

DIVISION 12-II-7 RESIDENTIAL CODE

Sec 12-17.6 Same; Additions, Insertions, Deletions And Changes

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

R101.1 is amended to read:

These provisions shall be known as the Residential Code for One- and Two-family Dwellings of The City of Aurora, and shall be cited as such and will be referred to herein as “this code.”

R103.1 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.

R105.2 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. *Retaining walls* that 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.
2. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
3. 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).
4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
6. Swings and other playground equipment.
7. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
8. 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.
9. Radon mitigation projects.

Electrical: delete subsequent text and amend to read:

Electrical installations per Article III. ELECTRICITY - section 103.2 and NEC 90.3 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.

R105.10 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.

R105.10.1 Indebtedness to the City of Aurora is added to read:

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

R105.11 is added to read:

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

- 1. Refer to Section 43-12 Subdivision Control Ordinance.

R109.5 Dry and Stable access is added to read:

Except for foundation inspections, a minimum 24" wide dry and stable access shall be provided to all inspection access points. Inspections scheduled for which this dry and stable access has not been provided will be disapproved and may be disapproved with penalty.

R112.1.1 Appeals is added to read:

Appeals shall be made and conducted in accordance with the provisions of the adopted International Building Code - Appendix B Board of Appeals as amended.

R113.5 is added to read:

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.

R202 is amended to add/ modify the following:

Bedroom. 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.

Building 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.

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 R301.2 Insert:

Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From			Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mpg)	Topographic effects	Special Wind region	Windborne debris zone		Weathering	Frost line depth	Termite				
25	107	N/A	N/A	N/A	B	Severe	42 Inches	Moderate to Heavy	Yes	Yes, see Aurora Engineering Division	1635	48.7 degrees F
Manual J Design Criteria												
Elevation			Altitude Correction Factor	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature			Outdoor winter design dry-bulb temperature		Heating temperature difference	
706			0.985	76.4	35%	70			-1		71	
Latitude			Daily range	Summer design grains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature			Outdoor summer design dry temperature		Cooling temperature difference	
41			Medium		50%	75			91		16	

R306.1.11 Additional Information for construction in areas prone to flooding is added to read:

For buildings and structures in flood hazard areas as established on local floodway rate maps, locally adopted floodplain ordinances shall additionally apply, and the most restrictive requirements shall apply.

309.1 is amended to read:

An automatic residential fire sprinkler system shall be installed in each individual townhouse with a first floor Living Space footprint exceeding 5,000 ft ².

R309.2 is amended to read:

An automatic residential sprinkler system shall be installed in One- and Two-family dwellings with a first floor Living Space footprint exceeding 5,000 ft ².

R312.2 text and exception is deleted and replaced with:

A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

R315.6 Guards is added to read:

Guards complying with R321 shall be provided on open sides of sleeping lofts.

R318.2.1 is added to read:

All swinging exterior doors, garage man doors and garage service doors shall be equipped with a dead bolt lock with a minimum one-inch throw and dead locking latch. Mortise-type locks may be used; if the above-described requirements are met.

R319.4.4.1 Safety coverings is added to read:

Window wells shall be provided with flat covers capable of supporting at least 150 lbs.

R319.4.5 is added to read:

Area well locations shall be placed as remotely as practical from at grade door locations and shall place a min. #4 bar with min. 4" hooks at the top and bottom of each opening.

R324.7 is added to read:

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

R325.1.4 Basements is added to read:

Window area in basements, except as may be otherwise specified for habitable rooms, the glass window area in basements shall not be less than two (2) percent of the floor area served, provided by windows complying with section R319.

R325.2.1 is added to read:

Bathrooms shall be mechanically exhausted directly to the outdoors.

R401.1 is amended to delete the last sentence and the exceptions.

R401.4.1 is amended to read:

A Geotechnical report from a soils engineer shall accompany all new home permit applications and shall be amended with observed in place results after excavation and prior to scheduling the Footing inspection. A copy of the revised report shall be given to inspector at the footing inspection.

R402.1 Wood Foundations and its subsections are deleted and not permitted.

Tables R403.1(1), 403.1(2) and 403.1(3) are amended so that the minimum thickness of footings of 6 inches shall be replaced with 8 inches.

Figures R403.1 (2) and R403.1 (3) Permanent Wood Foundations is deleted and not permitted.

R403.2 is deleted and not provided.

R403.4 and its subsections, figures and tables are deleted and not permitted.

R403.5 and its subsections, figures and tables are deleted and not permitted.

R403.5, figures and tables are deleted and not permitted.

Table R404.1.2.1 (1) Plain Masonry Foundation Walls shall be amended as follows:

Maximum Wall Height (feet)	Maximum Unbalanced Backfill Height ^c (feet)	Plain Masonry ^a Minimum Nominal Wall Thickness (inches)		
		Soil Classes ^b		
		GW, GP, SW and SP	GM, GC, SM, SM-SC and ML	SC, MH, ML-CL and inorganic CL
5	4	8	8	8
	5			10
6	4	8	8	8
	5			10
	6		10	12
7	4	8	8	8

	5		10	10
	6	10	12	10 solid ^d
	7	12	10 solid ^d	12 solid ^d
8	4	8	8	8
	5		10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote ^e
	8	10 solid ^d	12 solid ^d	Footnote ^e
9	4	8	8	8
	5		10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote ^e
	8	12 solid ^d	Footnote ^e	Footnote ^e
	9	Footnote ^e	Footnote ^e	Footnote ^e

Table R404.1.3.2(2) is deleted. Minimum thickness of concrete basement walls is 8 inches.

Table R404.1.3.2(5) is deleted. Minimum thickness of waffle-grid basement walls is 8 inches.

Table R404.1.3.2(7) is deleted.

R404.2 and it’s subsections are deleted and not permitted.

R405.2 and it’s subsections are deleted and not permitted.

R406.3 and it’s subsections are deleted and not permitted.

R502.7.1 Bridging is amended to read:

All Joists shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or continuous 1 inch x 3-inch strips nailed across the bottom of the joist perpendicularly to the joist at intervals not exceeding 8 feet.

R503.2.2.1 is added to read as follows:

Minimum thickness, subfloors. Subfloors shall not be less than 3/4-inch nominal or as prescribed in Table R503.2.1.1(1). Other materials may be used when approved by the code official.

R503.2.2.1 is added to read as follows:

Minimum thickness, roof decking. Roof decking shall not be less than 1/2-inch nominal or as prescribed in Table R503.2.1.1(1). Other materials may be used when approved by the code official.

R504 is deleted.

R602.3.2 Exception and Table R602.3.2 is deleted and not permitted.

R602.7.1 is added to read:

Single member headers shall be provided with blocking to prevent rotation at 16 inches on center.

R703.9 is amended to read:

Exterior insulation and finish systems (EIFS) shall comply with this chapter and Section R703.9.1. Where permitted, EIFS installations shall be required to provide a manufacturer's certificate of inspection to the owner and shall be kept for inspection upon request. Repairs to existing EIFS systems shall be permitted to be repaired with EIFS systems w/drainage using the installation recommendations of the Manufacturer.

R703.9.2 is deleted and not permitted.

R803.2.2.1 is added to read:

Minimum thickness. Roof decking shall not be less than 1/2-inch nominal plywood or as prescribed in Table R503.2.1.1(1). Other materials may be used when approved by the building official.

R1003.9.2.1 is amended to read:

A spark arrestor is required to be installed on all masonry chimneys.

Chapter 11 Energy Conservation shall be deleted in its entirety; Compliance shall be determined by the current State of Illinois Energy Conservation Code.

M1401.1.1 Temporary Heat system required is added to read:

Use of the new furnace during construction activities shall be prohibited. If new furnace is found to have been used, final inspections will not pass without a full system cleaning certification, plus the posting of a contractor installation and equipment warranty to match the manufacturer's equipment warranty period (if the manufacturer's warranty has been compromised by not following the manufacturer's installation instructions).

M1601.1.1 item 9 is added to read:

Ductwork; Shall not protrude from the framing cavity when applications of finishes will compress or deform the duct.

M1602.2 item 2.1 is added to read:

Disbursal of return air openings shall be taken from each finished floor inside of the dwelling unit. Dilution of return air with outdoor air shall be permitted.

G2414.4 is deleted and not permitted.

G2426.6.1 is added to read:

B-vent support shall be provided every 5 feet minimum with no screw penetrations unless specifically required by the vent manufacturer and then only when it can be demonstrated that the inner wall of the vent has not been penetrated.

Chapters 25-32 Plumbing shall be deleted and replaced with the following:

P2501.1. Scope. Per the State of Illinois preemption all Plumbing work shall conform to the current edition of the Illinois State Plumbing Code.

P2501.2 Hose bib locations: 2 hose bibbs located as remotely as practicable shall be required per residence (e.g. front and rear yards).

P2501.3 Water Distribution Piping: Water distribution piping shall be installed so that all water supplies except for hose bibbs are fed from an isolated single branch pipe for the possible future installation of a water filtration system.

P2501.4 Water services shall be sized per the State of Illinois Plumbing Code. New water service size shall be a minimum 1 inch.

P2501.5 Public Systems Available: Variations from provisions contained in this section may be applied for by filing an application with the public works department for referral to and consideration by the city council.

P2501.5.1 A public water main shall be considered available to a building when the building is located within one thousand two hundred (1,200) feet of the public water main. Private wells shall not be allowed within the jurisdiction of the City of Aurora except as provided by section 48-28 of the Aurora Code of Ordinances.

P2501.5.2 A public sewer system shall be considered available when the nearest point of the property is located within one thousand two hundred (1,200) feet of the public sewer.

P2502.1 Required storm sump pit discharge shall be handled in conformance with one of the following:

1. Discharge to the public storm sewer may occur at any time in conformance with City of Aurora Standard Specifications for Improvements.
2. Discharge to grade, when not prohibited above, may be permitted provided that the point of discharge is at least fifteen (15) feet from all property lines. Sump pumps shall not discharge directly into any street, sidewalk onto adjacent property, or in any manner that will flood or cause a nuisance. Sump discharge contrary to the above provisions shall be considered a violation as a public nuisance of the adopted IPMC 304 Exteriors, Roofs and Drainage subsection.

Part VIII- Chapters 34-43 are deleted. Electrical shall comply with the Aurora Electrical Code.

BO104.4 is amended to read:

Repair or replacement of existing electrical wiring and equipment shall comply with the Aurora Electrical Code.

BO105.5.1 is amended to read:

Newly installed electrical equipment and wiring relating to work done in any work area, including in newly installed partitions and ceilings, shall comply with the materials and methods requirements of Aurora Electrical Code.

BO105.5.3.3

Ground-fault circuit interruption shall be provided on newly installed receptacle outlets if required by Aurora Electrical Code.

BO105.5.3.5 is amended to read:

Clearance for electrical service equipment shall be provided in accordance with the Aurora Electrical Code.