

Sec 12-17.1 Additions, Insertions, Deletions And Changes

The following sections of the 2024 International Building Code adopted in section 12-16 is hereby revised as follows:

101.1 Title is amended to read:

These regulations shall be known as the Building Code of The City of Aurora, hereinafter referred to as "this code."

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.

105.1 Required is amended to read:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, including detached accessory structures; or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code; or to construct, erect, install, or enlarge a fence; or construct any driveway or for the installation of pavement in the form of private walks, patios or parking pads adjacent to driveways capable of parking vehicles or construct or modify pavement in the public right-of-way, including public sidewalks, aprons, curbs, and curb-cuts, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

105.1.1 is deleted.

105.1.2 is deleted.

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.
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. 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.

Electrical: delete subsequent text and amend to read:

Electrical installations per Article III. ELECTRICITY - section 103.2 and NEC 90.2 are exempt from permit.

PLUMBING:

Item three (3.) is added to read:

Replacement of water heaters with water heaters of like type; capacity and fuel demand.

105.3.1.1 Withholding of permits is added to read:

Whenever the code official shall find that any contractor or owner is in violation of this code, or of any other ordinances of the city or state, he may refuse to grant any further permits to such violating contractor (or any owner employing such violating contractor) or to such violating owner (or anyone obtaining a permit for such violating owner's premises) until all violations have been corrected.

105.3.1.2 Indebtedness to the City of Aurora is added to read:

Any City liens, fines or city fees shall be paid prior to permit issuance.

105.8 Prerequisite for permit is added to read:

No building permit for new construction shall be issued unless the following improvements are provided:

- (1) Refer to Section 43-12 Subdivision Control Ordinance.
- (2) Refer to Section Article II.H Subsection 140.1 Required Access.

107.1.1 is added to read:

The first page of each set of drawings shall further contain the following information:

REQUIRED PLAN COVER SHEET INFORMATION FOR REVIEW UNDER 2024 International Codes, 2023 NEC, STATE OF ILLINOIS ACCESSIBILITY CODE, ICC A117.1-17, THE 2010 ADA, STATE OF ILLINOIS ENERGY CONSERVATION CODE, THE STATE OF ILLINOIS PLUMBING CODE, and CODE REVIEW DATA

A. Use and Occupancy group(s) classification (indicate single use; or single use with incidental use/accessory use; or mixed use separated/non-separated), (Chapter 3). If a change of use is requested per IEBC Chapter 10 then the Existing use group(s) shall be identified, and IEBC Chapter 10 shall additionally be required for code compliance.

B. Type(s) of construction (Chapter 6).

C. Square footage of building and allowable square footage with increases (specify each floor or fire area), (indicate if sprinklered and/or alarmed) (Chapter 5).

D. Occupant load based on International Building Code (Chapter 10).

E. Occupant load based on State of Illinois Plumbing Code (Section 890.810 (2)).

F. Designed live loads (Chapter 16).

G. The Design Professional in Responsible Charge shall be named and further shall be required to coordinate multiple submittals in an application per IBC 107.3.4.

H. For Existing Structures, indicate the classification (intensity) of work per IEBC Chapter 5. For projects with multiple classifications in different areas of work, an

IEBC work classification exhibit shall additionally be provided on the cover page. Per IEBC Chapter 5 the referenced chapters in IEBC shall be required for code compliance.

I. Area of Work Key Plans.

J. Life Safety Plans.

107.2.1.1 Engineering details is added to read:

The code official may require to be filed adequate details of structural, mechanical, plumbing and electrical work, including computations, stress diagrams and other essential technical data. All engineering plans and computations shall be coordinated by and shall bear the signature and seal of the engineer or architect responsible for the design as required by subsection 107.3.4.

109.2.1 Fees is added to read:

For certified private educational facilities: Upon presentation of acceptable documentation, certified private educational facilities (Kindergarten and above grades) shall receive a 50% reduction in building permit fees for remodeling, repair, additions, alterations or similar improvements to buildings and structures. Fees shall not be waived for new construction, nor shall fees be waived for deposits, bonds, City tap fees and inspections and/or reviews performed by outside consultants, or for any out-of-pocket expenses incurred by the City associated with the construction permit process. The burden of proving that the facility qualifies for the partial waiver as set forth in this paragraph shall be borne by the facility asserting the entitlement to the partial waiver of fees.

109.6 is amended to read:

Whenever the work for which a permit was granted is not started and the six months' time limit for permits has not lapsed, the holder of the permit may receive a refund of 50% of the City Building Permit Fees paid. The refund request must be made in writing to the Division of Building and Permits and all permits must be surrendered. This policy does not apply to the non-refundable portions of the plan examination fee.

114.4.1 is added to read:

Violations shall be a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100) and not more than One Thousand dollars (\$1000.00) per violation. Each day that a violation continues shall be deemed a separate offense.

116.4 is added to read:

Method of Service: Add method (4) sent by first class mail, postage prepaid, to the recipients at their last known address.

116.6 is added to read:

Imminent danger; demolition of structures: When, in the opinion of the code official, there is actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered, the code official is hereby authorized and empowered to make the necessary arrangements to have said building or structure demolished without the necessity of court order. The code official may retain the services of an Illinois Licensed Structural Engineer to assist in making the demolition determination. Two hundred percent of all costs incurred therefore may be charged to the owner(s) of record and if payment is not made within thirty (30) days, a lien shall be recorded against the property.

116.7 Costs of emergency repairs is added to read:

Costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on approval of the code official. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located, and two hundred percent of the cost of such work may be charged against the real estate upon which the structure is or was located and shall be a lien upon such real estate.

202 is amended to add/ modify the following:

BEDROOM. (for purposes of determining minimum code requirements) 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, 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 purpose of determining minimum safety requirements for current or future occupants.

BOARDING HOUSE. A building arranged or used for lodging for compensation or not, with or without meals, and not occupied by a single-family unit.

CODE OFFICIAL. The Building Official shall be the Director of the Building & Permits and his designees. All City employees are hereby designees of the Building Official. The Building Official shall cooperate with the Fire Chief and the Fire Marshal.

FIRE ACCESS DOORS. Any exterior door with code compliant landing and walkway which connects to the public way and provides access to potential fire staging area. Fire Access Doors may be part of a means of egress and marked as an exit, but they do not have to be a component of egress nor marked as such. If a Fire Access Door is part of an accessible means of egress the door and its associated components must comply with accessibility standards.

FIRE CODE OFFICIAL. The Fire Code Official for construction and remodeling permits shall be the Director of the Building & Permits and his designees. All City employees are designees of the Fire Code Official. The Fire Code Official shall cooperate with the Fire Chief and the Fire Marshal. The Fire Code Official for operational permits and existing structures shall be the Fire Marshal and their designees. The Fire Code Official shall cooperate with the Fire Chief and the Building Code Official.

GUEST ROOMS. A room used or intended to be used by one or more occupants not defined as family for living (see IPMC adoption for definition of family).

LODGING HOUSE. A one-family dwelling where one or more occupants are primarily permanent in nature with guest rooms, which does not qualify as a custodial care facility.

Table 504.4 shall be partially amended as follows. References to allowable stories in New Non-Sprinklered buildings shall additionally be limited by the provisions of section 903.1.3.

Table 509 Incidental Uses: shall be partially amended as follows. Balance of the table shall remain unchanged:

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Rooms containing fire pumps, riser areas and or sprinkler control valve areas	• 2 hours in high-rise buildings,
	• In non high-rise buildings 2 hours; OR 1 hour and provide automatic sprinkler system throughout the building. Exception: Secondary risers and auxiliary control valves need not be enclosed unless required by the code official.

903.1.2 New Building Square footage thresholds is added to read:

Except for one- and two-family dwellings, an automatic sprinkler system shall be required for all use groups where fire areas exceed 5,000 square feet. For fire areas 5,000 square feet or under, the section 903.2 use specific code text square footage thresholds shall still apply.

903.1.3 New Building Height thresholds is added to read:

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 exceeding 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 is added to read:

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.

903.1.5 Design is added to read:

Drawings shall be reviewed and stamped by a NICET level III professional.

903.3.1.2 NFPA 13R sprinkler is amended to add the following exception:

Exception: Group R buildings of Type 3, Type 4 or Type 5 construction must be sprinklered in accordance with Section 903.3.1.1 and shall retain the sprinkler protection of Balconies and Decks in section 903.3.1.2.1.

903.3.5 Water supplies is amended to read:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The building and municipal potable water supply shall be protected against backflow in accordance with the requirements of this section and the State of Illinois Plumbing Code.

903.4.1 delete all exceptions.

903.4.3.1 Fire department connection alarms is added to read:

Exterior notification appliances with red lens strobe activated on water flow shall be placed above the Fire Department Connection at no less than 8 feet above grade.

905.4 item six is amended to read:

6. At fire access doors where the most remote portion of a nonsprinklered floor or story is more than 150 feet from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet from a hose connection.

905.4 item 7 is added to read:

7. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet (60 960 mm) from a hose connection.

905.9 delete exception 2.

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. Shop drawings shall be reviewed and stamped by a NICET level III or higher, or professional engineer.

907.1.3.1 is added to read:

Where a protected/rated sprinkler riser room exists the fire alarm control panel shall be located within unless approved by the fire code official.

907.1.4 Additional alarm requirements for sprinklered occupancies is added to read:

In addition to items required by section 907 the following appurtenances will also be required in the uses/occupancies when the occupancy is required to be sprinklered.

907.1.4.1 is added to read:

In single tenant occupancies alarm annunciators shall be located at the main entrance.

907.2.9.1 items 1 and 3 are amended to read:

1. Any dwelling unit or sleeping unit is located one or more stories above the lowest level of exit discharge.

3. The building contains more than 12 dwelling units or sleeping units.

907.2.9.1 Exceptions 1 & 3 are deleted.

907.2.9.3 exception is deleted.

907.3.1 delete exception 1.

907.3.1.1 Duct Smoke Detection is added to read:

The detectors remote indicator LED/station shall be installed in the finished space on the nearest wall to the unit and no more than five feet from the floor, in the same location as the FACP or, in an alternate conspicuous location acceptable to the Fire Code Official.

907.4.2.4 is deleted.

907.6.3 delete all exceptions

907.6.6.2 Point Identification and Zone Identification is added to read:

Alarm transmissions shall report point identification or zone identification to the remote supervising station.

912.1.1 F.D.C. is added to read:

Fire Department Connections shall be a 4" Storz connection shall be visible from the street of address and as close to the riser room as possible mounted not higher than 42 inches. A 30-degree elbow to grade shall be provided for mounting heights between 36-42 inches.

912.6 Backflow Protection. Shall be changed as follows:

The building and municipal potable water supply shall be protected against backflow in accordance with the requirements of this section, the State of Illinois Plumbing Code, or the AHJ.

913.4 Valve supervision. Shall be changed as follows:

Methods 2 through 4 are deleted.

1008.3 item 3.5 is amended to read:

Common areas of multi-user toilet and bathing rooms in public restrooms.

1108.6.2 is amended to read:

Accessible units, Type A units and Type B units shall be provided in group 2 occupancies in accordance with sections 1108.6.2.1 through 1108.6.2.4

1108.6.2.4 Additional Requirements is added to read:

These additional accessibility appurtenances are requirements for all R-2 dwelling units:

1. Space and all required connections for in-unit laundry (both washer and dryer) shall be provided in all dwelling units in all new structures and shall be arranged to provide a minimum of Type B unit accessible approach per ANSI A117.1.

2. Space and all required connections for a dishwasher shall be provided in all dwelling units in all new structures and shall be arranged to provide a minimum of Type B unit accessible approach per ANSI A117.1.

1206.2.2 Airborne sound in Hotel and R-1 uses is added to read:

Sound transmission class for 1207.2 shall be modified to ...(STC) of not less than 55 (50 if field tested) for airborne noise when tested in accordance with ASTM E 90.

1206.2.3 Airborne sound in R-2 uses is added to read:

Sound transmission class for 1207.2 in new structures shall be modified to ... (STC) of not less than 55 (50 if field tested) for air-borne noise when tested in accordance

with ASTM E 90. The STC analysis shall not include any finish material (wall-coverings or flooring treatments).

1206.3.1 Structure-borne sound in R-2 uses is added to read:

Sound transmission class for 1207.3 in new structures shall be modified to... impact insulation Class (IIC) of not less than 58 (53 if field tested) when tested in accordance with ASTM E 492. The IIC analysis shall not include any finish material (wall-coverings or flooring treatments).

1206.3.1.1 Stair structures is added to read:

Common Stair structures shall be steel staircases using concrete filled metal pan stairs (to mitigate low frequency structure-borne sound transmission).

1301.1.1 Criteria is amended to read:

Buildings shall be designed and constructed in accordance with the current Illinois Energy Conservation Code.

1403.1.1 Exterior Material in R-1 & R-2 Uses is added to read:

Unless otherwise approved by a development agreement, in all Use Group R-1, and in R-2 buildings with common corridors, aside from glazing materials, a minimum of 80% of all elevations of the building shall consist of an exterior finish material equivalent or better in performance than a nominal 4" wythe of clay unit masonry - face brick (class SW) when tested for all of the following:

1. impact resistance,
2. fire resistance of exterior finish material,
3. And isolation from street noise using sound transmission coefficients.

Determination of equivalency shall be at the sole discretion of the Chief Development Services Officer or his designee. Acceptable testing methods for equivalents shall use applicable testing standards from referenced testing agencies as outlined in Chapter 35 Referenced Standards of this code.

1612.3 is amended to read:

The City of Aurora flood hazard areas shall be based on the floodplain regulations in Chapter 18 of the municipal code.

1705.18 is amended to read:

Fire-resistant penetrations and joints. In high-rise buildings, R- occupancies or in buildings assigned to Risk Category III or IV, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.3.1.2, 714.4.2, 715.3 and 715.4 shall be in accordance with Section 1705.17.1 or 1705.17.2.

1809.5.2 Frost protection is added to read:

The frost line for Aurora, IL shall three (3) feet six (6) inches below the finished ground grade.

2410.1 is added to read:

Ground level or easily accessible, sliding glass doors serving dwelling units and sleeping units shall be equipped with an approved permanent anti-slide device.

2701.2 Electrical services is added to read.

Electrical services for new R-2 apartment buildings shall be served with an independently metered service per dwelling unit.

2701.3 is added to read:

Multiple Electrical Services. Buildings with multiple electrical services shall be provided with a shunt trip that simultaneously opens all electrical services including any emergency and standby power systems. Shunt trip shall be of a mushroom style push button provided with a protective cover. Button shall be identified with a sign that reads "EMERGENCY POWER SHUTDOWN SWITCH FOR FIRE DEPT USE ONLY".

2801.2 Natural gas services is added to read:

Metering. New R-2 apartment buildings shall be served with an independently metered service per dwelling unit.

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.

Table 3001.3 is amended by removing automotive lift standard ALI ALCTV.

3001.4 Accessibility is amended to read:

Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Sections 1009, 1110.10, and the current Illinois Accessibility Code (IAC).

3002.4 is amended to read:

Not inclusive of platform or LULA lifts, where full sized elevators are provided in NEW buildings, not fewer than one elevator, shall be provided for fire department emergency access to all floors regardless of rise. The elevator car shall be of such size and arrangement to accommodate a minimum 24-inch by 84-inch ambulance

stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 x 3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoist way door frame.

3003.3 is amended to read:

All elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the International Fire Code for new and modernized (existing) elevators only.

3004.4 Personnel and material hoists is amended to read:

Personnel and material hoists shall be designed utilizing an approved method that accounts for the conditions imposed during the intended operation of the hoist device. The design shall include, but is not limited to, anticipated loads, structural stability, impact, vibration, stresses, and seismic restraint. The design shall account for the construction, installation, operation and inspection of the hoist tower, car, machinery and control equipment, guide members and hoisting mechanism. Additionally, the design of personnel hoists shall include provisions for field testing and maintenance that will demonstrate that the hoist device functions in accordance with the design. Field tests shall be conducted upon the completion of an installation or following a major alteration (a "jump") of a personnel hoist. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operation.

3005.1 is amended to read:

An approved means of access shall be provided to elevator machine rooms, control rooms, control spaces and machinery spaces. This means is not to be used as a passageway through the space to other areas of the building.

3005.4 delete Exception 2.

3009.1 is amended to read:

The design, construction and installation of elevators installed within a residential dwelling unit or installed to provide access to one individual residential dwelling unit shall conform to ASME 17.1/CSA B44, Section 5.3 of current state adopted elevator code edition.

3009.3 is amended to read:

Hoistway landing doors for private residence elevators shall comply with ASME A17.1/CSA B44, Requirements 5.3.1.8.1 through 5.3.1.8.3 for new and altered elevators.

3010.1 is added to read:

The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the

licensed installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the AHJ.

3010.2 Posting certificates of compliance is added to read:

The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois Elevator Safety Act.

3303.6.1 Service connections is added to read:

Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, and other connections. Water and sewer connections shall be removed or sealed and plugged-in accordance with the requirements of the city's sewer and water maintenance department. City meters shall be returned to water and sewer department or two hundred percent of the cost of a replacement meter plus water usage assumptions and fines may be charged.

B101.2 is amended so that the last sentence reads:

The application shall be filed on a form obtained from the building official within ten (10) days after the notice was served.

B101.2.1 is added to read:

Application for Appeal shall be accompanied by a court reporter fee of seven hundred and fifty dollars (\$750).

B101.3.1 is amended to read:

Qualifications shall be in accordance with Sec 2-540 of the City of Aurora Code of Ordinances.