

ADOPTION OF THE 2024 INTERNATIONAL CODE COUNCIL SERIES

FOR THE CITY OF AURORA, ILLINOIS

A LOOK AT THE INTERNATIONAL BUILDING CODE

PAGES 1-15 OF 48 IN ORDINANCE AMENDMENTS



OVERVIEW OF THE INTERNATIONAL BUILDING CODE (IBC)

- STRICTLY A COMMERCIAL BASED CODE FOR ALL USE GROUPS OTHER THAN ONE- AND TWO-FAMILY DWELLING UNITS AND CERTAIN TOWNHOMES.
- DOES NOT COVER MEP (MECHANICAL, ELECTRICAL OR PLUMBING) SYSTEMS. THOSE ELEMENTS ARE COVERED THROUGH INDIVIDUAL SUBJECT MATTER SPECIFIC BOOKS.
- THIS IS A BASE MINIMUM STANDARD FOR ACCEPTABLE CONSTRUCTION. MODIFICATIONS THROUGH THE ORDINANCE WOULD EITHER INCREASE OR DECREASE THAT MINIMUM
- ITEMS LIKE SPRINKLER SYSTEMS, ALARMS, ENERGY AND ACCESSIBILITY ALTHOUGH REFERENCED IN THIS CODE ARE PRIMARILY COVERED IN OTHER TEXTS.

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BREAKDOWN OF IBC REVIEW

- SIGNIFICANT CHANGES

- WILL COVER MAJOR AREAS OF CHANGE (REMOVAL, ADDITION OR MODIFICATION)
 - INCLUDES ELEMENTS THAT MAY HAVE CHANGED IN 2018 OR 2021 CODE CYCLES
- LOOKING AT ONES WITH HIGHEST COST OR CHANGE OR PRACTICE IMPACT
- SUMMARY PROVIDED OF OTHER CHANGES OF LESS SIGNIFICANCE

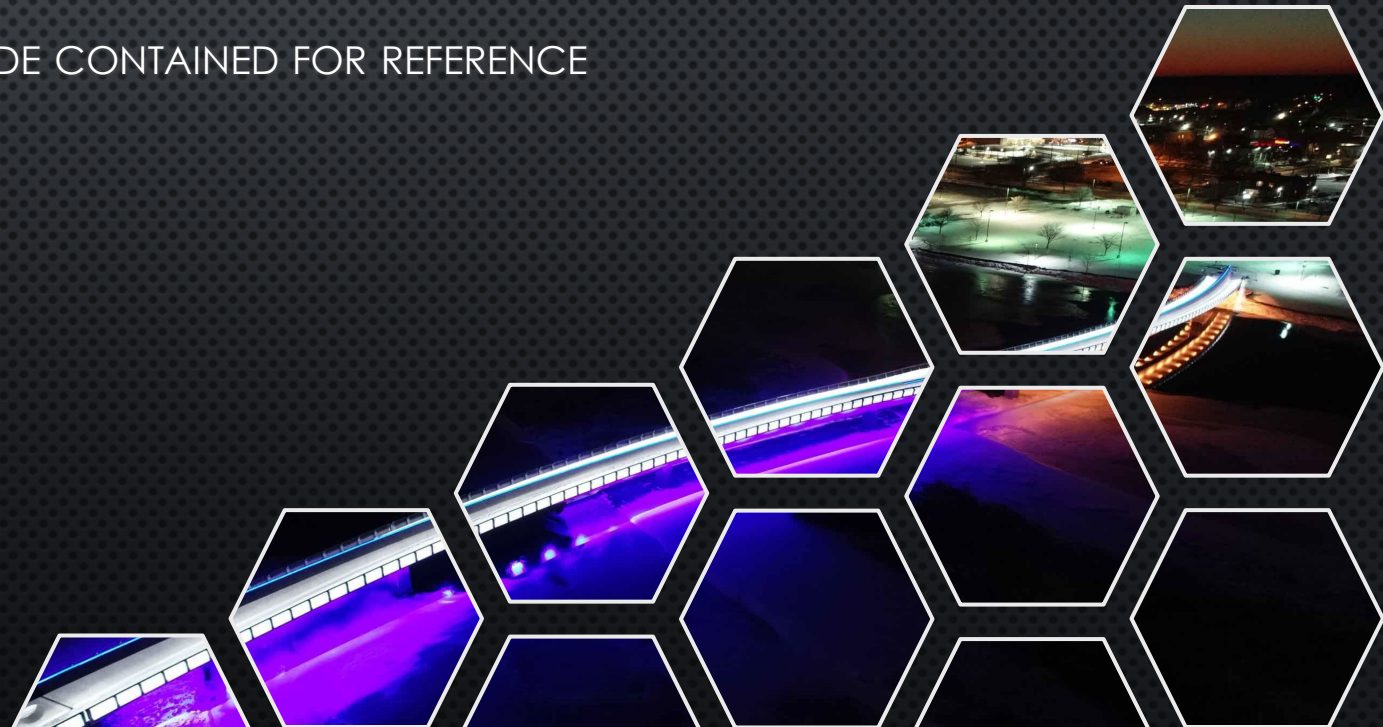
- ORDINANCE MODIFICATIONS

- COVERING ITEMS THAT WILL CHANGE IN THE ORDINANCE THROUGH ADOPTION
 - FACTORS FOR THAT CHANGE ARE VARYING
 - UPDATES TO BASE CODE AFFECT SPECIFICS IN ORDINANCE
 - BUILDING PRACTICES HAVE CHANGED SO NO LONGER APPLICABLE
 - COVERING ELEMENT IN DIFFERENT AREA OF CODE
 - GENERAL CLEANUP OF REPETITIVE TEXT
- 
- The slide features a dark blue background with a subtle pattern of white dots. On the right side, there are three hexagonal frames containing photographs of street scenes. The top frame shows a street with a brick building and a street sign. The middle frame shows a street with a brick building and a street sign. The bottom frame shows a street with a brick building and a street sign.



SIGNIFICANT CHANGES

- LEFT COLUMN – 2024 IBC OR CHANGE IN 2018 AND 2021 MAINTAINED
 - PROVIDING THESE IN SEQUENTIAL ORDER BY THE CODE
 - THIS WILL DESIGNATE WHAT WILL BE ENFORCED IF THE 2024 IBC IS ADOPTED WITH NO MODIFICATIONS
- RIGHT COLUMN – LEGACY / PREVIOUS CODES (2015-2021 IBC)
 - THIS WILL SHOW WHAT THE HISTORIC CODE CONTAINED FOR REFERENCE



202 – DEFINITION OF “CHANGE OF OCCUPANCY”

2021 IBC

- THE SCOPE OF A **CHANGE OF OCCUPANCY** HAS BEEN NARROWED WHERE NO CLASSIFICATION CHANGE TAKES PLACE.
- EVERY BUILDING, OR PORTION OF A BUILDING, MUST BE ASSIGNED AN OCCUPANCY CLASSIFICATION WITH RESPECT TO ITS USE BY PLACING IT INTO ONE OF THE SPECIFIC OCCUPANCY GROUPS IDENTIFIED IN CHAPTER 3. THESE GROUPS ARE USED THROUGHOUT THE CODE TO ADDRESS EVERYTHING FROM ALLOWABLE BUILDING SIZE TO REQUIRED FIRE PROTECTION FEATURES. THE SCOPE OF A CHANGE OF OCCUPANCY IS NOW MORE SPECIFICALLY STATED IN ORDER TO IDENTIFY WHEN SUCH A CONDITION TAKES PLACE.

CHANGE OF OCCUPANCY. Either of the following shall be considered as a change of occupancy where this code requires a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure:

- 1.Any change in the occupancy classification of a building or structure.
- 2.Any change in the purpose of, or a change in the level of activity within, a building or structure.

2018 IBC

- ALLOWED MOVEMENT INSIDE A GROUP EVEN IF THAT POTENTIAL CHANGE CARRIED WITH IT INCREASED HAZARDS FOR STRUCTURE AND OCCUPANTS

202 – DEFINITION OF “MASS TIMBER” ALSO SEE 602.4

2021 IBC

- **MASS TIMBER** IS NOW SPECIFICALLY DEFINED AS REPRESENTATIVE OF BOTH THE LARGE WOOD BUILDING ELEMENTS HISTORICALLY RECOGNIZED AS HEAVY TIMBER (NOW TYPE IV-HT) CONSTRUCTION AND THE THREE NEW CONSTRUCTION TYPES OF IV-A, IV-B AND IV-C
- HEAVY TIMBER HAS NEVER BEEN SPECIFICALLY DEFINED IN THE IBC; ITS MEANING DERIVED PARTIALLY FROM VARIOUS CODE PROVISIONS ADDRESSING ITS APPLICATION IN REGARD TO THE REGULATION OF BUILDING DESIGN AND CONSTRUCTION. HEAVY TIMBER MEMBERS HAVE LARGE CROSS SECTIONS TO ACHIEVE A SLOW BURNING CHARACTERISTIC, WITH MINIMUM DIMENSIONS ESTABLISHED IN TABLE 2304.11 OF THE IBC.

MASS TIMBER. Structural elements of Type IV construction primarily of solid, built-up, panelized or engineered wood products that meet minimum cross-section dimensions of Type IV construction.

602.4 Type IV. Type IV construction is that type of construction in which the building elements are mass timber or noncombustible materials and have fire-resistance ratings in accordance with Table 601. Mass timber elements shall meet the fire-resistance-rating requirements of this section based on either the fire-resistance rating of the noncombustible protection, the mass timber, or a combination of both and shall be determined in accordance with Section 703.2.

2018 IBC

- PREVIOUSLY JUST HEAVY TIMBER CONSTRUCTION CONSIDERED MORE FOR OLDER HISTORIC BUILDINGS. LITTLE ATTENTION PAID TO NEWER METHODS AND TECHNIQS OF LAMINATED WOOD PRODUCTS.

903.2 AND 903.3.1.1.3 - SPRINKLER PROTECTION FOR BATTERIES

2024 IBC

- REVISIONS HAVE BEEN MADE TO ENSURE THAT BATTERY SYSTEMS ARE ADEQUATELY PROTECTED BY SPRINKLER SYSTEMS AND THAT, IN THE CASE OF LITHIUM-ION AND LITHIUM METAL BATTERIES, THE SPRINKLER SYSTEM IS ADEQUATELY DESIGNED TO ADDRESS THAT SPECIFIC HAZARD.
- BECAUSE OF THE POTENTIAL FIRE SEVERITY AND THE POSSIBILITY OF THERMAL RUNAWAY IN LITHIUM-ION AND LITHIUM METAL BATTERIES, THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM MUST BE BASED ON LARGE-SCALE TESTING AT AN APPROVED TESTING LABORATORY. THE TEST RESULTS WILL HELP TO ENSURE THAT THE SUBMITTED SPRINKLER SYSTEM DESIGN CAN ADDRESS THE POTENTIAL FOR A HIGH HEAT RELEASE EVENT.

903.3.1.1.3 Lithium-ion or lithium metal batteries.

Where automatic sprinkler systems are required by this code for areas containing lithium-ion or lithium metal batteries, the design of the system shall be based on a series of fire tests. Such tests shall be conducted or witnessed and reported by an approved testing laboratory involving test scenarios that address the range of variables associated with the intended arrangement of the hazards to be protected.

2021 IBC

- CODE WAS PREVIOUSLY SILENT ON THIS MATTER

903.2.10 – SPRINKLERS IN PARKING GARAGES

2021 IBC

- AN AUTOMATIC SPRINKLER SYSTEM MUST NOW BE INSTALLED IN AN **OPEN PARKING GARAGE** WHERE A SPECIFIC FIRE AREA OR HEIGHT THRESHOLD IS EXCEEDED.
- OPEN PARKING GARAGES HAVE HISTORICALLY BEEN EXEMPTED FROM THE SPRINKLER SYSTEM REQUIREMENTS DUE TO BOTH A RELATIVELY GOOD FIRE RECORD AND PREVIOUS FIRE TEST DATA. HOWEVER, WITH THE CHANGE IN THE CONSTRUCTION OF AUTOMOBILES, THERE IS AN INCREASED USE OF PLASTICS AND LIGHTWEIGHT MATERIALS AS OPPOSED TO THE METALS THAT WERE PREVIOUSLY USED. IN ADDITION, THE TYPES OF FUELS BEING USED TO POWER THE VEHICLES ARE ALSO DIFFERENT.

903.2.10 Group S-2 parking garages.

An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exists:

1. Where the fire area of the enclosed parking garage in accordance with Section 406.6 exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage in accordance with Section 406.6 is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the fire area of the open parking garage in accordance with Section 406.5 exceeds 48,000 square feet (4460 m²).

2018 IBC

- PREVIOUSLY ONLY ITEMS 1 & 2 APPLIED TO THIS SECTION OF THE CODE. THE 3RD SECTION COVERING OPEN PARKING GARAGES DID NOT EXIST, ALLOWING THEM TO GO WITHOUT COVERAGE.

915.1.1 - CARBON MONOXIDE DETECTION

915.1.1 Where required.

Carbon monoxide detection shall be installed in the locations specified in Section 915.2 where any of the following conditions exist.

1. In buildings that contain a CO source.
2. In buildings that contain or are supplied by a CO-producing forced-air furnace.
3. In buildings with attached private garages.
4. In buildings that have a CO-producing vehicle that is used within the building.

2024 IBC

- CARBON MONOXIDE (CO) DETECTION IS NOW REQUIRED IN ALL OCCUPANCIES WHERE A CO-PRODUCING DEVICE IS PRESENT. DETECTION AND NOTIFICATION CAN BE ADDRESSED IN SEVERAL WAYS AND A DEFINITION HELPS CLARIFY WHERE CO DETECTION IS REQUIRED.
- PREVIOUSLY, DETECTION SYSTEMS WERE ONLY REQUIRED IN SPECIFIC GROUP I, R AND E OCCUPANCIES. CO POISONING INCIDENTS RESULTING IN DEATHS AND INJURIES CONTINUE TO HAPPEN IN BOTH THE PREVIOUSLY-REGULATED OCCUPANCIES AS WELL AS IN OCCUPANCIES THAT WERE NOT PREVIOUSLY COVERED.

2021 IBC

- PREVIOUS CODE ONLY COVERED R USES AND SOME I USES. THIS WAS AN ADDITION AFTER PREVIOUS CODES HAD NO REQUIREMENTS. SOME E USES WERE ADDED AS WELL. NO PROTECTION FOR OTHER USE GROUPS THAT COULD BE PRODUCING POTENTIALLY DANGEROUS GASES.

1008.2.3 – ILLUMINATION OF THE EXIT DISCHARGE

1008.2.3 Exit discharge.

Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way.

Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements:

1.The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5.

2.A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

2018 IBC

- THE INTRODUCTION OF ILLUMINATION PROVISIONS SPECIFIC TO THE **EXIT DISCHARGE** PORTION OF THE MEANS OF EGRESS CLARIFIES THE EXTENT OF THE ILLUMINATION REQUIREMENT. IN ADDITION, NEW LANGUAGE RECOGNIZES A LONG-HELD ALLOWANCE FOR THE USE OF SAFE DISPERSAL AREAS AND THE NECESSARY ILLUMINATION WHERE SUCH AREAS ARE PROVIDED.
- WITHOUT SUCH LIGHTING, IT WOULD BE IMPOSSIBLE FOR BUILDING OCCUPANTS TO IDENTIFY AND FOLLOW THE APPROPRIATE PATH OF TRAVEL. THE LACK OF ADEQUATE ILLUMINATION WOULD ALSO BE THE CAUSE OF VARIOUS OTHER CONCERNS, SUCH AS AN INCREASE IN EVACUATION TIME, A GREATER POTENTIAL FOR INJURIES DURING THE EGRESS PROCESS, AND MOST PROBABLY AN INCREASED LEVEL OF PANIC TO THOSE INDIVIDUALS TRYING TO EXIT THE BUILDING.

2015 IBC

- CODE STOPPED AT THE POINT OF THE EXIT FROM THE STRUCTURE OR THE EXIT DISCHARGE. THE GENERAL PATH ON THE SITE WAS NOT MENTIONED, SO COULD NOT ENFORCE A COMPLETE PATH TO THE PUBLIC WAY.

1010.2.4 - LOCKS AND LATCHES

1010.2.4 Locks and Latches.

Entire section was modified and charts / tables added to the text. Too many items to properly provide verbatim text for in this format.

2024 IBC

- NEW DEFINITIONS OF VARIOUS TYPES OF BOLTING MECHANISMS AND A NEW TABLE CLARIFY THE TYPES AND LOCATIONS FOR LOCKS AND LATCHES.
- THE CODE INTENDS THAT THE HARDWARE INSTALLED BE OF A TYPE FAMILIAR TO MOST USERS—SOMETHING THAT IS READILY RECOGNIZABLE UNDER ANY CONDITION OF VISIBILITY, INCLUDING DARKNESS, AND UNDER CONDITIONS OF FIRE OR ANY OTHER EMERGENCY. NEW DEFINITIONS OF VARIOUS TYPES OF BOLTING MECHANISMS AND A NEW TABLE CLARIFY THE TYPES AND LOCATIONS FOR LOCKS AND LATCHES.

20 IBC

- PREVIOUSLY FAILED TO DEFINE SEVERAL TYPES OF HARDWARE ALTHOUGH THEIR NAMES WERE USED IN THE TEXT.
- FAILED TO HAVE A CHART THAT INDICATED PERMITTED ("P") OR NOT PERMITTED ("NP") NOR THE SECTIONS OF REQUIRED COMPLIANCE.

1010.2.9 – ACCESS CONTROL DOOR LOCKING SYSTEMS

1010.2.9 Monitored or recorded egress, and access control systems.

Where electrical systems that monitor or record egress activity are incorporated, or where the door has an access control system, the locking system on the egress side of the door shall comply with Section 1010.2.10, 1010.2.11, 1010.2.12, 1010.2.13, 1010.2.14 or 1010.2.15 or shall be readily openable from the egress side without the use of a key or special knowledge or effort.

2024 IBC

- WHERE ACCESS CONTROL SYSTEMS ARE USED, ALL SYSTEMS USED TO CONTROL INGRESS NOW MUST BE COORDINATED WITH REQUIRED DOOR EGRESS PROVISIONS.
- WHERE ACCESS CONTROL SYSTEMS ARE USED, REVISED PROVISIONS CLARIFY THAT ALL SYSTEMS USED TO CONTROL INGRESS NEED TO BE COORDINATED WITH REQUIRED DOOR EGRESS PROVISIONS.

2021 IBC

- NOT PREVIOUSLY SPECIFICALLY IDENTIFIED IN THE CODE. WHILE COMPONENTS OF THIS CODE SECTION WERE SCATTERED THROUGHOUT THE DOOR AREA, A COMBINED REFERENCE WAS NOT AVAILABLE FOR THIS APPLICATION.

1110.4 – ADULT CHANGING STATIONS

2024 IBC

- **ADULT CHANGING STATIONS**, NOW REQUIRED IN FOUR LOCATIONS, SHALL BE ACCESSIBLE WHERE THEY ARE PROVIDED.
- WHILE IT IS OFTEN POSSIBLE TO FIND AN ALTERNATE LOCATION WHERE INFANTS AND TODDLERS CAN BE CHANGED WITH THE SIZE AND WEIGHT OF ADULTS, THE OPTIONS FOR PROVIDING ADULT CHANGING ACTIVITIES IN A DIGNIFIED MANNER ARE VERY LIMITED. THIS OFTEN RESULTS IN NEEDING TO PLACE THE ADULT ON THE FLOOR OF A RESTROOM OR SIMILAR UNDESIRABLE LOCATION.

1110.4 Adult changing stations.

Where provided, adult changing stations shall be accessible. Where required, adult changing stations shall be accessible and shall comply with Sections 1110.4.1 through 1110.4.4.

Additional 4 sections of specifications.

2021 IBC

- NOT PREVIOUSLY PART OF THE CODE, NOR OTHER ACCESSIBILITY STANDARDS

1208.3 - DWELLING UNIT SIZE

1208.3 Dwelling unit size.

Dwelling units shall have a minimum of 190 square feet (17.7 m²) of habitable space.

2024 IBC

- A MINIMUM SIZE FOR SLEEPING UNITS AS WELL AS A **CONSISTENT MINIMUM SIZE REQUIREMENT FOR ALL DWELLING UNITS** HAVE BEEN ESTABLISHED, WHETHER THEY ARE AN EFFICIENCY DWELLING UNIT OR SOME OTHER RESIDENTIAL ARRANGEMENT, SUCH A ONE-BEDROOM UNIT.
- ESTABLISHES A MINIMUM SIZE OF HABITABLE SPACE WHICH MUST BE MET FOR ALL TYPES OF DWELLING UNITS, INCLUDING EFFICIENCY DWELLING UNITS. SUCH UNITS ARE BETTER KNOWN AS STUDIO APARTMENTS, WHERE A SINGLE ROOM IS UTILIZED FOR ALL LIVING, SLEEPING, DINING AND COOKING ACTIVITIES.

2021 IBC

- PREVIOUS CODE DID NOT SPECIFICALLY TALK ABOUT UNIT SIZE AND ONLY LOOKED AT A SINGLE ROOM HAVING MINIMUM SIZE 120 SF AND NO ROOM LESS THAN 70 SF. IT CAUSED EFFICIENCY UNITS TO ACTUALLY BE LARGER THAN OTHER UNITS AT TIMES ONCE YOU ADDED IN OTHER REQUIREMENTS.

APPENDIX P – SLEEPING LOFTS

2024 IBC

- NEW APPENDIX P SETS FORTH THE SCOPING LIMITATIONS AND TECHNICAL CRITERIA FOR **SLEEPING LOFTS** THAT ARE PROVIDED WITHIN GROUP R DWELLING UNITS AND SLEEPING UNITS.
- THIS DESIGN CONCEPT PROVIDES FOR A BALANCE BETWEEN FLEXIBILITY IN DESIGN AND MAINTENANCE OF A MINIMUM LEVEL OF SAFETY. AS HOUSING AFFORDABILITY HAS BECOME INCREASINGLY IMPORTANT, THE USE OF SLEEPING LOFTS ALLOWS FOR DENSIFICATION OF MULTIPLE-FAMILY RESIDENTIAL HOUSING, ALLOWING FOR ADDITIONAL SLEEPING SPACE WITHIN THE SAME BUILDING FOOTPRINT. SUCH LOFTS ARE PARTICULARLY BENEFICIAL FOR INCREASING USABLE SPACE IN VERY SMALL UNITS, WHICH HAVE BECOME MORE POPULAR BASED ON SUSTAINABILITY AND LIVING MORE SIMPLY.

P101.1 General.

Where provided in Group R occupancies, sleeping lofts shall comply with the provisions of this code, except as modified by this appendix.

P101.2 Sleeping loft limitations.

Sleeping lofts shall comply with the following:

1. The sleeping loft floor area shall be less than 70 square feet (6.5 m²).
2. The sleeping loft ceiling height shall not exceed 7 feet (2134 mm) for more than one-half of the sleeping loft floor area.

The provisions of this appendix shall not apply to sleeping lofts that do not comply with Items 1 and 2.

2021 IBC

- NOTHING PREVIOUSLY IN THE CODE

OTHER CHANGES OF NOTE

- **202 – DEFINITION OF “REPAIR GARAGE”** – INTRODUCED TO HELP PROVIDE CLARITY ON THIS AUTOMOTIVE USE. *(2018 IBC)*
- **304.1 – GROUP B OCCUPANCY CLASSIFICATION** – LITHIUM ION BATTERY TESTING, RESEARCH AND DEVELOPMENT (NOT STORAGE) ADDED *(2024 IBC)*
- **424 – PLAY STRUCTURES** - THE INTERIOR FINISH MATERIALS OF PLAY STRUCTURES ARE NOW REGULATED FOR FLAME SPREAD PURPOSES. *(2021 IBC)*
- **705.6-7 – FIRE- RESISTANCE RATED EXTERIOR WALLS** – REFINES AND CLARIFIES REQUIREMENTS ON EXTERIOR WALLS MAINTAINING SIMILAR OR GREATER RATING TO THEIR TERMINATION. *(2024 IBC)*
- **707.5 – ENCLOSURE OF EXIT PASSAGEWAYS** - FIRE BARRIERS CREATING AN EXIT PASSAGEWAY MAY NOW TERMINATE AT A FIRE-RESISTANCE-RATED TOP (LID) INSTEAD OF CONTINUING TO THE UNDERSIDE OF THE ROOF SLAB ABOVE. *(2021 IBC)*
- **717.4 – ACCESS TO DAMPERS** – ADDITIONAL CLARIFICATION ON THE ACCESS TO FIRE DAMPERS FOR INSPECTION. *(2021 IBC)*
- **907.2.11 – SMOKE ALARMS NEAR COOKING APPLIANCES** – DUE TO CHANGES IN LISTINGS FOR SMOKE ALARM DEVICES CHANGES TO INSTALLATIONS NEAR COOKING APPLIANCES MADE TO REDUCE UNWANTED ALARMS. *(2024 IBC)*
- **1006.3 – EGRESS FROM STORIES OR OCCUPIABLE ROOFS** – ADDITIONAL PROVISIONS TO HELP REGULATE EGRESS FROM UPPER STORIES AND OCCUPIABLE ROOFS. *(2024 IBC)*
- **1014.3 – LATERAL LOCATION OF HANDRAILS** – MUST NOW BE WITHIN 6” OF EDGE OF WALKING SURFACE. *(2024 IBC)*
- **1210.3 – RESTROOM PRIVACY** - CONCERNS REGARDING PRIVACY WITHIN PUBLIC REST-ROOMS HAVE BEEN ADDRESSED BY REQUIRING A SCREENING ELEMENT AT THE ENTRY TO THE RESTROOM. *(2021 IBC)*
- **1502.3 – ROOF DRAINAGE SCUPPERS** – ALL OF THIS REQUIREMENT MOVED TO THE IPC (INTERNATIONAL PLUMBING CODE). *(2024 IBC)*
- **1807.2.5 – GUARDS ON RETAINING WALLS** – CODE WAS PREVIOUSLY SILENT ON THIS MATTER, NOW SIMILAR TO GUARDS ON STAIRS OR WALKING SURFACES. *(2024 IBC)*



QUESTIONS ABOUT SIGNIFICANT CHANGES?

CONCERNS, OBSERVATIONS, NEEDS . . .

ORDINANCE UPDATES

- LAYING OUT PREVIOUS ORDINANCE ITEMS AND INTENDED CHANGES
 - ADDITIONS HIGHLIGHTED IN GREEN
 - DELETIONS HIGHLIGHTED IN RED
 - CHANGES HIGHLIGHTED IN BLUE
 - NOTES REGARDING THE SECTION IN ORANGE
 - ALL OTHER ITEMS WITH NO SIGNIFICANT CHANGE OMITTED FOR BREVITY
 - INCLUDES THE FOLLOWING:
 - UPDATES TO CODE SECTION NUMBERS OR MOVING LOCATIONS IN CODE
 - CHANGES TO WORDS OR GRAMMAR TO HELP CLARITY
 - ITEMS THAT WERE NOT CHANGED AT ALL



Sec 12-17.1 Additions, Insertions, Deletions And Changes

103.1 is amended to read:

The Division of Building and Permits under the Developments Services Department is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

105.2 is amended to read:

Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for projects where in the opinion of the building official the material costs are under seven hundred and fifty dollars (\$750.00), or where the material plus the labor costs are less than one thousand five hundred dollars (\$1500.00) unless the building official determines necessary to issued when the permit is the subject of curing a code violation citation. In addition, permits shall not be required for the following:

Building:

1. Oil derricks.
2. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
4. Sidewalks on private property not more than 30 inches above adjacent grade and not over any basement or story below, and are not part of an accessible route, provided that the sidewalk is not adjacent to a driveway for more than 5 feet. (Some private property sidewalks, all sidewalks in rights-of-way and all driveways require permits).
5. Painting, papering, tiling, carpeting, counter tops, and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24" deep, and are installed entirely above ground. ~~OR On-ground storable pools that are disassembled in their entirety and put into storage between the dates of September 15 and May 15 of each year. THESE NOW REQUIRE PERMITS DUE TO PLACEMENT ISSUES, LACK OF FENCES or CONTAINED OF ACCESS.~~
8. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
9. Swings and other playground equipment accessory to one and two-family dwellings.
10. Window awnings in Group R-3 and Group U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
11. Nonfixed and Movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.
- ~~12. Temporary Ramps at single family homes. Ramp shall not encroach upon zoning setbacks and shall be removed within 180 days after the occupant's accessibility need(s) has ceased. MOVING TO IRC SECTIONS~~
12. Windows/Doors that are being replaced that do not alter the structural framing or egress requirements are exempt from a building permit. Note that if in a historic district, Fox Walk District or if a historic structure you will be required to obtain a certificate of appropriateness. Additionally, despite lack of permit requirement, the State Adopted Energy Conservation Code shall be adhered to.
13. Radon mitigation projects.
14. Radon mitigation projects.
15. Replacement of water heaters with water heaters of like type; capacity and fuel demand.
16. Lawn irrigation systems; provided that system is entirely on private property and provided that the required RPZ backflow device is registered with our backflow consultant and program.

The following Definitions shall be added/modified in SECTION 202 DEFINITIONS:

Bedroom (for purposes of determining minimum code requirements) (replaced): a room with a minimum of 70 square feet in floor area (excluding clothing storage floor area), which is a habitable space, that may be lawfully furnished with a bed and used for sleeping, but not including the living room, a dining room or a kitchen. However, a den, a study, a loft, or any room which may lawfully be used as a bedroom shall be considered a bedroom for the purposes of determining minimum safety requirements for current or future occupants if it contains a closet or clothing storage provisions.

Bedroom (for purposes of determining the potential illegal use of a space) (replaced): an area in a building which contains some of the appurtenances associated with occupancy use as a bedroom. These appurtenances shall include but are not limited to: Beds, mattresses, futons or bedding materials, clothing storage, night stands, alarm clocks, etc. Should the inspector suspect an illegal use of a space as a bedroom, the full extents of the building and any storage structures on the site shall be made available for inspection.

Subsections of Section 903.1 shall be added as follows:

903.1.2 New Building Square footage thresholds: Except for one and two family dwellings, an automatic sprinkler system shall be required for all use groups where fire areas exceed **8000 square feet**. For fire areas under **8000 square feet**, the section 903.2 use specific code text square footage thresholds shall still apply. **REDUCING THE SQUARE FOOTAGE THRESHOLD DOWN BASED ON OTHER MUNICIPALITIES STANDARDS, INCREASED FLAMABILITY OF ITEMS IN BUILDINGS, AND OTHER FUTURE CHANGE OVER OF BUILDINGS TO DIFFERENT USES.**

903.1.3 New Building Height thresholds: Except for one and two family dwellings, an automatic sprinkler system shall be required for all use groups where building stories exceed two stories, and mixed use group buildings, with one use above a different use, where the building stories exceed one story. For buildings under two stories, the IBC Table 504.4 use specific code text number of story thresholds shall still apply.

903.1.4 Sprinkler systems when required for multi-tenant buildings: shall be provided with a tenant zoned flow switch and tampered control valve mounted at no more than 5 feet above finished floor and as accepted by the fire code official.

907.1.1 is amended to read:

Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail this it will conform to the provisions of this code, the international fire code; and relevant laws, ordinances, rules and regulations as determined by the fire code official. Drawings shall be prepared and stamped by a NICET level II professional. **PUTTING IN SOME FORMAL LANGUAGE REGARDING REQUIREMENTS FOR DESIGNERS OF THESE SYSTEMS. PREVIOUSLY COVERED UNDER REFERENCE STANDARDS AND NOT AS CLEAR. THIS IS AN ATTEMPT AT INCREASED CLARITY AND ABILITY TO INFORCE.**

2901.1 is amended to read as follows:

Scope. The provisions of this chapter and the International Plumbing Code shall govern the design, construction, erection, and installation of plumbing components, appliances, equipment, and systems used in buildings and structures covered by this code where not addressed by the Illinois Plumbing Code. Where conflicts occur between this code and the Illinois Plumbing Code, only the more restrictive provisions of this code shall apply, otherwise, the Illinois Plumbing Code shall apply. **THIS IS WORKING TO MAKE CLEAR STAFF USE OF THE INTERNATIONAL PLUMBING CODE IN CASES WHERE THE ILLINOIS PLUMBING CODE IS SILENT ON ITEMS. FORMALIZING THIS LANGUAGE FROM COMMON PRACTICE.**

~~2901.1.1 All State of Illinois defined Plumbing work shall conform to the current edition of the Illinois State Plumbing Code. Items not preempted in the Illinois State Plumbing Code, from solely the following sections of the 2015 International Plumbing code shall be applicable:~~

- ~~• The following parts of Section 301 General~~
- ~~• 301.6 Prohibited locations (elevator related) and~~
- ~~• 301.7 Conflicts (with MFR instructions)~~
- ~~• Section 305 Protection of pipes and plumbing system components,~~
- ~~• Section 405.3.4 and 405.3.5 Water closet and Urinal partitions,~~
- ~~• Chapter 11 Storm Drainage~~
- ~~• Note: Local storm sump discharge provisions in section 2901.1.3~~
- ~~• Chapter 12 Special Piping and Storage Systems (Medical gasses and Oxygen systems)~~ **PREVIOUS TEXT FROM THIS SECTION ALL BEING REMOVED**

~~CHAPTER 35 REFERENCED STANDARDS~~

~~NFPA Standards amendments.~~

~~The State Adopted National Fire Protection Association (NFPA) Standard No. 101 known as the Life Safety Code is hereby amended and changed in the following respects:~~

~~It is the intent that all new construction in the city or applicable new portions thereof shall conform to the minimum standards and requirements of the city building code as adopted and amended, rather than the life safety code or its referenced National Fire Protection Association Standards with the exception of:~~

- ~~e) Those use groups regulated by State or Federal agencies utilizing the Life Safety Code. Most stringent of codes shall apply.~~
- ~~b) When referenced directly from the International Code Series and only for the specific topic indicated in the International Code.~~ **EXAMPLE OF ITEM BEING MOVED TO GENERAL SECTION AS IS REPETITIVE AND CONFUSING, PLUS MORE MAINTENANCE DURING ADOPTION.**



QUESTIONS ABOUT ORDINANCE UPDATES?

CONCERNS, OBSERVATIONS, NEEDS . . .

... AND THE NEXT STEPS

REREVIEW FROM THIS MEETING

- DETERMINE ANY ITEMS THAT NEED FURTHER CLARIFICATION, OR OTHERS THAT NEED TO BE MODIFIED, REMOVED OR ADDED.
- REPRESENT ON THOSE SPECIFIC AREAS AT A FUTURE MEETING AS REQUIRED

NEXT FOR PRESENTATION

- COMBINED PRESENTATION ON THE EXISTING BUILDING CODE AND FIRE CODE
- PRESENTATION ON THE RESIDENTIAL CODE
- PRESENTATION ON THE REMAINING CODES (MECHANICAL, FUEL GAS, PLUMBING, ELECTRICAL AND SWIMMING POOL & SPA)
- FULL INFORMATIONAL AT BZE
- PRESENTATION TO COW AND COUNCIL



THANK YOU!

QUESTIONS?