

**Item #9A:**  
**Village Trustee Marshall**  
Downtown Property Maintenance Enforcement

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January 22, 2014

David Lothspeich  
Village Manager  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

Dear David:

This report outlines the adopted codes of the Village of Long Grove and which codes can be used for the inspection of existing buildings and properties for code violations.

The series of the 2009 edition of the International Codes were adopted for code compliance issues. The two codes, which would be most applicable, are the International Property Maintenance Code and the International Fire Code.

There are no other codes or ordinances within the Municipal Code which could be used or would affect the existing buildings.

The code, which would provide most of the criteria for code enforcement, would be the Property Maintenance Code. This code provides the basic requirements for code enforcement. There may be a need to add some more specific requirements based on the needs of the Village of Long Grove.

Chapter 1	Administration
Chapter 2	Definitions
Chapter 3	General Requirements
Chapter 4	Light, Ventilation and Occupancy Limitations
Chapter 5	Plumbing Facilities and Fixture Requirements
Chapter 6	Mechanical and Electrical Requirements
Chapter 7	Fire Safety
Chapter 8	Referenced Standards

Chapter 1 cites the provisions for the proper application and enforcement of the code and maintains the proper "Due process" in enforcing the requirements. It ensures equal protection under the law for all building owners and occupants and establishes fines for violations and procedures for notices and ordinances as well as provides all the procedures for enforcement of the existing buildings.

Chapter 2 provides the definitions that will be used in the application of the code.

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Chapter 3 is broad in scope. This chapter provides a broad range of requirements for maintaining the interior and exterior property areas as well as establishes the minimum level of requirements to maintain these areas.

It includes all areas of the building, vacant buildings, building safety and sanitation, proper storage on the interior and exterior, accessory structures and the extermination of rodents and insects.

This is the chapter which would be used to cite sidewalks and driveways which need repair, inoperative motor vehicles, exterior areas which need painting or general repair. It requires all building structures such as roofs, overhangs, stairs decks and porches to be in sound, safe condition and have the regulations for the accumulation of rubbish and garbage.

These same requirements apply to the inside of the building. The only potential recommended change would be to add a specific percentage of area which would be used for a building that needs painting. I would recommend any area larger than 5% of the building surface which needs painting to be repaired. I would recommend this same percentage be used for any area needing repair, replacement or painting.

Clarification may be needed on the condition of parking lots and when maintenance would be required. The Village Engineer should be consulted on specifics for parking lot and driveway repair.

The local amendment to the code requires all weeds greater than 8 inches in height be cut down.

Chapter 4 establishes the minimum requirements for light within a building, the minimum allowable building ventilation, ceiling heights and room sizes used to control the occupant load.

The local amendments to this code establish the area requirements and occupant load to prevent overcrowding.

These requirements would be used to ensure a safe, well-ventilated space with proper illumination and adequate space for the number of occupants.

There would be no recommended changes other than the existing changes to the adopted code.

Chapter 5 provides the minimum requirements for adequate plumbing fixtures, proper installation and sanitation and a safe uncontaminated water supply. It also has the requirements for proper storm drainage on roofs, in yards, courts and other open areas.

The Illinois Plumbing Code would also be used when there is a violation of this State Law.

There would be no recommended changes to this chapter.

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Chapter 6 establishes the minimum performance requirements for all mechanical systems, heating systems and electrical systems and provides the minimum requirements for the installation and maintenance of the equipment. It also establishes minimum heating requirements.

There would be no recommended changes to this chapter.

Chapter 7 establishes the minimum requirements for fire safety and the International Fire Code. It ensures a safe, clear means of egress for the building occupants, requires all fire rated assemblies be maintained and all fire protection systems be properly maintained.

There would be no recommended changes to this chapter or the Fire Code.

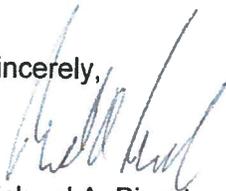
The above information indicates the currently adopted codes contain all the requirements to perform the requested interior and exterior inspections of the buildings within the Village of Long Grove.

We have used these codes to perform interior and exterior property maintenance inspections in other municipalities.

After the preparation of inspection forms, writing of policies to cover various situations, preparation of response letters and review of the policies with the Village Attorney, the inspections could commence in a few weeks.

Please feel free to contact me should you need further assistance.

Sincerely,



Richard A. Piccolo  
President  
*Master Code Professional*