

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.

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 (International Building Code or IBC)

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 **5000 square feet**. For fire areas under **5000 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

ADOPTION OF THE 2024 INTERNATIONAL CODE COUNCIL SERIES

FOR THE CITY OF AURORA, ILLINOIS

A LOOK AT THE INTERNATIONAL EXISTING BUILDING CODE

AND THE INTERNATIONAL FIRE CODE

PAGES 16-32 OF 48 IN ORDINANCE AMENDMENTS



OVERVIEW OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) AND THE INTERNATIONAL FIRE CODE (IFC)

IEBC

- ONLY INTENDED FOR USE WITH BUILDINGS THAT ARE ALREADY CONSTRUCTED, NOTHING NEW.
- STRICTLY A COMMERCIAL BASED CODE FOR ALL USE GROUPS OTHER THAN ONE- AND TWO-FAMILY DWELLING UNITS AND CERTAIN TOWNHOMES.
- PROVIDES MODIFICATIONS FOR OTHER CODE TEXT TO PROVIDE ADDITIONAL PATHWAYS TOWARDS COMPLIANCE

IFC

- COVERS BOTH COMMERCIAL AND RESIDENTIAL PROPERTIES
- HAS ITEMS FOR OPERATIONAL PERMITS WHICH INCLUDE ELEMENTS SUCH AS: STORAGE TANKS, TENTS, FIRE PITS AND OTHER SIMILAR DISTINCT ELEMENTS NOT COVERED IN OTHER CODES
- SPRINKLER AND ALARM REQUIREMENTS COME FROM THIS BOOK, ALONG WITH STORAGE OF HAZARDOUS MATERIALS

REVIEWERS FOR THE IEBC AND IFC COMPONENTS

- 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
- SCOTT SEABERG – BUILDING INSPECTOR
- JUSTIN CYR – BUILDING INSPECTOR
- MURRY BRAZELTON – BUILDING INSPECTOR
- BRAD BERNS – BUILDING INSPECTOR

- 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

BREAKDOWN OF IEBC AND IFC 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



SIGNIFICANT CHANGES

- LEFT COLUMN – 2024 IEBC / IFC 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 IEBC / IFC IS ADOPTED WITH NO MODIFICATIONS
- RIGHT COLUMN – LEGACY / PREVIOUS CODES (2015-2021 IEBC / IFC)
 - THIS WILL SHOW WHAT THE HISTORIC CODE CONTAINED FOR REFERENCE



IEBC

104.2.2 – TECHNICAL ASSISTANCE

104.2.2 TECHNICAL ASSISTANCE.

To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.

2024 IEBC

- THIS SECTION HAS BEEN ADDED TO INCREASE CLARITY ON WHAT THE CODE OFFICIAL CAN REQUEST OF PETITIONERS WHEN IT COMES TO EXISTING STRUCTURES AND THEIR MODIFICATION. SUBJECT MATTER EXPERTS ON MATERIALS, STRUCTURE, HISTORIC SIGNIFICANCE AND OTHER SUCH ITEMS CAN NOW BE REQUIRED TO PROVIDE ALL PARTIES THE BEST RESOURCE POSSIBLE TO INFORM CODE RELATED DECISIONS.

2021 IEBC

- DID NOT SPECIFICALLY ADDRESS THIS CONCERN OR HAD VAGUE AND VARIED REFERENCES THROUGHOUT THE TEXT.

IEBC

202 – DEFINITION OF “CHANGE OF OCCUPANCY”

2018 IEBC

- 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. A change in the use of a building or a portion of a building that results in any of the following:

- 1.A change of occupancy classification.
- 2.A change from one group to another group within an occupancy classification.
- 3.Any change in use within a group for which there is a change in application of the requirements of this code.

2015 IEBC

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

IFC

807.4 ARTIFICIAL DECORATIVE VEGETATION

807.4 ARTIFICIAL DECORATIVE VEGETATION.

Artificial decorative vegetation shall comply with this section and the requirements of Sections 806.2 and 806.3. Natural decorative vegetation shall comply with Section 806.

2018 IFC

- THESE REVISIONS ALL ADDRESS ARTIFICIAL DECORATIVE VEGETATION. THE FIRST CHANGE SEPARATES NATURAL VEGETATION FROM ARTIFICIAL VEGETATION. SECTION 806 NOW DEALS WITH NATURAL VEGETATION AND SECTION 807 DEALS WITH ARTIFICIAL VEGETATION ALONG WITH OTHER DECORATIVE MATERIALS.
- LARGE ARTIFICIAL VEGETATION ITEMS THAT DO NOT COMPLY WITH EITHER OF THE FIRE TESTS HAVE BEEN SHOWN TO GENERATE MASSIVE AMOUNTS OF HEAT WHEN THEY BURN.

2015 IFC

- PREVIOUSLY THERE WERE JUST SOME LIMITING FACTORS BUT VERY FEW SPECIFICS ON ANY OF THESE ITEMS.

IFC

904.14.1 MANUAL ACTUATION DEVICE

2024 IFC

- A NEW EXCEPTION ALLOWS PLACEMENT OF A MANUAL ACTUATION DEVICE AT DISTANCES OTHER THAN 10-20 FEET FROM COOKING AREAS.
- THE INTENT OF THIS SECTION IS TO MAINTAIN THE SEPARATION DISTANCE OF 10 TO 20 FEET BECAUSE IT IDENTIFIES AN ACCEPTABLE LOCATION FOR INSTALLATION OF THE MANUAL ACTUATION DEVICE AND PROVIDES CONSISTENCY FOR MOST TYPICAL INSTALLATIONS. HOWEVER, THE EXCEPTION NOW PROVIDES FOR LONGER DISTANCES TO THE MANUAL ACTUATION DEVICE SINCE SOME FACILITIES DO NOT FALL WITHIN THE 'TYPICAL' INSTALLATION PARAMETERS.

904.14.1 MANUAL SYSTEM OPERATION.

Exceptions:

2. Where locating the manual actuation device between 10 feet (3048 mm) and 20 feet (6096 mm) from the cooking area is not feasible, the fire code official is permitted to accept a location at or near a means of egress from the cooking area, where the manual actuation device is unobstructed and in view from the means of egress.

2021 IFC

- PREVIOUSLY HAD VERY STRICT PLACEMENT CRITERIA WHICH COULD LEAVE THE DEVICE IN A CODE COMPLIANT LOCATION THAT WASN'T ACTUAL ON AN ACCEPTABLE PATH OF EGRESS

IFC

1107 EXISTING LITHIUM-ION ENERGY STORAGE SYSTEMS

1107.1 LITHIUM-ION TECHNOLOGY ENERGY STORAGE SYSTEMS.

The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.3 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis in accordance with Section 104.2.2 for review and approval.

2024 IFC

- THE LEVEL OF POTENTIAL HAZARD AND NEEDED MITIGATION FOR EXISTING ENERGY STORAGE SYSTEMS UTILIZING LITHIUM-ION BATTERIES MUST BE EVALUATED IF THE ENERGY STORAGE SYSTEM WAS CONSTRUCTED UNDER CODE REQUIREMENTS PRIOR TO THE 2018 IFC.
- THE LITHIUM-ION TECHNOLOGY, WHILE A GOOD ADVANCEMENT FOR THE ENERGY INDUSTRY, HAS PROVEN TO HAVE SIGNIFICANT HAZARDS AND PRESENT SERIOUS RISKS. MULTIPLE INCIDENTS HAVE OCCURRED IN EXISTING FACILITIES, INCLUDING A DEVASTATING INCIDENT IN APRIL 2019 WHERE A THERMAL RUNAWAY AND EXPLOSION OCCURRED IN SURPRISE, ARIZONA KILLING FOUR FIREFIGHTERS.

2018 IFC

- TECHNOLOGY CONTINUED TO OUTPACE CODE, SO STANDARDS FOR INSTALLATIONS AT THE TIME NO LONGER PROVIDE ACCEPTABLE LEVELS OF PROTECTION.

IFC

1205.3.3 SMOKE VENTILATION WITH SOLAR PV

2021 IFC

- THE REQUIREMENT FOR ACCESS PATHWAYS TO SMOKE AND HEAT VENTS IS CLARIFIED.
- THE 8-FOOT WIDE PATHWAY PROVIDES MORE OPTIONS FOR VENTILATION LOCATIONS. HOWEVER, IT IS A DESIGNER'S CHOICE WHICH CONFIGURATION IS SELECTED. THE STRUCTURAL COMPONENTS OF THE ROOF SHOULD BE CONSIDERED WHEN DETERMINING WHERE THE INTERIOR PATHWAYS ARE LOCATED.
- THE REQUIREMENT TO PROVIDE ACCESS TO GRAVITY-OPERATED SMOKE AND HEAT VENTS IS NOW A STANDALONE REQUIREMENT.

1205.3.3 SMOKE VENTILATION.

- 3. Smoke ventilation options between array sections shall be one of the following:
 - 3.1. A pathway not less than 8 feet (2438 mm) wide.
 - 3.2. A pathway not less than 4 feet (1219 mm) wide bordering 4-foot by 8-foot (1219 mm by 2438 mm) venting cutouts every 20 feet (6096 mm) on alternating sides of the pathway.

2018 IFC

- PREVIOUS ADOPTIONS HAD DESIGNERS GOING THROUGH MULTIPLE SECTIONS FOR COMPLIANCE AND CREATED CONFUSION WITH OVERLAPPING OR REPETITIVE REQUIREMENTS.

IFC

3208.3 FLUE SPACE

3208.3 FLUE SPACES.

Rack storage areas protected with an automatic sprinkler system shall be provided with flue spaces in accordance with Table 3208.3. The space taken up by rack uprights that is not obstructed by commodities or solid shelving is allowed to be included in the transverse flue space measurement. Required flue spaces shall be maintained.

2024 IFC

- THE STORAGE RACK STRUCTURE IS NOT CONSIDERED AN OBSTRUCTION WHEN MEASURING THE WIDTH OF A TRANSVERSE FLUE SPACE.
- THE ADDED SENTENCE TO SECTION 3208.3 STATES THAT THE RACK STRUCTURE IS ALLOWED TO BE INCLUDED WITHIN THE FLUE SPACE MEASUREMENT. THEREFORE, THE WIDTH OF THE FLUE SPACE IS TO BE MEASURED BETWEEN THE STORED COMMODITIES WITHOUT SUBTRACTING THE WIDTH OF THE RACK COMPONENTS BECAUSE THEY ARE NOT CONSIDERED AN OBSTRUCTION.

2021 IFC

- PREVIOUSLY IT WAS NOT CLEAR IF THE RACKING ELEMENTS WERE TO BE SUBTRACTED FROM SPACE BETWEEN STORAGE ELEMENTS. IF COUNTED AS AN OBSTRUCTION EVEN WIDER SPACES WERE REQUIRED BETWEEN STORED ELEMENTS.

OTHER CHANGES OF NOTE

- **IEBC**

- **303 – STORM SHELTERS** – ADDED A NEW AREA COVERING THE DESIGN AND MODIFICATIONS OF STORM SHELTERS. (2021 IEBC)
- **502.7 CARBON MONOXIDE ALARMS IN EXISTING PORTIONS OF BUILDING** – REQUIREMENTS PUT IN PLACE FOR PROTECTION OF EXISTING SPACES BASED ON SCOPE OF WORK. (2018 IEBC)
- **702.5 REPLACEMENT WINDOW FOR EMERGENCY ESCAPE AND RESCUE OPENINGS** – ALLOW REPLACEMENT WINDOWS OF EQUAL OR BETTER OPENING STYLE. (2024 IEBC)
- **702.6 BARS, GRILLES, COVERS OR SCREENS** – INCREASED CLARIFICATION ON COVERING REQUIREMENTS FOR WINDOWS AND OTHER MEANS OF EGRESS. (2021 IEBC)

- **IFC**

- **320 ADDITIVE MANUFACTURING** – SECTIONS FOR 3D PRINTING ADDED TO THE CODE (2021 IFC)
- **705.2.7 ROLLING FIRE DOOR TESTING** – THESE TYPE OF DOORS NOW NEED YEARLY CERTIFICATION (2024 IFC)
- **903.2.1 SPRINKLERS IN GROUP A OCCUPANCIES** – MODIFIED CODE TO MAKE IT CLEAR THESE USE GROUPS HAD TO BE PROTECTED BY SPRINKLERS THROUGH LEVEL OF EXIT DISCHARGE (2018 IFC)
- **1205.2.3 MARKING FOR BUILDING-INTEGRATED PHOTOVOLTAIC SYSTEMS** – REVISED REQUIREMENTS FOR MARKING BUILDINGS WITH BIPV (2024 IFC)
- **24.4.3.3.6 SIZE OF SPRAY BOOTHS** – NO LONGER RESTRICTED IN SIZE, BUT PERCENTAGE OF BUILDING SQUARE FOOTAGE (2021 IFC)
- **3106 INFLATABLE AMUSEMENT DEVICES** – REQUIREMENTS FOR THE COMBUSTIBILITY AND OPERATION (2024 IFC)



QUESTIONS ABOUT SIGNIFICANT CHANGES?

CONCERNS, OBSERVATIONS, NEEDS . . .

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Sec 12-17.7 Additions, Insertions, Deletions And Changes (International Existing Building Code or IEBC)

104.3.2 is added to read:

Preliminary Existing Building Code meeting. If an applicant requests that a building meet the requirements of this chapter and the project is a project involving alterations and/or a change of occupancy, then the Development Services Department shall offer an Existing Building Code study review prior to the submission of a permit application. The preliminary meeting shall, to the extent possible, include the officials responsible for permit approval and enforcement with respect to the Building and Fire codes, and historic preservation ordinances. The meeting results and findings shall be recorded as a permit and made available to the project team.

Section 202 is amended to add/ modify the following:

AREA, BUILDING. The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

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.

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.

DISTINCT HAZARD. Any clear and evident condition that exists as an immediate danger to the safety of the occupants or public right of way. Conditions that do not meet the requirements of current regular codes and ordinances do not, of themselves, constitute a distinct hazard.

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).

HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.
4. **Recommended by the City of Aurora Historic Preservation Officer for listing on the Aurora Historic Property Register, either as an individually eligible property or as a contributing resource to an eligible historic district.**

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.

TECHNICALLY INFEASIBLE. An alteration that has little likelihood of being accomplished as determined by the code official because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide compliance.

TOLERANCES. An allowable deviation from dimensional requirements of the code that will have insignificant impact on safety and performance. **ALLOWS FLEXIBILITY DEPENDING ON ITEM AND EXISTING CONDITIONS TO REVIEWERS AND INSPECTORS TO DEVIATE FROM CODE.**

302.1.1 is added to read:

Equipment on and Access to Rooftops. In the Downtown Core, Downtown Fringe or with Historic Structures, various components that require service and roof hatch openings where fall protection out of the International Mechanical Code is required must use the exception from section 304.11 of the IMC and cannot utilize guards or screening.

306.7.12.1 is added to read:

Maintenance of Existing Fixtures and Appurtenances. Where the replacement of existing toilets, urinals, sinks, partitions, grab bars, etc. are necessitated due to maintenance reasons they shall be replaced with code compliant replacements without requiring full toilet room compliance for accessibility. **MAKING SURE NEW ITEMS COME INTO COMPLIANCE, BUT AVOIDING COSTLY FULL REMODELS OF ITEMS PREVIOUSLY APPROVED.**

Section 310 Electrical Services is added.

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". SEVERAL RECENT PROJECTS USING EXISTING BUILDINGS STRUGGLED WITH EXPANDED ELECTRICAL USE.

1203.9 is amended to read:

Stairway railings. Historically significant stairways as determined by the building official in consultation with the local preservation authority or the State Historic Preservation Office, shall be permitted to be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways shall be permitted to remain, subject to approval by the building official and provided they are not structurally dangerous. Where one side of the stair handrails and guardrails can be made to meet the new building codes without detriment to the historical significance of the stairway as determined by the local preservation authority, the Building Official shall require the partial compliance with the new codes as can be achieved without stair geometry changes.

1305.2.2 is amended to read:

Building area. The value for building area shall be determined by the formula in Section 1305.2.2.2. Section 506 of the International Building Code and the formula in Section 1305.2.2.1 shall be used to determine the allowable area of the building. Enter the area value and its sign (positive or negative) in Table 1306.1 under Safety Parameter 1305.2.2, Building Area, for fire safety, means of egress and general safety. In determining the area value, the maximum permitted positive value for area is 75 percent of the fire safety score as listed in Table 1306.2, Mandatory Safety Scores. Group I-2 occupancies shall be scored zero.

1305.2.4 is amended to read:

Tenant and dwelling unit separations. Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under 1305.2.5. Group I-2 occupancies shall evaluate the rating of the separations between care recipient sleeping rooms. Under the categories and occupancies in Table 1305.2.4, determine the appropriate value and enter that value in Table 1306.1 under Safety Parameter 1305.2.4, Tenant and Dwelling Unit Separations, for fire safety, means of egress and general safety. The value shall be zero for single tenant buildings and buildings without dwelling units.

1305.2.5 is amended to read:

Corridor walls. Evaluate the fire-resistance rating and degree of completeness of walls which create corridors serving the floor and that are constructed in accordance with Section 1020 of the International Building Code. This evaluation shall not include the wall elements considered under Sections 1305.2.4. Under the categories and groups in Table 1305.2.5, determine the appropriate value and enter that value into Table 1306.1 under Safety Parameter 1305.2.5, Corridor Walls, for fire safety, means of egress and general safety.

Sec 12-17.8 Additions, Insertions, Deletions And Changes (International Fire Code or IFC)

105.5.41 Places of Assembly shall be changed as follows:

An operational permit is required to operate a place of **assembly not on the level of discharge** or over 300 occupants. **BETTER FOCUS ON AREA OF ACTUAL CONCERN FOR EXITING**

Subsection 105.6.50 Battery Storage Systems: is added as follows:

~~An operational permit is required for the installation of a stationary lead acid or nickel cadmium battery storage system having a liquid capacity of fifty (50) gallons or more of 1000 pounds of lithium ion or lithium metal polymer battery system.~~ **NOW COVERED IN BASE CODE AREAS**

603.10 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".

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. TRYING TO MORE ALIGN WITH REGIONAL / STATE STANDARDS AND INCREASE SAFETY IN BUILDINGS.

903.1.5 Design is added to read:

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

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.

907.1.4.1 is added to read:

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

1008.3 item 3.5 is amended to read:

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



QUESTIONS ABOUT ORDINANCE UPDATES?

CONCERNS, OBSERVATIONS, NEEDS . . .



THANK YOU!

QUESTIONS?