

**Section 18-491 of Chapter 18, Article VII of the Village of Glenview Municipal Code Adopted by Ordinance #6589 the Board of Trustees on December 5, 2023.**

## **Section 18-491. International Property Maintenance Code**

The 2021 edition of the ICC International Property Maintenance Code is hereby adopted with the following amendments:

- (1) *Section 101.1 Title.* Amended to read as follows: “These regulations shall be known as the Property Maintenance Code of the Village of Glenview, Cook County, Illinois (the “Village”), herein referred to as ‘this code.’”
- (2) *Section 102.8 Referenced codes and standards.* Amended to read as follows: “The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provision of this code shall apply. The following codes and standards are not adopted by reference and thus are not considered part of the requirement of this code.  
IPC-2021 International Plumbing Code IZC-2021 International Zoning Code”
- (3) *Section 109.4 Violation penalties.* Amend this section to read as follows: “Persons who shall violate a provision of this code or shall fail to comply therewith, or with any of the requirements thereof, shall be subject to penalties as provided in Section 1-16 of the Municipal code.”
- (4) *Section 107.5 Appeal Process.* Add *Section 107.5 Appeal Process* to state the following: Any person directly affected by a decision of the code official, or a notice or order issued under this code shall have a right to appeal to the Building Commission, provided that a written application for appeal is filed within 20 days after the code official’s decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.”
- (5) *Section 103.1 Creation of Agency.* Amended to read as follows: “The Village of Glenview is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- (6) *Section 302.4 Weeds.* The first sentence is amended to read as follows: “All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches.”
- (7) *Section 302.5 Rodent harborage.* Amended to read as follows: “All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by a licensed pest control operator, by an approved process which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re- infestation.”
- (8) *Section 304.14 Insect screens.* Amended to read as follows: “Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any area 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 square inch, 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.”

- (9) *Section 308.3.1 Garbage facilities.* Amended to read as follows: “The owner of every dwelling shall supply an approved leak-proof, covered, outside garbage container.”
- (10) *Section 501.2 Responsibility.* Amended to read as follows: “The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”), as amended.”
- (11) *Section 602.3 Heat supply.* Amended to read as follows: “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 the 2012 International Mechanical Code.  
2. In areas where the average monthly temperature is above 30°F (-1°C) minimum temperature of 65°F (18°C) shall be maintained.
- (12) *Section 602.4. Occupiable work spaces.* Amended by deleting all references to dates.