

**AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF PEORIA  
PERTAINING TO BUILDING AND BUILDING REGULATIONS**

**WHEREAS**, the City Council is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:**

SECTION 1. Chapter 5 of the Code of the City of Peoria is hereby amended by deleting the following stricken words and by adding the following underlined words:

**Sec. 5-97. Fees.**

(a) Fees for permits for the construction of new buildings and structures and for the alteration, moving of structures, remodeling and repairing of existing buildings and structures, including all electrical plumbing, mechanical, and miscellaneous permits shall be as follows:

- ~~(1) For the first \$3,000.00 cost of construction or fractional part thereof, the amount of \$20.00.~~
- ~~(2) For all residential construction in excess of \$3,000.00, which residential construction does not involve construction of a new building or buildings, \$19.25 plus 0.325 percent of the cost of construction.~~
- ~~(3) For all residential construction in excess of \$3,000.00 involving the construction of a new building or buildings, the amount of \$19.25 plus 0.5 percent of the cost of construction.~~
- ~~(4) For all commercial construction not involving the construction of a new building or buildings, the amount of \$20.00 plus 0.6 percent of the cost of construction.~~
- ~~(5) For all commercial construction involving the construction of a new building or buildings, the amount of \$20.00 plus 0.6 percent of the cost of construction.~~

(1) A Processing Fee of \$50 (fifty dollars) for a Residential Permit and \$100 for Commercial Permit shall be assessed on all permit applications. If multiple permit applications for one location are submitted on the same day, only one processing fee shall be charged.

(2) Plan Review and Permit Fees shall be based on the following schedule:

<u>Job Type:</u>	<u>Plan Review Fee:</u>	<u>Permit Fee (per \$1,000 of Construction Cost):</u>
<u>New Residential; Residential Addition</u>	<u>\$150</u>	<u>0.006</u>
<u>Residential Alteration; Decks; Accessory</u>	<u>\$50</u>	<u>0.006</u>

<u>Structures</u>		
<u>All other Residential Permits.</u>	<u>\$0</u>	<u>0.006</u>
<u>New Commercial: Commercial Addition</u>	<u>\$300</u>	<u>0.008</u>
<u>Commercial Alteration</u>	<u>\$300</u>	<u>0.008</u>
<u>All other Commercial Permits</u>	<u>\$50</u>	<u>0.008</u>

(3) All applications for permits that are submitted subsequent to the initiation of construction shall be assessed at twice the Permit Fee rate described above, for example, from 0.006 to 0.012 for Residential and from 0.008 to 0.016 for Commercial.

(b) The code official shall keep a permanent and accurate account of all fees collected and received under this chapter setting forth the names of the persons upon whose account the fees were paid, the date and amount paid, together with the location of the building or premises to which they relate.

**Sec. 5-98. Plumbing inspection fees.**

~~No person in the city shall install or alter any plumbing system without first obtaining a permit for each such installation from the code official and paying the necessary permit and inspection fees pursuant to the following:~~

~~(1) For the erection, installation, alteration, or replacement of any plumbing system permit and inspection fees shall be:~~

~~a. Contract \_\_\_\_\_ and \_\_\_\_\_ cost \_\_\_\_\_ amounts \_\_\_\_\_ through \_\_\_\_\_ \$3,000.00  
.....\$30.00~~

~~b. Each additional \$1,000.00 or amount thereof up to and including \$20,000.00  
per \_\_\_\_\_ \$1,000.00  
.....5.50~~

~~c. More than \$20,000.00 each additional \$1,000.00 or amount thereof per  
\$1,000.00 .....2.20~~

~~d. For installation of a water heater in a residential dwelling unit  
.....20.00~~

**Sec. 5-9998. Mud and debris upon public streets.**

No person in the city shall allow mud and/or debris of any type to be deposited or allowed to accumulate upon a public way in a manner that would create a nuisance. The building inspections' division and/or code enforcement division shall have the authority to issue violation notices to subject responsible parties to appropriate penalties. If the responsible party refuses to remove and/or clear the public way, the city shall have the work done and bill the responsible party therefor.

\*\*\*

**Sec. 5-158. Electrical inspection fees.**

The fees for electrical inspection shall be pursuant to the following schedule:

~~(1) Inspection of temporary service .....\$30.00~~

~~(This fee shall be waived whenever inspection of temporary service is includable in any other electrical inspection fee.)~~

~~(2) Inspection of electrical wiring in new construction single family dwellings with the following service:~~

~~1 through 100 amps .....32.00~~

~~101 through 150 amps .....38.60~~

~~151 through 225 amps .....43.00~~

~~226 amps or more .....65.00~~

~~(3) Inspection of electrical wiring in existing single family dwellings, including new service .....30.00~~

~~(4) Except in single family dwellings the following fee schedule applies:~~

~~a. Contract or cost amounts through \$3,000.00 .....30.00~~

~~b. Each additional \$1,000.00 or part of up to and including \$20,000.00, per \$1,000.00 .....5.50~~

~~c. Over \$20,000.00, each additional \$1,000.00 or part of, per \$1,000.00 .....2.20~~

~~(5) Inspection of mobile home trailer courts:~~

~~Meter stand, each .....30.00~~

~~Trailer, each .....32.00~~

**Sec. 5-159158. Appliances on roofs.**

Rooftop appliances shall have an accessible weatherproof disconnect switch adjacent to the appliances and a 110-120 AC grounding-type convenience outlet on the roof within 25 feet of the appliance on the same level shall be required. The convenience outlet shall be on the line side of the disconnect switch.

**Sec. 5-160159. Medical electrical diagnostic, therapeutic and patient monitoring equipment.**

Medical electrical diagnostic, therapeutic and patient monitoring equipment may be erected, assembled, installed, repaired, maintained and serviced by employees of the manufacturer of such equipment provided that a permit is obtained from the code official or his designate and that a certification is provided by the manufacturer that the individuals performing such work are qualified to do such work and that such work shall be done in compliance with local, state and federal regulations and requirements and further provided that the components of such equipment can be rendered safe from fire and shock hazards by disconnection from electrical sources. All room preparation including the installation of raceways and conduit and the power wire connection from the main power distribution system of the building to the first connection to the first component of such equipment must be done by a licensed electrical contractor.

**Sec. 5-161160. Penalty.**

(a) No person shall place or install or cause or permit to be installed in any building any wiring apparatus or fixtures for the use of electricity, or shall make or cause to be made any alteration or change in, or additions to any wiring apparatus or fixtures without first having obtained a permit for the same as required by this article. No permit shall subsequently be issued for any such change or installation, and no inspection of the same shall be made until double the amount of fees otherwise provided by ordinance are paid for such permit and inspection. The payment of the double fee, however, will not relieve the person from other penalties for violation of this code.

(b) Failure or refusal to comply with the order of the building inspections division shall constitute a violation of this code. Such violation shall subject the person in charge of the premises to the punishment provided for in section 1-5 of this Code, and each day such wiring is permitted to remain unchanged or unaltered after the expiration of the time given in such written notice shall constitute a separate offense.

\*\*\*

**~~DIVISION 3. PERMITS, INSPECTIONS AND FEES~~**

**~~Sec. 5-236. Installation and alteration permits; fees.~~**

~~No person in the city shall install or alter any heating, ventilating, air conditioning, or other mechanical system without first obtaining a permit for each such installation from the code official and paying the necessary permit and inspection fees pursuant to the following:~~

~~(1) For the erection, installation, alteration, or replacement of any HVAC unit, special furnace, appliance utilizing gas, liquid or solid fuel, fire protection system, air pollution control system or refuse burning apparatus, for all commercial, industrial, and multiple-family dwellings, permit and inspection fees shall be:~~

- ~~a. Contract and cost amounts through \$3,000.00 .....\$30.00~~
- ~~b. Each additional \$1,000.00 or amount thereof up to and including \$20,000.00 per \$1,000.00 .....5.50~~
- ~~c. More than \$20,000.00, each additional \$1,000.00 or amount thereof per \$1,000.00 .....2.50~~

~~(2) For all residential HVAC erections, installations, alterations, or replacements for one- and two-family dwellings, the permit and inspection fees shall be:~~

- ~~a. For each heating unit .....\$30.00~~
- ~~b. For each cooling unit .....30.00~~
- ~~c. For combination heating and cooling unit .....32.00~~
- ~~d. For alterations of existing installation in this category .....30.00~~

~~(3) Permits shall not be required for the installation of any heating, ventilating, or air conditioning unit which does not exceed 2,000 watts consumption, is a portable or window type unit, may be plugged into an electrical receptacle without the connection requiring the interfacing of electrical wiring, and which uses only factory-installed wiring and plugs.~~

~~(4) Any reinspection of apparatus required because of noncompliance with this chapter shall be done for one-half the fee of the original inspection. This shall be paid along with a written request for reinspection. (An initial inspection known as a "rough-in" inspection will be required on some types of installations where the equipment or materials may be covered up by construction. The fee for this inspection is included in the total inspection fee; however, reinspection of the "rough-in" work will be cause for the assessment of an additional fee to be charged at the rate of one-half the original permit and inspection fee.)~~

\*\*\*

**Sec. 5-526. Penalties.**

(a) Each day that any lot is not registered in accordance with the provisions of sections 5-521 and 5-523 this article shall constitute a separate and distinct violation.

(b) In addition to any of the penalties provided in this article, any person committing an offense under sections 5-521 or 5-523 of this article, shall, upon conviction thereof, be fined ~~not less than \$150.00~~300.00 ~~nor more than \$500.00~~ for the first offense, and ~~not less than \$250.00~~500.00 ~~nor more than \$500.00~~ for the second and each subsequent offense in any 180-day period.

(c) The intentional submission of false information on a registration statement or an amended registration statement filed pursuant to section 5-521 and 5-523 of this article shall be a violation punishable by a fine of not less than ~~\$150.00~~300.00 nor more than ~~\$500.00~~1,000.00. Each day that such violation remains uncorrected by the owner(s) shall constitute a separate and distinct violation.

(d) Violations of this Article XIII on registration of lots shall constitute an ordinance violation and shall not be pursued through the code hearing process set forth in section 5-273 through 5-284.

(e) In addition to the penalties set forth above, the registration for the property may be suspended or revoked upon a finding by a hearing officer that:

- (1) The dwelling is a chronic nuisance property as defined by Chapter 20 of the Code; or
- (2) The lot and/or dwelling has been found in violation of any section of the Code by the hearing officer within the previous 12-month period.

(f) If the registration of a property has been suspended all of the following conditions must be met before reinstatement:

- (1) Compliance with all requirements of the police department pursuant to Chapter 20 of the Code;
- (2) All Code violations must be corrected and verified by the department of community development;
- (3) The owner must pay all fines/fees/costs owed to the City of Peoria or its agents; and
- (4) The owner must pay a reinstatement fee of \$100.00.

(g) No dwelling that has had its registration revoked for cause after a hearing shall be rented or occupied by a non-owner for a period of one year after the revocation and until conditions prescribed in above subsection (f) have been met.

(h) In addition to fine penalties imposed for any violations, the corporation counsel of the City of Peoria may commence a court action to obtain injunctive relief against an owner who fails to comply.

\*\*\*

**Sec. 5-529. - Registration fee.**

(a) Every owner registering a property pursuant to section 5-521 shall pay an annual registration fee of ~~\$50.00~~150.00 for every lot required to be registered under section 5-521. Provided, however, that the annual registration fee shall be reduced to ~~\$25.00~~75.00 if the owner or designated, authorized agent, listed pursuant to section 5-521, attends a city sponsored landlord training session in February of that calendar year. Each property containing more than (1) one unit will be required to pay an additional registration fee of \$20.00 per additional unit up to the maximum of \$5,000.00 per parcel.

For purposes of the section, each property identification number constitutes a single lot.

(b) The registration fee shall not be prorated.

(c)The reduction of the registration fee as described in above subsection (a) will not be applicable if property or properties are registered after the March 1<sup>st</sup> deadline of that calendar year. A property purchased in the same calendar year as its first registration is not eligible for the reduction of the registration fee as described in above subsection (a) regardless of whether the property owner attended the training session. The reduction of the registration fee is not applicable for registration fees imposed for additional units on the same parcel.

(d) Properties are eligible for a building permit rebate equal up to 50% of yearly registration fee if the property meets each and all of the following criteria: no environmental work orders as prescribed in Chapter 13 of this Code have been issued and the property has not been the subject of fines or finding of violations of the provision of Chapter 5 of this Code by a Hearing Officer within the previous 12-month period. The reduction of the registration fee as described in the above subsection (a) is not transferable and can only be applied for each calendar year.

\*\*\*

SECTION 2. This Ordinance shall be in effect 10 (ten) days after its passage and publication in pamphlet form.

**PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED:

\_\_\_\_\_  
Corporation Counsel