof, was prepared and a copy of such ordinance was posted in the Columbia City Hall, commencing on the 8th day of April, 2008 and continuing for at least ten (10) days thereafter. Copies of such ordinance were also available for public inspection upon request at the office of the City Clerk.

DATED at Columbia, Illinois this 7th day of April, 2008.

  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)