

**VILLAGE OF BARRINGTON HILLS
RESOLUTION ON BUILDING PERMIT REQUIREMENTS
FOR EQUESTRIAN FACILITIES**

WHEREAS, the Village of Barrington Hills (the “Village”) is a municipality in which substantial equestrian activity is encouraged and takes place; and

WHEREAS, historically, buildings in the Village used for equestrian activities did not reach a size or type which required fire and life safety measures under the adopted 1990 BOCA Building Code; and

WHEREAS, there currently exist conflicts among the various requirements as contained in the Village’s zoning ordinances and building codes for equestrian building construction and the granting of equestrian building permits; and

WHEREAS, the Village’s Board of Trustees believes it is reasonable to expect that the enlightened self-interest of those in the equestrian community in the Village will govern the design, construction and safe operation of equestrian facilities; and

WHEREAS, the Village’s Equestrian Committee recommends provisions addressing life-safety and fire issues for people and animals be included in the building permit process for proposed equestrian barns larger than 13,700 square feet with such provisions to include, but not be limited to, reasonable requirements for sufficient egress for people and animals to evacuate in emergency situations, fire protection and prevention, and provisions for emergency responder access to the property and buildings; and

WHEREAS, recent editions of the International Building Code, the successor to the BOCA Building Code, specify that agricultural buildings 13,700 square feet or larger be equipped and maintained to address fire and life hazards incidental to their occupancy; and

WHEREAS, the Village’s Building and Zoning Enforcement Officer (“Building Officer”), as the person responsible for evaluating building permits and certificates of occupancy for the Village, is entrusted to exercise prudent care in issuing such permits and certificates; and

WHEREAS, Section 110.6 of the 1990 BOCA Building Code grants the Building Officer the “power necessary in the interest of public health, safety, and general welfare, to adopt and promulgate rules and regulations to interpret and implement provisions of this code to secure the intent thereof...”;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Barrington Hills, Cook, Lake, Kane and McHenry Counties, as a home rule municipality, the following:

Section One: That applications for any building to be used in equestrian activities, such as barns, stables, riding arenas, or similar structures shall be considered agricultural buildings and be

classified as utility buildings under the BOCA 1990 Building Code, so constructed, equipped and maintained to address fire and life hazards incidental to their occupancy.

Section Two: The construction drawings for such a building shall be submitted by a licensed architect or licensed structural engineer and designed by a certified professional in accordance with acceptable international standards for buildings that contain features enumerated in Section Three of this resolution.

Section Three: The Building Officer, exercising the appropriate authority under Section 110.6 of the 1990 BOCA Building Code, shall reasonably determine whether fire and life safety measures for agricultural buildings, which are 13,700 square feet or larger contain:

- A sufficient number of exits
- Sufficient illumination in exits and passageways
- A sufficient amount of fire extinguishing equipment
- A properly designed fire detection and alarm system, which can be monitored by the Barrington Hills Police Department

Section Four: Any such building shall meet other requirements for structures in the Village such as setbacks, storm water drainage, reasonable access by public safety vehicles such as fire trucks, construction materials, and nature and extent of any impact upon adjoining residences.

Section Five: A moratorium on permits for equestrian buildings, established in resolution 07-16, is no longer necessary in view of the fore mentioned operating standards for the Building Department and shall end on the effective date of this resolution.

Section Six: If any part or provision of this Resolution shall be held or deemed to be invalid, such invalidity shall not have the affect of rendering another part or provision of this Resolution invalid.


Section Seven: This resolution shall be in full force and effect from and after its passage and approved as provided by law.

APPROVED THIS 22nd day of October, 2007.

AYES: 4 ; NAYS: 0 ; ABSENT: 1 ABSTAIN 2

ATTEST:


Village Clerk, Deputy


Village President