

ADOPTION OF THE 2024 INTERNATIONAL CODE COUNCIL SERIES

FOR THE CITY OF AURORA, ILLINOIS

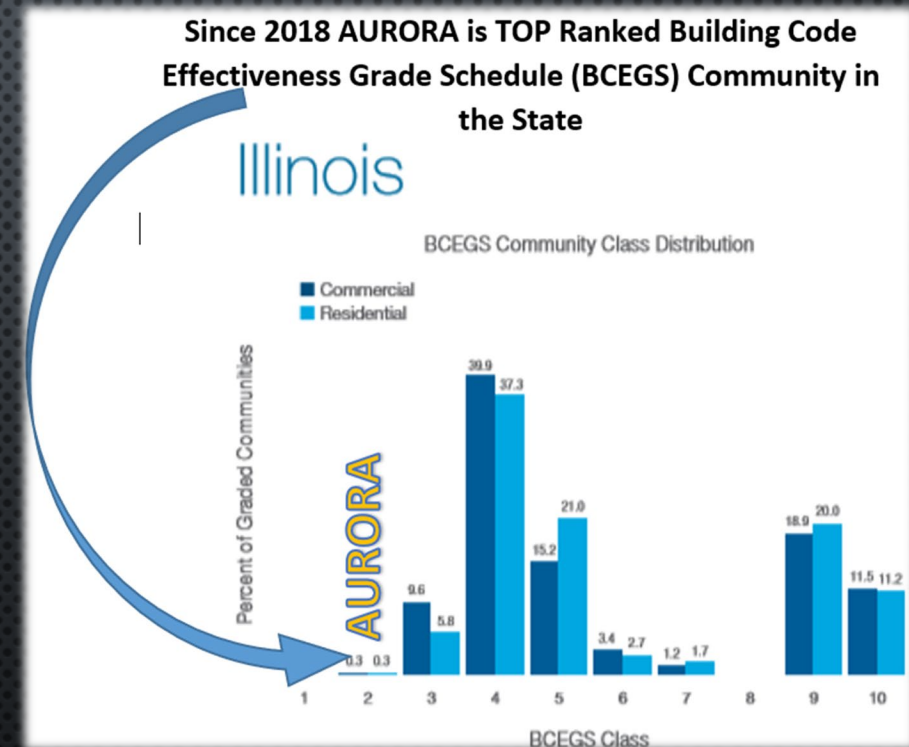
BUILDING, ZONING, AND ECONOMIC DEVELOPMENT

2025-6-25



OVERALL PURPOSE OF CODE ADOPTION

- MAINTAIN SAFETY STANDARDS FOR CONSTRUCTION TO BETTER PROTECT PEOPLE AND PROPERTY THROUGHOUT THE CITY
- UPDATE STANDARDS TO BETTER REFLECT CURRENT BUILDING PRACTICES AND TECHNOLOGY, BOTH GLOBALLY AND LOCALLY
- PROVIDES OPPORTUNITY TO EVALUATE ORDINANCES AND PRACTICES TO ENSURE THEIR FUNCTION MATCHES THEIR INTENTION
- REDUCE DEVELOPMENT AND CONSTRUCTION COSTS BY MAINTAINING THE HIGHEST ISO RATING IN THE STATE OF ILLINOIS



AURORA'S CURRENT STANDARDS

- ADOPTED CODES AND ORDINANCES (CHAPTER 12 OF MUNI-CODE)
 - 2015 INTERNATIONAL CODE COUNCIL SERIES (ICC OR I-SERIES)
 - BUILDING, EXISTING, FIRE, FUEL GAS, MECHANICAL, PLUMBING, RESIDENTIAL, SWIMMING POOL
 - 2014 NATIONAL ELECTRIC CODE (NFPA CODE BOOK)
 - ASSOCIATED REFERENCE STANDARDS (ALARM, SPRINKLER, ETC.)
- STATE MANDATED CODES
 - REQUIRED FOR MUNICIPALITIES TO ENFORCE
 - 2014 ILLINOIS PLUMBING CODE
 - 2018 ILLINOIS ACCESSIBILITY CODE
 - 2021 ILLINOIS ENERGY CODE
 - MODIFICATION OF THE 2021 IECC FROM ICC



REQUIREMENTS AND MANDATES

STATE OF ILLINOIS

- THE STATE OF ILLINOIS RECENTLY PASSED LEGISLATION REQUIRING MUNICIPALITIES TO BE ON THE CURRENT OR MOST RECENT PRECEDING EDITION. THIS HOPEFULLY MEANS MORE REGULAR AND UNIFORM ADOPTION OF CODES ACROSS THE STATE. REQUIREMENT STARTED ON 01/01/2025.
- CANNOT HAVE STRUCTURAL REQUIREMENTS ANY LESS STRINGENT THAN THOSE IN ADOPTED VERSION OF THE ICC I-SERIES OF CODES
- ADOPTION REGULATED NOW, SO VIEW AS MANDATORY COMPLIANCE

VERISK-ISO

- VERISK-ISO RANKING PROVIDES MUNICIPALITIES WITH A BUILDING CODE EFFECTIVENESS GRADING SCORE (BCEGS) WHICH REQUIRES REGULAR EVALUATION TO DETERMINE CONTINUED PERFORMANCE AND UPDATES.
- THE CITY OF AURORA'S CURRENT SCORE OF 2 IS THE BEST IN THE STATE (LOWER THE BETTER).
- WE ARE CURRENTLY BEING REQUIRED TO UNDERGO AN EVALUATION OF OUR DEPARTMENT AND THE CODES WE ENFORCE TO RECEIVE AND UPDATED SCORE. MAINTAINING OUR CURRENT RANKING REQUIRES NEWER ADOPTED CODES TO SCORE AS WELL AS POSSIBLE DURING REVIEW.

PROJECT PROCESS AND OVERVIEW

- CLEAR NEED FOR ACTION ON THIS MATTER
 - STATE COMPLIANCE AND ISO RANKING ARE KEY CONTRIBUTING FACTORS
 - **ADDITIONAL FACTORS AT PLAY AS WELL**
 - STAYING UP TO DATE WITH TECHNOLOGY, MATERIALS AND BEST PRACTICES
 - FINDING WAYS TO REDUCE COST FOR RESIDENTS, BUSINESSES AND CONTRACTORS
- FULL REVIEW OF THE I-SERIES OF CODES AND PERTINENT CITY ORDINANCES
 - CANNOT BE DONE INDIVIDUALLY OR IN ISOLATION
 - REQUIRES A **PUBLIC PRIVATE PARTNERSHIP** FOR BEST RESULTS
 - REVIEW OF DATA AND EVIDENCE WHEN MAKING DECISIONS



BOARDS AND COMMISSIONS IN THIS PROCESS

- PERMANENT BUILDING & FIRE CODE COMMITTEE

- COMPRISED OF THE FOLLOWING TWO BOARDS
- BUILDING CODE BOARD OF APPEALS
 - 5 MEMBERS
 - ARCHITECTS, ENGINEERS, CONTRACTORS
- FIRE CODE BOARD OF APPEALS
 - 4 MEMBERS
 - ARCHITECT, ENGINEER, CONTRACTORS

- ELECTRICAL COMMISSION

- JUST ONE SINGLE BODY
 - 5 MEMBERS
 - ARCHITECT, ENGINEERS, CONTRACTORS

- STAFF LIAISONS

- JOHN CURLEY, CODY LAKE, JESSE KOLAR AND JOSH REAM
- CONTRIBUTIONS FROM ALL INSPECTORS

REVIEWERS FOR THE 2024 ICC COMPONENTS

(IBC, IFBC, IEBC, IFGC, IMC, IPC, IRC, & ISPSC)

- CITY OF AURORA MANAGEMENT

- JOHN CURLEY – CHIEF DEVELOPMENT OFFICER
- JOSH REAM – DIR. OF DEVELOPMENT SERVICES
- JESSE KOLAR – DIR. OF BUILDING AND PERMITS

- PERMANENT BUILDING & FIRE CODE COMMITTEE

- BERT WICKAM – FIRE ALARM CONTRACTOR
- VIRAL SHAH – ARCHITECT
- MIKE KLUBER – ENGINEER
- STEVE VERIVE – CONTRACTOR
- HANK ARTLIP – MECHANICAL CONTRACTOR
- JONATHAN BIERITZ – ARCHITECT
- MATTHEW CLEGG – SPRINKLER CONTRACTOR

- OUTSIDE CONSULTATION

- THOMPSON ELEVATOR COMPANY

- CITY OF AURORA STAFF

- CODY LAKE – COMBINATION INSPECTOR
- ERIC ZIMMERMAN – COMBINATION INSPECTOR
- SCOTT SEABERG – BUILDING INSPECTOR
- JUSTIN CYR – BUILDING INSPECTOR
- MURRY BRAZELTON – BUILDING INSPECTOR
- BRAD BERNIS – BUILDING INSPECTOR
- RON BERGSTROM – ELECTRICAL INSPECTOR
- JASON ELSENBROEK – ELECTRICAL INSPECTOR
- JIM FRENCH – FIRE INSPECTOR
- ERIC TRINIDAD – MECHANICAL INSPECTOR
- NEIL HALVORSON – MECHANICAL INSPECTOR
- RICK OLSON – PLUMBING INSPECTOR
- SETH LOCKMAN – PLUMBING INSPECTOR

REVIEWERS FOR THE 2023 NFPA COMPONENTS

(NEC – ELECTRICAL CODE)

- CITY OF AURORA MANAGEMENT

- JOHN CURLEY – CHIEF DEVELOPMENT OFFICER
- JOSH REAM – DIR. OF DEVELOPMENT SERVICES
- JESSE KOLAR – DIR. OF BUILDING AND PERMITS

- CITY OF AURORA STAFF

- CODY LAKE – COMBINATION INSPECTOR
- ERIC ZIMMERMAN – COMBINATION INSPECTOR
- RON BERGSTROM – ELECTRICAL INSPECTOR
- JASON ELSNBROEK – ELECTRICAL INSPECTOR

- ELECTRICAL COMMISSION

- ADAM MARSHALL - CONTRACTOR
- DAVID MERTZ – ENGINEER
- DAVE MCCABE – FIRE CHIEF
- MIKE KLUBER – ENGINEER
- SHAUN THOMAS - CONTRACTOR

- OUTSIDE CONSULTATION

- THOMPSON ELEVATOR COMPANY

TRUST THE PROCESS AS IT'S A LONG-HAUL

2023 PROJECT START

- **STARTED IN 2023** WITH REVIEW OF THE 2021 CODES FOR ADOPTIONS. AFTER STAFF HEARD ABOUT PENDING STATE LEGISLATION AND ISSUES IN THE 2021 CODE DECIDED TO REFOCUS ON THE 2024 CODE TO BE MORE UP TO DATE
- WENT THROUGH EVERY CODE SERIES SINCE LAST ADOPTION (2018, 2021 AND 2024) TO FIND AREAS OF CHANGE, MAP REVISIONS AND DELETIONS AND FIND AREAS OF CONFLICT WITH ORDINANCE
- **REVIEWS OCCURRED WITH EVERY DISCIPLINE** TO COVER REVIEW AND INSPECTION ISSUES ENCOUNTERED DAILY

BOARD REVIEWS

- BEGAN MEETING WITH OUR BOARDS AND COMMISSIONS IN 2025 TO GO OVER THE CODES AND REVIEW NOTES BY STAFF
- WEEKLY 3-HOUR MEETINGS TO GO THROUGH **THE COMPLETE I-SERIES** OF CODES ONE BOOK AT A TIME. FREQUENTLY, AS SECTIONS IN BOOKS CAN AFFECT EACH OTHER, THE GROUP WOULD BE REVIEWING MULTIPLE BOOKS TO MAKE SURE THERE WERE NOT CONFLICTS IN CODE LANGUAGE OR REQUIREMENTS
- THE PBFCC AND EC HAVE **REVIEWED AND APPROVED** ALL THE ITEMS WE ARE GOING TO BRING FORTH.

WHERE WE ARE GOING . . .

- STAFF WILL BE REQUESTING FULL ADOPTION OF THE 2024 I-SERIES OF CODES
 - BUILDING, EXISTING, FIRE, FUEL GAS, MECHANICAL, PLUMBING, SWIMMING POOL
 - 2023 NATIONAL ELECTRIC CODE (NFPA)
 - ASSOCIATED REFERENCE STANDARDS
 - ADDITIONAL APPENDIXES NEW SINCE OUR LAST ADOPTION
- STATE MANDATED CODES
 - THERE WILL BE NO CHANGE ON THESE ITEMS, STILL CONTROLLED BY STATE OF ILLINOIS
 - WE WILL CONTINUE TO ADOPT ANY NEWLY REQUIRED
 - ALWAYS IN ACCORDANCE WITH STATE LAW



ADDITIONAL ITEMS AND NEXT STEPS

ENERGY CODE ITEMS

- STATE FOLLOWS THE 2021 ILLINOIS ENERGY CONSERVATION CODE, WHICH IS A MODIFICATION TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE AND HAS MANDATED APPLICATION IN THE STATE
- AS OF NOVEMBER 30, 2025 THE NEW 2024 ILLINOIS ENERGY CONSERVATION CODE WILL GO INTO AFFECT.
- STATE ALSO RELEASED A STRETCH ENERGY CODE AT THE END OF SEPTEMBER 2024. THIS IS A NEW APPROACH TO ENERGY CODE COMPLIANCE AND STAFF IS CURRENTLY LOOKING AT WHAT WE BELIEVE TO BE A UNIQUE AND ADVANTAGEOUS WAY TO IMPLEMENT, ALONG WITH GRANT FUNDING.
- NOT A LIFE SAFETY CODE, AND CAME OUT LATE IN PROCESS, SO BEING HANDLED AS A SEPARATE ADOPTION PROCESS

RETURNING TO CITY COUNCIL

- STAFF ALREADY COMPLETED MORE IN-DEPTH PRESENTATIONS TO RAP ON SIGNIFICANT CHANGES TO EACH OF THE CODES AND THEIR EFFECTS. ALSO, UPDATED MAJOR LANGUAGE OR ORDINANCE CHANGES. THESE WERE ALL APPROVED AT THIS LEVEL.
- THIS IS AN ADDITIONAL PRESENTATION TO BZE TO PROVIDE MORE INFORMATION TO THE MOST EFFECTED BODIES.
- FINAL ITEMS, WITH ANY ADJUSTMENTS REQUIRED BY THESE BODIES, WILL BE TAKEN TO COMMITTEE OF THE WHOLE AND CITY COUNCIL FOR FULL APPROVAL. PRESENTLY WE ARE HOLDING AT COW PENDING SOME OTHER CODE ADOPTION ITEMS.
- EXPECTED IMPLEMENTATION JANUARY 1, 2026



THANK YOU!

QUESTIONS?