

CITY OF OGLESBY

ORDINANCE NO. 1279-020325

**AN ORDINANCE REVISING SECTION 15-02
OF THE MUNICIPAL CODE OF THE CITY OF OGLESBY
RELATING TO BUILDING CODES**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF OGLESBY
THIS 3rd DAY OF February, 2025.**

Published in pamphlet form by authority of the City Council
of the City of Oglesby, LaSalle County, Illinois, this 3rd day of February, 2025.

STATE OF ILLINOIS)
) SS
COUNTY OF LASALLE)

I, REBECCA CLINARD, certify that I am the duly appointed and acting municipal clerk of the City of Oglesby, LaSalle County, Illinois.

I further certify that on the 3rd day of February 2025, the corporate authorities of the above municipality passed and approved Ordinance No. 1279-020325, entitled An Ordinance Revising Section 15-02 of the Municipal Code of the City of Oglesby Relating to Building Codes, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1279-020325, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on the 3rd day of February, 2025, 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 municipal clerk.

Dated in Oglesby, Illinois, this 4th day of February, 2025.





REBECCA CLINARD, City Clerk

ORDINANCE NO. 1279-020325

**AN ORDINANCE REVISING SECTION 15-02
OF THE MUNICIPAL CODE OF THE CITY OF OGLESBY
RELATING TO BUILDING CODES**

WHEREAS, the City Council of the City of Oglesby desires to amend portions of Chapter 15.02 of its Municipal Code as set forth herein; and

WHEREAS, the Oglesby City Council has the authority to do so and deems it to be in the best interest of the public health, safety and welfare of the residents of the City of Oglesby to adopt this Ordinance to formalize said changes,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OGLESBY, LASALLE COUNTY, ILLINOIS, AS FOLLOWS:

1. The recitals contained in the preamble to this Ordinance are incorporated by reference as if set out in full herein.

2. Section 15.02.010 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois is hereby deleted in its entirety and the following is hereby substituted in its place:

15.02.010 – Adoption.

The City of Oglesby hereby adopts the 2021 International Code Council collection of Codes (ICC Codes), including but not limited to the 2021 International Building Code, the International Residential Code, the International Existing Building Code, the International Code Council Electrical Code, the International Fire Code, the International Property Maintenance Code, the 2021 National Fire Protection Association NFPA National Fire Code, the 2021 NFPA 101 Life Safety Code, the 2014 State of Illinois Plumbing Code, and the 2021 National Electric Code, and all subsequent amendments to any such code, and they are hereby adopted as the Building Code, Electrical Code, Plumbing Code, and Fire Code of the City of Oglesby, LaSalle County, Illinois, for regulating and governing the conditions and maintenance of all property, buildings, and structures; to provide standards for supplied utilities, facilities, and other physical things and conditions essential to

ensure that structures are safe, sanitary, and fit for occupation and use; to provide standards for the condemnation of buildings and structures deemed unfit for human occupancy or use and for the demolition of such structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of all of said Codes are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter and are applicable to all contractors during construction, repair, and conduct when performing said construction and repair in the City of Oglesby, LaSalle County, Illinois. It is unlawful to erect, construct, or use any building or structure in the City of Oglesby in violation of or without complying with all such regulations.

3. Section 15.02.050 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois (relating to "License Fee"), is hereby deleted in its entirety and the following is hereby substituted in its place:

15.02.050 – License Fee.

Every contractor, except state-licensed plumbing contractors doing only plumbing work and state-licensed roofing contractors doing only roofing work, shall pay an annual One Hundred and no/100 Dollars (\$100.00) registration fee to the City at the time of the filing of any such license request. However, any such contractor may alternatively applying for a one-half (1/2) year contractor's license and shall then pay a reduced fee of Seventy and no/100 Dollars (\$70.00). If a contractor commences work in the City without first having obtained a contractor's license for the City, any such applicable contractor license fee specified herein shall be doubled.

4. Section 15.02.080 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois (relating to "Issuance of License"), is hereby deleted in its entirety and the following is hereby substituted in its place:

15.02.080 – Issuance of License.

Upon receipt of all proper documentation and payment of the applicable fee, the City Clerk shall issue a Contractor's license for either an annual license or a one-half year license, as applicable. An annual contractor's license shall be issued for the period from May 1st of any year through April 30th of the succeeding year. A one-half year contractor's license shall be issued for the period from November 1st of any year through April 30th of the succeeding year.

5. The following additional paragraph shall be added to the end of Section 15.02.090 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois:

The City of Ogelsby, in its discretion, may revoke a contractor's registration if the contractor violates any Ordinance or Code of the City. The contractor shall be notified of the intent to revoke the contractor's registration and of the alleged violations, and the contractor shall be given ten (10) days from the date of the notice to correct such violation(s), to show cause why there is no violation, or to otherwise appeal the revocation, in writing, to the City Council of the City, who shall thereafter conduct a hearing on such revocation. Notice of the hearing shall be given by in any of the following manners: (1) by certified mail to the address provided on the contractor's registration; (2) by personal delivery; or (3) by posting notice on the site where the contractor is working.

6. The following additional section shall be added to Chapter 15.02 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois:

15.02.105 – Local Requirement for Plan Review and Application of Codes.

Any new construction will require delivery of two (2) complete sets of construction plans detailing the work to be performed (with Plat of Survey, if applicable), which plans shall include all of the following information:

1. Cover sheet and index;
2. Site overview plan;
3. Drainage and grading plan;
4. Foundation plan
5. Floor plan;
6. Ceiling plan;
7. Building section;
8. Exterior elevations;
9. Construction notes;
10. Overview drawings;
11. Electrical plan;
12. Plumbing plan;
13. Mechanical plan;
14. Sprinkler plan (when applicable);
15. Framing plan; and
16. Roofing and truss spacing plan.

Prints shall be a minimum of 11" x 17" in size and no larger than 24" x 36" in size. An additional set of plans shall be submitted digitally in a PDF format.

Upon the issuance of a building permit, one set of construction plans shall be

returned to the applicant with the permit to be posted at the site and the other set of plans shall be retained by the zoning administrator. The zoning administrator and the building inspector in consultation with the commissioner having accountability shall review the construction plans to determine whether the proposed construction or alteration plans will comply with all building and zoning codes adopted by the City of Oglesby, LaSalle County, Illinois.

All construction that requires fire sprinklers and all non-residential projects may be reviewed by an outside firm as deemed necessary by the zoning administrator and any additional cost for said outside review shall be added to the cost of the building permit.

An automatic sprinkler system shall be required in any non-residential construction (to include remodeling), in any new multi-family residential construction, and in any new residential construction exceeding 3,000 square feet. A fire department connection (FDC) and a fire alarm system meeting the requirements of NFPA 72 (National Fire Alarm Code) shall be installed in any structure requiring the installation of an automatic sprinkler system, with the exception of a one or two-family residential construction. In addition, all buildings requiring a fire alarm system shall be equipped with a Knox rapid entry box and every such property owner shall contact the City of Oglesby when any building locks are changed.

If there are any conflicts in the language of two or more adopted Codes, the more stringent Code provision shall prevail.

7. The following additional sentences shall be added to the existing Section 15.02.100 relating to "Fees" beneath the table of fees:

An additional cash escrow of Two Thousand, Five Hundred and no.100 Dollars shall be deposited with the City Clerk prior to the issuance of a building permit to cover the cost of sidewalks and any other improvements required by City or State statutes or any applicable building Code.

In addition, if any construction commences on any project without having first obtained the required building permit therefore, any applicable building fee set forth in this Section shall be increased to One Hundred Twenty-five percent (125%) of any applicable building fee set forth in this Section.

8. Section 15.02.120 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois (relating to "Designation of Building Official"), is hereby deleted in its entirety and the following is hereby substituted in its place:

The title "building official" as provided in any Ordinance and in all Codes adopted by the City of Oglesby shall mean the "building inspector", the "zoning administrator",

and the Commissioner having accountability. The building inspector shall have the power and duty to enforce the provisions of the building code, and all fees required to be paid shall be paid to the City Clerk. Any discrepancy shall be adjudicated and resolved by the Commissioner having accountability. To the extent the Commissioner shall not be able to resolve any issue or discrepancy, the matter shall be referred to the City Council for review and decision.

9. Section 15.02.130 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois (relating to "Building Official's Approval"), is hereby deleted in its entirety and the following is hereby substituted in its place:

Whenever a provision of any Ordinance or Code sets forth or requires a building official's approval, the term for provision is defined to mean that the building official shall inspect, investigate or otherwise determine that the regulations, requirements or conditions have been complied with.

10. Section 15.02.140 of the Municipal Code of the City of Oglesby, LaSalle County, Illinois (relating to "Stopping of work"), is hereby deleted in its entirety and the following is hereby substituted in its place:

Whenever any work is being done in violation of any Ordinance or Code or any variance or term of any permit issued for such work, the building official or zoning administrator, with the approval of the Commissioner having accountability, may order all work and construction stopped until such violation or variance is eliminated and any work or installation made in violation of any Ordinance or Code or any variance or term of any permit issued for such work corrected. Such stop order, if oral shall be followed by a written stop order withing twenty-four (24) hours, including Saturdays, Sundays and holidays.

11 This Ordinance will be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND ADOPTED at a regular meeting of the City Council of the City of Oglesby, LaSalle County, Illinois, this 3rd day of February, 2025.

HILLARY MOYLE

AYE; NAY; ABSENT; PASS

GREGORY MCDERMOTT

AYE; NAY; ABSENT; PASS

ANTONIO STEFANELLI

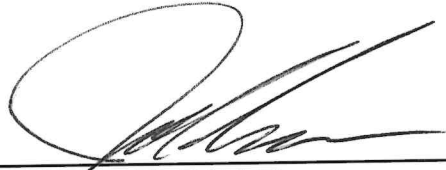
AYE; NAY; ABSENT; PASS

RICHARD BALDRIDGE

AYE; NAY; ABSENT; PASS

JASON CURRAN

AYE; NAY; ABSENT; PASS



JASON CURRAN, Mayor

ATTEST:



REBECCA CLINARD

