

## Chapter 124

### BUILDING CONSTRUCTION

**[HISTORY: Adopted by the Board of Trustees of the Village of Port Byron as indicated in article histories. Amendments noted where applicable.]**

#### GENERAL REFERENCES

Building Inspector — See Ch. 55, Art. VI.

Dangerous buildings — See Ch. 128.

Floodplain management — See Ch. 170.

#### ARTICLE I

##### Installation of Satellite Antennas

**[Adopted 8-12-1985 by Ord. No. 85-8-120 (Title 3, Ch. 1, Art. 2, of the 1993 Code)]**

##### § 124-1. Definitions.

For the purpose of this article, the terms set forth herein shall have the following meanings:

SATELLITE ANTENNA — An apparatus capable of receiving television or radio signals from orbiting satellites.

##### § 124-2. Location.

The location of satellite antennas in the Village of Port Byron shall be as follows:

- A. Satellite antennas shall only be located in the rear yard of the lot or in that area of the lot least visible from the streets.
- B. Satellite antennas shall be set back from the rear property line and side property lines of a lot a minimum distance of four feet.

##### § 124-3. Number of satellite antennas.

The number of satellite antennas allowed in the Village of Port Byron shall be as follows:

- A. No more than one satellite antenna shall be allowed on any lot that is used as a residence.
- B. More than one antenna shall be allowed for an industrial or commercial use that is properly zoned for that use.

##### § 124-4. Size and height limitations.

The size and height limitations on satellite antennas in the Village of Port Byron shall be as follows:

- A. A satellite antenna shall not exceed 15 feet in diameter for any residential use. Satellite antennas may exceed 15 feet in diameter for commercial or industrial uses that are properly zoned for that use.
- B. Ground-mounted satellite antennas shall not exceed 15 feet in height above the ground.
- C. Roof-mounted satellite antennas shall not exceed 10 feet above the roofline.

**§ 124-5. Requirements.**

All satellite antennas/dishes shall meet the following requirements:

- A. Built in conformance with all applicable Village codes.
- B. Proper permits secured.
- C. Be of a noncombustible and corrosive-resistant material.
- D. Comply with the manufacturer's specifications unless they are in conflict with Village codes, in which case the Village code controls.

**ARTICLE II  
Swimming Pools**

[Adopted 7-14-1986 by Ord. No. 86-14-7 (Title 3, Ch. 1, Art. 3, of the 1993 Code)]

**§ 124-6. Compliance required.**

It shall be unlawful to construct, maintain, install or enlarge any swimming pool in the Village except in compliance with all the provisions of this article.

**§ 124-7. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**SWIMMING POOL** — A receptacle for water, or an artificial pool of water having a depth at any point of more than two feet, intended for the purpose of immersion or partial immersion of human beings, and including all appurtenant equipment.

**§ 124-8. Location.**

No portion of a swimming pool outside a building shall be located at a distance less than eight feet from any side or rear property line or building line. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than eight feet from any side property line.

**§ 124-9. Permit required.**

It shall be unlawful to proceed with the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances within the Village unless permits therefor shall have first been obtained from the Building Inspector.

**§ 124-10. Drawings, plans and permits.**

All drawings and plans for the construction, installation, enlargement or alteration of any swimming pool and appurtenances shall first be presented to the Building Inspector, for examination and approval as to proper location and construction.

**§ 124-11. Enclosures.**<sup>1</sup>

Any enclosure surrounding a swimming pool shall comply with the requirements of the Building Code currently in effect in the Village. See Article VII of this chapter.

**§ 124-12. Electrical requirements.**

- A. All electrical installations provided for, installed and used in conjunction with private residential swimming pools shall be in conformance with the ordinances regulating electrical installations.
- B. No current-carrying electrical conductors shall cross private residential swimming pools, either overhead or underground or within 15 feet of such pools.
- C. All metal fences, enclosures or railings near or adjacent to swimming pools which might become electrically alive as a result of contact with broken overhead conductors or from any other cause shall be effectively grounded.

**§ 124-13. Safety precautions.**

Every swimming pool shall be equipped with one or more throwing ring buoys.

**§ 124-14. Sanitary requirements.**

Sanitation requirements for private pools shall be as established by the Rock Island County Board of Health.

**§ 124-15. Violations and penalties.**<sup>2</sup>

Any person, firm or corporation violating the provisions of this article shall be subject to a penalty as set forth in Chapter 1, General Provisions, Article II, of the Village Code.

ARTICLE III  
**Plumbing Code**  
[Derived from Title 3, Ch. 2, Art. 1, of the 1993 Code]

**§ 124-16. Adoption of standards.**

All installation, repair, maintenance, alteration or extension of a plumbing system in any building within the limits of the Village shall be in conformity with the provisions set forth in the current edition of the Illinois State Plumbing Code and recommended by the

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<sup>1</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

<sup>2</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

State of Illinois, which is hereby adopted and incorporated as a part of this Code as fully as if set out at length herein, three copies of said Plumbing Code shall at all times be on file in the office of the Village Clerk.

**§ 124-17. Water service hook-ons.**

Water service from water main to building is to be a minimum of 3/4 inch "K" copper. Interior of house water pipes should be metallic or a minimum of type "M" copper.

ARTICLE IV  
**Electrical Code**

[Adopted 12-9-1991 by Ord. No. 91-9-12F (Title 3, Ch. 3, Art. 1, of the 1993 Code)]

**§ 124-18. Adoption of standards.** [Amended 1-11-1993 by Ord. No. 93-11-1<sup>3</sup>]

All electric wiring, installation of electrical fixtures, apparatus or electrical appliances for furnishing light, heat or power, or other electrical work introduced into or placed in or upon or in any way connected to any building or structure within the limits of this Village shall be in conformity with the provisions set forth in the current edition of the National Electrical Code, as amended and recommended by the National Fire Protection Association for electrical wiring and apparatus, which is hereby adopted and incorporated as a part of this Code as fully as if set out at length herein, three copies of said Electrical Code shall at all times be on file in the office of the Village Clerk.

ARTICLE V  
**Gas Regulations**

[Adopted 3-14-1994 by Ord. No. 93-10-11<sup>4</sup>]

**§ 124-19. Gas installations.**

The latest guide for gas central heating systems, conversion burners, floor furnaces, vented space heaters and unit heaters, sponsored by International Fuel Gas Code, and each edition printed each year hereafter, is hereby adopted by the Village as the guide for installation of gas heating systems, conversion burners, floor furnaces, vented space heaters and unit heaters for the Village.

ARTICLE VI  
**Numbering of Buildings**

[Adopted 11-13-2006 by Ord. No. 061311C]

**§ 124-20. Numbering required.**

All houses, lots, buildings and structures in the Village of Port Byron shall be numbered.

**§ 124-21. Duty of owner or occupant; specifications.** <sup>5</sup>

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<sup>3</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

<sup>4</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

<sup>5</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

It shall be the duty of the owner or occupant of every house, building, structure and mobile home in the Village of Port Byron, Illinois, to have placed thereon numbers conforming to the requirements of the Building Code currently in effect in the Village.

**§ 124-22. Numbers on mailboxes.** <sup>6</sup>

Residents who use street mailboxes should post on said mailbox numbers created of a reflective nature and maintain the same so to be visible at all times.

**§ 124-23. Violations and penalties.** <sup>7</sup>

Any person failing to number his or her house, lot, building or structure within the Village of Port Byron within 30 days from receiving notice shall be guilty of a petty offense and shall be subject to penalties as set forth in Chapter 1, General Provisions, Article II, of the Village Code.

ARTICLE VII  
**Building Code**  
[Adopted 4-21-2014 by Ord. No. 142104B]

**§ 124-24. Adoption of standards.**

A certain document, three copies of which are on file in the office of the Village Clerk of the Village of Port Byron, Illinois, being marked and designated as the International Building Code, 2012 edition, including Appendix Chapters C, E, G, I and J (see International Building Code Section 101.2.1, 2012 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of the Village of Port Byron 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 for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provision, penalties, conditions and terms of said Building Code on file in the office of the Village Clerk of Village of Port Byron, Illinois, are hereby referred to, adopted and made a part hereof as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in §§ 124-25, 124-26 and 124-27 of this article.

**§ 124-25. Revisions.**

The following sections are hereby revised:

A. Section 101.1. Title:

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<sup>6</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

<sup>7</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. VI).

These regulations shall be known as the Building Code of the Village of Port Byron, Illinois, hereinafter referred to as "this code."

B. Section 1612.3. Establishment of flood hazard areas:

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for The Village of Port Byron, Illinois," dated November 14, 2005, as amended or revised, with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data, along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

C. Section 3412.2. Applicability:

Structures existing prior to September 14, 1991, in which there is work involving additions, alterations or changes of occupancy, shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U.

**§ 124-26. Exemptions.**

The parts of the 2012 Illinois Building Code in reference to residential sprinkler systems, Section 310 group, are exempted from this adoption and are not to be considered adopted.

**§ 124-27. Exemptions not adopted.**

Section 105. Permits 105.2, Work exempt from permit, is not adopted as to the items under subparagraphs 1, 2, 3 and 6 on the list of work exempted from a permit. Below are the sections:

1. One-story detached accessory structures used as a tool and storage shed, playhouses, and similar uses, provided the floor area is not greater than 120 square feet.
2. Fences not over 7 feet high.
3. Oil derricks.
6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below and are not part of an accessible route.

**§ 124-28. Effect on pending actions.**

Nothing in this article or in the Building Code hereby adopted 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; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.