

VILLAGE CODES AND BUILDING PERMITS

The Village adopts codes and ordinances to establish minimum standards to protect the general health, safety and welfare of all Village residents and businesses. The Village has adopted the following codes and ordinances relating to building projects:

- 2006 International Building Code w/ local amendments
- 2006 International 1 & 2 Family Dwelling Code w/ local amendments
- 2006 International Property Maintenance Code w/ local amendments
- 2006 International Fuel Gas Code
- 2006 International Mechanical Code w/ local amendments
- 2004 Illinois State Plumbing Code w/ local amendments
- 2006 International Plumbing Code
- 2005 National Electrical Code w/ local amendments
- 2006 International Fire Code w/ local amendments
- 1997 Illinois Accessibility Code

FREQUENTLY ASKED QUESTIONS

- Q. Is there information available on-line that indicates what businesses are permitted and which require a Special Use Permit?
- A. Yes, the information is available by a link from the web site labeled Zoning for B-1 and B-2 Zoning Districts.
- Q. Whom may I contact for Business License Information?
- A. Kimberly A. Deffa
Business License Coordinator
847-588-8044



Village of Niles

Community Development Department
Business Licensing Division

Phone: 847/588-8044

Fax: 847/588-8050

Email: kad@vniles.com



How do I request an Inspection?

- Inspections may be requested up to 30 days prior to closing.
- The party making the appointment should be the person meeting the inspector at the site and must have authorization from the owner to allow entry to the property.
- To schedule the appointment please call 847-588-8044.
- The inspection report will be provided to the person accompanying the inspector at the conclusion of the inspection.
- **If** violations are noted, a reinspection date is automatically assigned upon agreement with the seller/agent. Should the violations not be corrected prior to closing, a signed affidavit is required to be signed by the buyer and notarized in order to purchase a real estate transfer stamp. The buyer will indicate on the form the time and date of the reinspection within 30 days of the closing.
- The final water meter reading may be obtained by the inspector if the inspection is within 7 days of closing or the reading can be provided by the seller by calling 847-588-8000
- The inspection fee of \$25 is paid by the buyer when making payment for the transfer tax stamp.

WHAT IS DONE AT THE INSPECTION?

Exterior

- House address 4' high and visible from street.
- Driveway, sidewalk and parking spaces maintained in good repair free from hazards.
- All exterior to be maintained in clean, safe and sanitary condition.
- Accessory structures including fences and walls shall be structurally sound and in good repair.
- Swimming pool to be maintained in clean and sanitary condition and operational.
- Handrails shall be installed on all stairs having more than 4 risers. Handrails shall be between 30" and 42" measured vertically above the nose of the step. Guardrails shall be installed on landings or decks when more than 30" above the grade.
- All exterior walls shall be free from holes, breaks, and loose and rotting material; and maintained weatherproof and properly surface coated to prevent deterioration.
- Roof shall be sound, tight and not have defects. Downspouts shall also be maintained and not to create a nuisance to the adjacent property.
- Any deck, stairway, porch or balcony shall be maintain structurally sound and in good repair.
- All glazing material shall be maintained from cracks and holes.
- Maintain landscaping, bushes grass, etc.
- Shall have proper garbage containers.

Interior

- Smoke detectors shall be installed in each bedroom, within 15' of the bedroom and on each story including basements and cellars.
- Carbon monoxide detector shall be installed within 15' of bedrooms.
- Every bedroom shall have light and ventilation.
- Bathroom shall be provided with ventilation being natural or mechanical.
- Combustion air for gas appliances shall be provided.
- Gas appliance connectors to be stainless steel or epoxy coated.
- Handrails shall be installed on all stairs having more than 4 risers. Handrails shall be between 30" and 42" measured vertically above the nose of the step. Guardrails shall be installed when more than 30" above the floor.
- Wiring hazards

*This is not a complete list of possible violations.