

VILLAGE OF HOFFMAN ESTATES LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

1. SECTION 101 - SCOPE AND GENERAL REQUIREMENTS

101.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

101.1 Title. These provisions shall be known as the Hoffman Estates Property Maintenance Code, and shall be cited as such and will be referred to herein as "this code." Any reference to the "International" code publication shall apply to the corresponding publication adopted by the Village of Hoffman Estates as referenced in the Hoffman Estates Property Maintenance Code.

2. SECTION 103 - CODE COMPLIANCE AGENCY

103.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

103.1 Creation of enforcement agency. The Village has previously established the Code Enforcement Division; which division shall serve as the enforcement agency for this [Chapter 11](#) "Building Requirements". The Village employee in charge of such division, or his or her designee, shall be known as the Building Official, also sometimes referred to herein as the Code Official.

103.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of Building & Code Enforcement, or his or her designee, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the Building Official.

3. SECTION 104 - FEES

104.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

104.1 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by the applicable governing authority and in accordance with [Chapter 11](#) of the Hoffman Estates Municipal Code and any fees established by the Village of Hoffman Estates.

4. SECTION 107 - MEANS OF APPEAL of the Hoffman Estates Property Maintenance Code is hereby deleted in its entirety.

5. SECTION 108 - BOARD OF APPEALS of the Hoffman Estates Property Maintenance Code is hereby deleted in its entirety.

6. SECTION 109 - VIOLATIONS

109.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

109.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the fines and penalties under [Chapter 11](#) of the Hoffman Estates Municipal Code and any fines established by the Village of Hoffman Estates. Each day that a violation continues shall be deemed a separate offense.

7. SECTION 110 - STOP WORK ORDER

110.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

110.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the fines and penalties under [Chapter 11](#) of the Hoffman Estates Municipal Code and any fines established by the Village of Hoffman Estates. Each day that a violation continues shall be deemed a separate offense.

8. SECTION 202 - GENERAL DEFINITIONS

The following definitions shall be added:

DERELICT VEHICLE. As defined in 625 ILCS 5/1-115.07.

DISREPAIR. The state of being deteriorating, decaying or dilapidated.

INOPERABLE OR DERELICT MOTOR VEHICLE. A motor vehicle as defined by 625 ILCS 5/1-146 that is unable to be operated legally on a public road or a vehicle that exhibits one or more of the following conditions: derelict, wrecked, partially or fully dismantled or substantially damaged to the extent that the vehicle cannot be operated under its own power, or unable to be safely operated, including but not limited to: vehicles on blocks or similar devices, with deflated tire or tires, or from which the engine, wheels or tires have been removed.

SUBSTANTIALLY DAMAGED. Damaged to more than 50 percent of replacement cost.

UNLICENSED MOTOR VEHICLE. A motor vehicle which does not display license plates and/or registration stickers required to operate on a public way.

VEHICLE SHELL. As defined by 625 ILCS 5/1-218.1.

WRECK. Broken remains of something ruined or destroyed.

9. SECTION 302 - EXTERIOR PROPERTY AREAS

302.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.1 Sanitation. Exterior property, premises, and any public right-of-way immediately adjacent to the property shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

302.3. of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Excessive cracking of the driveway pavement, surface or depressions shall be patched or seal-coated.

302.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.4 Weeds. Premises, exterior property, and any public right-of-way immediately adjacent to the property shall be maintained free from weeds or plant growth in excess of 10. 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.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

302.8 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.8 Motor vehicles. Storage of vehicles under a cover or tarp on a residentially zoned property shall not be prohibited unless stored in a garage. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not 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.

302.8.1 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

302.8.1 Motorized Construction Equipment. Shall be added to read: All motorized construction equipment shall be stored in a garage or shed. Motorized construction equipment shall be considered to be bulldozers, skid loaders and other machines of similar type as determined by the Building Official.

302.10 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

302.10 Outside Storage. There is to be no outside storage in the front yard or driveway of any residential property. Side yard storage shall be limited to garbage, recycling, receptacles, yard waste bags and firewood. The Building Official may grant exceptions to this regulation, for limited periods of time. Storage on balconies shall be limited to outdoor lawn furniture, potted plants, and approved barbecue grills provided that the property management permits such items. A maximum of two (2) bicycles shall be permitted on balconies in apartment or condominium buildings provided that the management or association provides no other storage options and the apartment management or condominium homeowners association rules do not prohibit such storage. Bicycles, motorcycles and other motorized cycles shall not be secured to any tree, post, fence or other accessory structure except approved bicycle racks in any apartment, condominium or town home complex.

10. SECTION 304 - EXTERIOR STRUCTURE

304.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch. Commercial buildings shall have the same address, posted and visible on the rear door.

304.14 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

304.14 Insect Screens. During the period from April 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, 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 minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

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

11. SECTION 305 - INTERIOR STRUCTURE

305.7 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

305.7 Window Treatments. Newspaper or other sheets of paper, bed sheets, blankets or flags are not acceptable window treatments for use in any structure for more than thirty (30) days.

12. SECTION 308 - RUBBISH AND GARBAGE

308.2.2 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned, or stored on premises without first removing the doors.

Refrigerators and similar equipment shall not be stored outside of any premises at any time unless the item is curbside awaiting proper disposal.

308.3.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

308.3.1 Garbage Facilities. The owner of every dwelling shall supply an approved leak proof, covered, outside garbage receptacle.

308.3.3 of the Hoffman Estates Property Maintenance Code is hereby added as follows:

308.3.3 Roll-off trash receptacles, dumpsters. One- and two-family dwellings and townhomes are permitted roll-off dumpsters for the duration of a permitted project or a period not to exceed 45 days.

13. SECTION 309 - PEST ELIMINATION

309.1 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. "Approved processes" shall mean those processes of a licensed Illinois Pest Control Operator.

14. SECTION 506 - SANITARY DRAINAGE SYSTEM

506.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

506.3 Grease trap and interceptor maintenance and record-keeping requirements.

a. All grease traps and interceptors shall be maintained in accordance with this code and the manufacturer's installation instructions. All grease traps and interceptors shall be emptied as often as necessary to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewers or the sewage treatment plant or processes. All waste material removed from grease traps and interceptors is required to be disposed of in a manner that complies with all federal, state and local statutes, rules, regulations, policies and ordinances.

b. Records shall be retained on-site for a minimum of three (3) years reflecting all maintenance and service carried out pursuant to this ordinance. Such records shall be available for inspection by the Building Official, and shall contain the date of service, the servicing company information and a receipt reflecting all services rendered. The Village may require a specific schedule for an individual user if deemed necessary by the Building Official.

15. SECTION 602 - HEATING FACILITIES

602.3 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

602.3 Heat supply. During the period from September 15 to May 31, 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 heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 of the Hoffman Estates Property Maintenance Code is hereby amended as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.