ORDINANCE 2006-15

DEKALB COUNTY FIREWORKS CODE AMENDED

CHAPTER 34, ARTICLE II

Article II. Fireworks

Sec. 34-26. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Fireworks means any explosive composition or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, sky rockets, Roman candles, sparklers, bombs or other fireworks of like construction and any fireworks containing any explosive compound; or any tablets or other device containing any explosive substance, or containing combustible substances producing visual effects. The term "fireworks" shall not include toy pistols, toy canes, toy guns, or other devices with paper or plastic caps containing twenty-five hundredths grains or less of explosive compound; provided, they are so constructed that the hand cannot come in contact with the cap when in place for the explosion.

Public displays of fireworks means a supervised showing for profit or nonprofit of fireworks for the purpose of producing a visible or audible effect to be viewed or heard by three or more individuals. (Ord. No. 95-10, Section 8-1, 4/19/95)

Cross reference – Definitions generally, Sec. 1-2. **State law reference** – Similar provisions, 425 ILCS 35/1, 35/2.

Sec. 34-27. Handling of fireworks displays.

Every fireworks display shall be handled by a competent individual. Such competent individual shall be so designated on the permit by the official granting the permit. The fireworks display shall be so located, discharged or fired, as not to be hazardous to property or endanger any person.

(Ord. No. 95-10. Section 8-2, 4-19-95.)

State law reference – Similar provisions, 425 ILCS 35/2.

Sec. 34.28. Permit

(a.) An application for the required permit shall be made in writing to the county clerk on forms provided by that office, at least 15 days in advance of the date of the display, and action shall be taken on such application within 48 hours after such application is made.

- (b.) Included with the application shall be a diagram of the location of the fireworks display area.
- (c.) Such permit shall be issued only after inspection of the display site by the Chief of the Fire Department providing fire protection to the display area, or his/her designee.
- (d.) No permit granted by the county clerk shall be transferable.
- (e.) One copy of such permit shall be on file with the issuing officer, one copy shall be forwarded to the office of the state fire marshal, one copy shall be forwarded to the county sheriff's department, one copy shall be filed in the county board office and one copy shall be in the possession of the display supervisor.
- (f.) Permits may be granted to any group of three or more adult individuals who apply. The permit, if issued, shall contain the names of three adult applicants and shall be designated as licensees.
- (g.) No permit shall be required for supervised public displays by the county fair association, and those fireworks conducted by local government entities, such as cities, villages, state parks and fire districts.
- (h.) The applicants are required to post a bond in a sum not less than \$1,000.00, which is conditioned on compliance with the state statutes, this article and the regulation of the state fire marshal. Such bond can be a personal bond without sureties.
- (i.) The county clerk shall collect a fee of \$25.00 for the issuance of each permit. (Ord. No. 95-10, Section 8-3, 4-19-95.)
 State law reference Permits 425 ILCS 35/2.
- (j.) The County may conduct a criminal background check of the applicant as a condition of issuing a permit.

Section 34-29. Insurance.

A person desiring the required fireworks permit shall submit proof of liability insurance coverage in the amount of \$1,000,000.00 (\$1million), for aggregate bodily injury and \$150,000.00 (One hundred fifty thousand dollars and no cents) for property damage for damages resulting from the fireworks display. (Ord. No. 95-10, Section 8-4, 4-19-95)

Section 34 - 30 Penalty.

| Any person who violates any portion of this article shall be punished as provided by section 5 |
|--|
| of the Fireworks Use Act (425 ILCS 35/5). |
| (Ord. No. 95-10, Section 8-5, 4-19-95) |
| Adopted by the DeKalb County Board this 21st Day of June, 2006, A.D. |
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| |

| | Ruth Anne Tobias, Chairman | | |
|--------------|----------------------------|--|--|
| ATTEST: | | | |
| | | | |
| | | | |
| | | | |
| County Clerk | | | |

June 19,2006

MEMORANDUM

To: Paul Miller Planning & Zoning

From: John Farrell Assistant States Attorney

Re: Revised Fireworks Ordinance

Please be advised that a review of our County Ordinance compared to some recent changes in Illinois Revised Statutes revealed the necessity in making some minor proposed changes to our fireworks ordinance. Ray Bockman and I met, and Mary Supple recently sent you the proposal. The key change involves an increase in required insurance coverage. It is my opinion that these changes will bring us into total compliance with state requirements, and make our ordinance stronger as a result.. Please feel free to contact me should you have any questions.

| STATE OF ILLINOIS |) | |
|-------------------|-----|-------------------|
| |)SS | |
| COUNTY OF DEKALB |) | |
| | | ORDINANCE 2006-16 |

AN ORDINANCE AMENDING CHAPTER 14 OF THE DEKALB COUNTY CODE REGARDING ADOPTED BUILDING CODES

WHEREAS, Chapter 14 of the DeKalb County Code adopts building and construction codes containing regulations and standards for construction of buildings and structures in DeKalb County; and

WHEREAS, the improvement in building and construction industry standards and technological advancements over time make it necessary and expedient that the County update its adopted building codes in order to continue to adequately protect the public health, safety and welfare; and

WHEREAS, the building codes adopted by the County were last updated in 2002; and

WHEREAS, the Planning and Zoning Committee of the DeKalb County Board has considered updated building codes recommended for adoption by the County Building Development Official, and has recommended that the updated building codes be adopted by the County Board; and

WHEREAS, the County Board of DeKalb County has determined that it is in the best interest of the citizens of the County to amend the DeKalb County Code to update the adopted building codes;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The conclusions set forth above and the recommendation of the Planning and Zoning Committee are hereby adopted as the conclusions of the DeKalb County Board.

SECTION TWO: The DeKalb County Code, Chapter 14, Buildings and Building Regulations, is hereby amended as follows:

1. **ARTICLE II. BUILDING CODE** is amended to read as follows:

Sec 14-26. Adopted

The International Building Code, 2003, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Sec. 14-27. Amendments

The International Building Code, 2003, as adopted by the County Board, is hereby amended as set out in this section:

General

- 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
- 2.) In all Chapters and Sections where "International Accessibility Code" is written, insert, "Currently adopted State of Illinois Accessibility Code".

Section 101.1, Title, is amended to read as follows:

101.1 Title: These regulations shall be known as the Building Code of DeKalb County, Illinois, hereinafter referred to as "this Code".

Section 102.6, Existing Structures, is amended to read as follows:

102.6 Existing Structures: The legal occupancy of any structure existing on the date of adoption of this Code, or for which it has been heretofor approved, shall be permitted to continue without change, except as is specifically covered in this Code, the DeKalb County Housing Code, and the Illinois rules and regulations for fire safety, or as deemed necessary by the Building and Development Officer for the general safety and welfare of the occupants and public.

Section 104.1 Code Official, is amended to read as follows:

104.1 Building and Development Officer: The office of building inspection is hereby created as part of the DeKalb County Planning, Zoning and Building Department and the Building and Development Officer shall be known as the Code Official.

Section 105.2 "Work Exempt From Permit". The following sections are hereby deleted:

- **105.2 Building: 1.** "detached accessory structure 200 square feet or less.
- **105.2 Building: 2.** "Fences not over 6' in height.

Section 112 Board of Appeals, is amended to add the following:

The board of appeals shall consist of three members appointed by the County Board Chairman as follows: one for five years, one for four years, and one for three years. Thereafter, each new member shall serve for five years or until a successor has been appointed.

Section 311 Storage Group S, is amended to delete all references pertinent to agriculture and agricultural uses.

Section 312 Utility and Miscellaneous Group U, is amended to delete all references pertinent to agriculture and agricultural uses.

Section 903.3.5 Water Supplies, is amended to read as follows:

903.3.5 Water Supplies: The potable water supply shall be protected against backflow in accordance with requirements of the most recent version of the State of Illinois Plumbing Code.

Section 907.2.10.2 Power source, is amended to read as follows:

907.2.10.2 Power source In addition to the required AC primary source, required smoke detectors in Use Groups R-1, R-2, R-3, R-4 and I-1 shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.

Section 1009.3, is amended to read as follows:

Section 1009.3 Exception 7. In one & two family dwellings, the maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (229 mm)".

Section 1805.2.1 Frost Protection, Exception 2 is hereby amended to read as follows:

Section 1805.2.1 Frost Protection, Exception 2. Freestanding accessory buildings with an area of 800 square feet or less shall not be required to be protected.

Chapter 29 Plumbing Systems is deleted in its entirety.

Section 3107 Signs, is hereby amended to add the following:

Section 3107.2 New Signs. A new sign shall not hereafter be erected, constructed, altered, or mainteained except as herein provided, and until after a permit has been issued by the Code Official.

Section 3107.3 Alterations. Except as otherwise stated, no sign as defined shall be erected, constructed, altered or relocated until meeting the requirements of all County ordinances, obtaining a permit from the County, and as necessary from the Illinois Department of Transportation and paying the fees as required in the DeKalb County Zoning Ordinance. Routine maintenance, changing of parts or sign displays designed for changes shall not be considered an alteration.

2. **ARTICLE III. ELECTRICAL CODE** is hereby amended to read as follows:

Sec. 14-51. Adopted.

The NFPA 70, National Electric Code, 2002 Edition, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Secs. 14-52 -- 14-74. Reserved.

3. **ARTICLE V. MECHANICAL CODE** is hereby amended to read as follows:

Sec. 14-141. Adopted.

The International Mechanical Code, 2003, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Sec. 14-142. Amendments.

The International Mechanical Code, 2003 as adopted by the County Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

Section 106.5.2 Fees is amended to read:

See DeKalb County Building Permit Fee Schedule

Section 106.5.3 Refunds is hereby deleted in its entirety.

Secs. 14-143 -- 14-165. Reserved.

4. **ARTICLE VI. ONE & TWO FAMILY DWELLING CODE** is hereby amended to read, as follows.

Section 14-166. Adopted

The International Residential Code For One & Two Family Dwellings, 2003 Edition, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Section 14-167. Amendments

The International Residential Code For One & Two Family Dwellings, 2003 Edition as adopted by the County Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

Section R105.2 "Work Exempt From Permit." The following sections are hereby deleted:

R105.2 - 1. "detached accessory structure 200 square feet or less.

R105.2 - 2. "Fences not over 6' in height.

Section R112 Board of Appeals, is hereby amended to add the following:

The board of appeals shall consist of three members appointed by the County Board Chairman as follows: one for five years, one for four years, and one for three years. Thereafter, each new member shall serve for five years or until a successor has been appointed.

Section R112.2.1 Determination of Substantial Improvement in Areas Prone to Flooding, and Section R112.2.2 Criteria for Issuance of a Variance for Areas Prone to Flooding are hereby deleted.

Section R311.5.3 - Stairway Treads & Risers is hereby amended to read as follows:

R311.5.3.1 Riser height. The maximum riser height shall be 8 1/4".

R311.5.3.2 Tread depth. The minimum tread depth shall be 9".

Section R313.2 Power Source is hereby amended to read as follows:

R313.2 Power Source In addition to the required AC primary source, required smoke detectors shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.

Section R403.1.4.1 Frost Protection, is hereby amended to read as follows.

R403.1.4.1 Frost Protection, Exception 1. Freestanding accessory buildings with an area of 800 square feet or less and an eave height of 10 feet or less shall not be required to be protected.

R403.1.4.1 Frost Protection, Exception 2. Is deleted in its entirety.

Table N1102.1 Simplified Prescriptive Building Envelope Thermal Component Criteria Minimum Required Thermal Performance (U-Factor and R-Value) is hereby amended to place DeKalb County in Climate Zone 13, provided, however, that the minimum insulation R-value for walls shall be R-13, and for basement walls shall be R-0.

Chapters 25-32 are hereby deleted in their entirety.

The following Appendices are adopted in their entirety:

Appendix E Manufactured Housing Used As Dwellings

Appendix F Radon Control Methods

Appendix G Swimming Pools, Spas and Hot Tubs

Appendix H Patio Covers

Appendix J Existing Buildings And Structures

Secs. 14-168 -- 14.190. Reserved.

5. **ARTICLE VII. PLUMBING CODE** is hereby amended to read as follows:

Sec. 14-191. Adopted.

The most recent Illinois State Plumbing Code, Plumbing License Law and Plumbers Licensing Code currently in force as mandated by the Illinois Department of Public Health, and subsequent amendments and updates thereto, are hereby adopted and incorporated by reference as if set forth verbatim in this article.

Secs. 14-192 -- 14-200. Reserved.

6. **ARTICLE VIII. FIRE CODE** is hereby adopted to read, as follows.

Section 14-201. Adopted

The International Fire Code, 2003 Edition except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Section 14-202. Amendments

The International Fire Code, 2003 Edition as adopted by the County Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

Section 103.2 Appointment is amended as follows.

The fire code official shall be the fire chief of the local fire protection district in which the subject property is located.

Secs. 14-203 -- 14.210. Reserved.

7. **ARTICLE IX. ENERGY CODE** is hereby adopted, as follows.

Section 14-211. Adopted

The most recent Illinois Energy Conservation Code for Commercial Buildings and the most recent Supplements thereto currently in force as mandated by the State of Illinois, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Section 14-212. Amendments

The most recent Illinois Energy Conservation Code for Commercial Buildings currently in force as mandated by the State of Illinois, as adopted by the County Board, is amended as set out in this section.

General

All Residential sections set forth in the Illinois Energy Conservation Code and its Supplements currently in force are hereby deleted.

Secs. 14-213 -- 14-220. Reserved.

8. **ARTICLE X. FUEL GAS CODE** is hereby adopted, as follows.

Section 14-221. Adopted

The International Fuel Gas Code, 2003 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

Section 14-222. Amendments

The International Fuel Gas Code, 2003 Edition, as adopted by the County Board, is amended as set out in this section.

General

In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb".

Section 106.5.2 Fees is amended to read:

See DeKalb County Building Permit Fee Schedule

Section 106.5.3 Refunds is hereby deleted in its entirety.

Secs. 14-223 -- 14-230. Reserved.

| 9. | ARTICLE XI. | ILLINOIS ACCESSIBILITY | CODE is hereby | y adopted as follows: |
|----|-------------|------------------------|-----------------------|-----------------------|
|----|-------------|------------------------|-----------------------|-----------------------|

Sec. 14-231. Adopted.

County Clerk

The most recent Illinois Accessibility Code currently in force as mandated by the Illinois Capital Development Board, along with any subsequent amendments and updates thereto, are hereby adopted and incorporated by reference as if set forth verbatim in this article.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

ADOPTED BY THE COUNTY BOARD THIS 19TH DAY OF JULY, 2006, A.D.

| | Chairman, DeKalb County Board |
|---------|-------------------------------|
| ATTEST: | |
| | |



DeKalb County Planning/Zoning/Building Department

110 East Sycamore Street Sycamore, IL 60178 (815) 895-7188

Fax: (815) 895-1669

STAFF REPORT

TO: Planning and Zoning Committee

FROM: Paul R. Miller, AICP

Planning Director

DATE: June 14, 2006

SUBJECT: Building Code Update

At its meeting of April 26, 2006, the Committee considered the recommendation of staff for updates to the County codes of regulations applicable to the construction of new buildings and structures in unincorporated DeKalb County. These updates are done every three or four years, and are necessary because the industry standards for minimum safety are improved each year and new construction technology and materials must be factored into the regulations and practices. The County last updated its adopted Building Codes in June of 2002.

Toby Petrie, Chief Building Inspector, has prepared a list of recommended updated codes for adoption, along with amendments that reflect local practice (memorandum previously distributed). The Committee requested staff to seek the input of local building contractors on the proposed changes. Staff met with representatives of the DeKalb Builders Association on May 16, 2006. There was general agreement on the majority of changes being proposed, but some disagreement on the recommended Residential energy requirements (see attached). Representatives of the Builders Association have been invited to attend the June 28, 2006 meeting of the Committee to express their opinions and answer questions.

The Committee is requested to review these recommendations, and forward a motion to the full County Board for adoption by ordinance. Because this is an amendment to the County Code, no public hearing is required.

cc: Toby Petrie, Chief Building Inspector

PRM:prm

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DE KALB COUNTY

PLANNING/ZONING/BUILDING DEPARTMENT 110 E. Sycamore Sycamore, IL 60178-1497 (815) 895-7188

Fax: (815) 895-1669

TO: Paul Miller
FROM: Toby Petrie
DATE: March 21, 2006

RE: Recommended Building Code Updates

As we discussed in the latter part of 2005, in continuing effort to stay current with building codes and technologies, it is staff's opinion that DeKalb County should consider updating the currently adopted Building Codes The last update was in June 2002.

Below is a compilation of recommended updates with proposed amendments.

- a). Delete the BOCA National Building Code / 1999 and adopt the International Building Code / 2003 with the following amendments:
 - 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
 - 2.) In all Chapters and Sections where "International Accessibility Code" is written, insert, "Currently adopted State of Illinois Accessibility Code".
 - 3.) Delete the following sections from Chapter 105.2 "Work Exempt From Permit":
 - 105.2 Building: 1. "detached accessory structure 200 square feet or less.
 - 105.2 Building: 2. "Fences not over 6' in height.
 - 3.) Delete 903.3.5 in its entirety; add:
 - 903.3.5 Water Supplier: The potable water supply shall be protected against backflow in accordance with requirements of the most recent version of the State of Illinois Plumbing Code.
 - 4.) 907.2.10.2 Battery Backup: In addition to the required AC primary source, required smoke detectors in Use Groups R-1, R-2, R-3, R-4 and I-1 shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.
 - 5.) Amend Section 1009.3 Exception 7 (Stair Geometry within one & two family dwellings) to read "The maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (229 mm)".
 - 6.) Delete Chapter 11 in its entirety; add: See current State of Illinois Accessibility Code.
 - 7.) 1805.2.1 Frost Protection, Exception 2 is revised, as follows: Freestanding accessory buildings with an area of 800 square feet or less shall not be required to

be protected.

8.) Delete Chapter 29 in its entirety; add:

See current State of Illinois Plumbing Code

- b). Delete the National Electrical Code / 1996- NFPA 70 and adopt the National Electric Code / 2002 NFPA 70
- c). Delete the BOCA National Mechanical Code / 1993- Sixth Edition and adopt the International Mechanical Code / 2003 with the following amendments:
 - 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
 - 2.) Delete the following sections

106.5.2 Fees

106.5.3 Refunds

add: See DeKalb County Building Permit Fee Schedule

- d). Delete the International Residential Code / 2000 and adopt the International Residential Code / 2003, with the following amendments:.
 - 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
 - 2.) Delete the following sections from Chapter R105.2 "Work Exempt From Permit": R105.2 1. "detached accessory structure 200 square feet or less. R105.2 2. "Fences not over 6' in height.
 - 3.) R311.5.3 Stairway geometry is revised, as follows: 8 1/4" max rise and 9" min. run.
 - 4.) R3 13.2 Smoke Detector Power Source is revised, as follows Battery Backup: In addition to the required AC primary source, required smoke detectors shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.
 - 5.) R403.1.4.1 Frost Protection

Revise Exception 1 as follows: Freestanding accessory buildings with an area of 800 square feet or less and an eave height of 10 feet or less shall not be required to be protected.

Delete Exception 2. Decks not supported by a dwelling

- 6.) Table N1102.1 Zone 14 Climate Zone Minimum Insulation Values are revised, as follows:
 - a.) Minimum insulation values for basement walls shall be R-0 if exterior walls are to be unfinished, and R-11 if exterior walls are to be finished.
- b.) For additions, enlargements, alterations or renovations to buildings existing prior to the adoption date of this code, the minimum insulation values shall be those listed in the Zone 13 classification with the exception of; walls, which shall have a minimum R-13 insulation value and basement walls, which shall have a minimum of R-0 if exterior walls are to be left unfinished.
- 7.) Delete: Chapters 25-32 in their entirety add;

The most recent Illinois State Plumbing Code, Plumbing License Law and Plumbers Licensing Code currently in force as mandated by the Illinois Department of Public Health, and subsequent amendments and updates thereto, are hereby adopted and incorporated by reference as if set forth verbatim in this article.

8.) Adopt the following Appendices:

Appendix E Manufactured Housing Used As Dwellings

Appendix F Radon Control Methods

Appendix G Swimming Pools, Spas and Hot Tubs

Appendix H Patio Covers

Appendix J Existing Buildings And Structures

- e). Adopt the International Fire Code / 2003 along with the following amendments:
 - 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
 - 2.) Section 103.2 Appointment, is revised as follows: The fire code official shall be the fire chief of the local fire protection district in which the subject property is located.
- f). Adopt the most recent Illinois Energy Conservation Code for Commercial Buildings currently in force as mandated by the State of Illinois along with the following amendments.
- 1.) Delete "as modified by the 2001 International Energy Conservation Code Supplement"
 - 2.) Add "as modified by the most recent International Energy Conservation Code Supplement".
 - ii.) Delete all Residential sections from the most recent IECC Supplement.
- g). Adopt the most recent Illinois Accessibility Code currently in force as mandated by the State of Illinois Capital Development Board.
- h). Illinois State Plumbing Code NO CHANGE
 The most recent Illinois State Plumbing Code, Plumbing License Law and Plumbers
 Licensing Code currently in force as mandated by the Illinois Department of Public
 Health, and subsequent amendments and updates thereto, are hereby adopted and
 incorporated by reference as if set forth verbatim in this article.
- i). Adopt the International Fuel Gas Code / 2003 along with the following amendments:
 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb".
 - 2.) Delete the following sections

106.5.2 Fees

106.5.3 Refunds

add: See DeKalb County Building Permit Fee Schedule

These recommendations reflect staff's perception of the evolving trends in construction in unincorporated DeKalb County. As the amount of commercial construction increases, the need for more updated and cohesive commercial codes increase. Conversely, as residential growth in these unincorporated areas decreases, implementation and enforcement of more stringent residential codes, especially those involving energy efficiency, becomes more feasible.

Please let me know if have any comments or suggestions.

Sincerely,

Toby Petrie Building Development Official

cc: file