

ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2006 EDITION

That a certain code, three (3) copies of which are now on file and have been on file for a period of not less than 21 days in the office of the Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, being entitled and designated the International Property Maintenance Code 2006, be and the same is hereby adopted as a portion of the Tinley Park Comprehensive Building Code for the Village of Tinley Park, Cook and Will Counties, Illinois, and each and all of the regulations for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, conditions, and terms of the International Property Maintenance Code 2006, hereby made a part hereof as if fully set out herein, except as hereinafter deleted, modified or amended.

This document shall set forth the rules establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures; providing the standards for supplied utilities and facilities and other physical things and conditions essential to insure 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, except as modified elsewhere in this Tinley Park Comprehensive Building Code. All code book references made in the International Property Maintenance Code 2006 shall reference those codes adapted in CHAPTER VIII Section 102.3 of the most current copy of the Tinley Park Comprehensive Building Code.

Insertions, Exceptions, Additions and Modifications:

Section 101.1 Title.

These regulations shall be known as the Property Maintenance Code of the Village of Tinley Park, hereinafter referred to as “this code”.

Section 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the adapted ICC Bldg Codes 2006 as indicated in the Tinley Park Comprehensive Buildings Codes as amended. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the Tinley Park Zoning Codes.

Section 103.5 Fees

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.

Insert: Inspection fees are set at \$50.00 per inspection hour or any part of the hour.

Re-inspection fees are set as \$40.00 per re-inspection of the original code violation(s).

Section 111.1 through Section 111.8

Section 111.1 Application for appeal: Delete this section and use Section 100 L of the Tinley Park Comprehensive Code as amended.

Section 111.4 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 appeals board.

Section 201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the adapted Tinley Park Comprehensive Building Codes as amended, such terms shall have the meanings ascribed to them as in those codes.

Section 302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Section 302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative, unlicensed or unregistered motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Section 302.8.1 Motor vehicle parking. No motor vehicle shall be parked on any lot unless parked on a concrete or asphalt driveway.

Section 304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance and the discharge hose must be at least five (5) away from all property lines. Sump pump discharges must be directed to the rear of the property and must be at least ten (10) feet from property lines.

Section 304.14 Insect Screens

During the period from **April 15th to October 15th**, every door, window and other outside opening required for ventilation of habitable room, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch, and every screen door used for insect control shall have self-closing devices in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 307.4 Size of dumpsters/containers. All dumpsters/containers must be of sufficient size to accommodate all garbage and disposable items generated by the premises they serve for a minimum of one (1) pickup per week. If in the judgement of the code official, the accumulation of garbage and disposable trash is consistently greater than the capacity of the provided dumpster/container, the code official shall direct the responsible person to increase the size of the dumpster/container or increase the number of pick ups per week. Failure to comply shall be a violation of this code and result in the fines and penalties as prescribed by code.

Section 307.5 Dumpster Storage Areas. All outdoor dumpster/container collection and storage areas shall be completely obscured from surrounding property by a solid screen six (6) feet in height constructed of masonry, wood, plastic, or material approved by the code official and the dumpster/container must be set on a surface of concrete or asphalt. All existing storage areas not screened in accordance with Section 307.5 of this code must comply within one (1) year of this code or within 6 months of notification by the code official. Any screened areas in a damaged condition, must be repaired within 14 days of such notification by the code official. Failure to obtain an extension to make repairs after the 14 days will require the area to conform to Section 307.5 of this code. Construction dumpsters stored on site for a temporary period not exceeding 60 days need not conform to Section 307.5 of this code.

Section 308.1 Infestation.

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes (by a licensed qualified contractor) that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. A copy of the most recent exterminators report is required as proof of service.

Section 308.4.1 Proof of Extermination

The owner of any rental unit shall provide, if requested, proof that the unit had been exterminated prior to tenant occupying unit.

Section 404.5 Overcrowding

The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, safety or welfare of the occupants.

404.5.1 Area for sleeping purposes: Only rooms designated bedrooms may be occupied for sleeping purposes and/or considered to be rooms occupied for sleeping purposes. Every room occupied for sleeping purposes (bedroom) shall contain at least fifty (50) square feet (4.65 m²) of floor area for each occupant thereof.

Section 602.3 Heat Supply

Every owner and operator of any building who rents, leases, or lets one or more dwelling

units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof, shall supply the use of a heat during the period from **September 1st to May 15th** to maintain a temperature of not less than **68 degrees F** in all habitable rooms, bathrooms and toilet rooms.

Section 602.4 Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat during the period from **September 1st to May 15th** to maintain a temperature of not less than **65 degrees F** during the period the spaces are occupied.

Section 603.1 Mechanical appliances.

All mechanical appliances, solid fuel-burning appliances, cooking appliances, cooling appliances, refrigeration appliances, freezing appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended functions.

END OF CHAPTER VIII