

Sec 12-17.7 Same; Additions, Insertions, Deletions And Changes

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

101.1 is amended to read:

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

101.2.21 Fire Code construction requirements for existing buildings is amended to read:

Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Aurora Fire Code, such work shall comply with applicable requirements in both codes. Where conflict occur between this code and chapter 11 of the Aurora Fire Code, the most restrictive provisions shall apply. Existing buildings shall also comply with Chapter 11 Construction Requirements for Existing Buildings in the Phoenix Fire Code. Where conflicts occur between provisions of this code and Chapter 11 Construction Requirements for Existing Buildings in the Phoenix Fire Code, the most restrictive provisions shall apply. Unless determined an unsafe code violation, where local more onerous amendments are adopted, their application to existing buildings will only be applied to projects for which the hazard is being increased or the extent of non-conformity with the new building code is being increased.

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.

104.3.2 Preliminary Meeting subsection is added to read:

104.3.2.1 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.

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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 not required shall be in accordance with the adopted building code.

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108.6 is amended to read:

The code official shall authorize the refunding of fees per the International Building Code Section 109.6.

112.1 is amended to read:

Means of appeal to this code shall be in accordance with the provisions of the 2014 Aurora Building Code.

112.2 is deleted.

112.3 is deleted.

112.4 is deleted.

113.4 is amended to read:

Violation Penalties shall be as prescribed in the International Building Code Section 114.4.

114.4.1 is added to read:

Unlawful continuance fines shall be as prescribed in the International Building Code

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.

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Bedroom: Aa 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.

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Building Area

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.

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Dimensional Tolerances

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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.

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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.

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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).

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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.

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2. Designated as historic under an applicable state or local law.

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3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

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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. [A] ~~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 Phoenix Historic Preservation Officer for listing on the Phoenix Historic Property Register, either as an individually eligible property or as a contributing resource to an eligible historic district.~~

Impracticality 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.

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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.

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Tolerances. An allowable deviation from dimensional requirements of the code that will have insignificant impact on safety and performance.

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Substantial Structural Damage as follows: 2. The capacity of any vertical gravity load-carrying component, or any group of such components, whose tributary area is greater than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition and the remaining capacity of such affected elements, with respect to all dead, live, and snow loads, is less than 75 percent of that required by the Denver Commercial Building Code for new buildings of similar structure, purpose and location.

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Subsection shall be added to 102.4 Reference Codes and Standards:

102.4.1 All references in the ICC series to the International Energy Conservation Code (IECC) shall instead refer the current State of Illinois amended adoption of the International Energy Conservation Code.

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(3) Section 101.8 is added as follows: 101.8 Exterior and party walls. When an adjacent structure wall is exposed as a result of demolition, the resulting exposed to the exterior walls shall be protected with waterproof materials during demolition and all necessary repairs to the wall to make it comply with requirements of Chapter 14 shall be made by the building owner.

Subsection 112 Means of Appeals shall be deleted and the following text inserted:

112.1 Appeals. Appeals to this code shall be conducted as prescribed in the adopted International Building 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.~~

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306.1.35 is amended to read:

~~Compliance with accessibility. Design. Accessibility requirements for existing buildings shall comply with the 2009 edition of ICC A117.1 and the provisions of Sections 305.1 through 305.9.4, as applicable to facilities designated as historic structures that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances and toilet rooms would threaten or destroy the historic significance of the building or facility, as determined by the code official and historic preservation officer, conformance with the requirements to the maximum extent technically feasible shall be permitted.~~

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~~302.1.1 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.~~

306.7.7.1 is added to read:

~~Local Ambulance Stretcher Size Exemption. When in an existing building, and in the opinion of the building official, the new elevator shaft size poses a structure related hardship; the Building Official shall be authorized to waive this requirement when not required by the State or the ICC code text.~~

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306.7.12.1 is added to read:

~~Maintenance of Existing Fixtures and Appurtenances. Where replacementthe 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.~~

Section 310 Electrical Services is added.

~~310.1 306.7.7.1 Local Ambulance Stretcher Size Exemption. When in an existing building, and in the opinion of the building official, the new elevator shaft size poses a structure related hardship; the Building Official shall be authorized to waive this requirement when not required by the State or the IGC code text.~~

~~Buildings with multiple electrical services shall be provided with a shunt trip that simultaneously opens all electrical services including any emergency and standby~~

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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".

~~502.4 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in the load effects due to design gravity loads of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the Denver Commercial Building Code for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the addition and its related alterations shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.5.~~

CHAPTER 10—Change of Occupancy

Section 311 Fire Protection is added.

311.1 Where deemed technically infeasible by the building code official, the following conditions required by the International Building Code and International Fire code are not required.

1. Direct exterior access for fire pumps and sprinkler rooms- IFC 509.4
- a.
2. Annunciator locations- IBC & IFC 907.1.4.2
3. Point Identification-IBC & IFC 907.6.6.2

The following shall be added/modified in Chapter 10:

905.1 is amended to read:

The means of egress shall comply with the requirements of Section 804 except as specifically required in Sections 905.2 and 905.4.

1001.2.2.2 Lodging Houses is added to read:

- _____ Conversion of ~~one and two family~~~~one- and two-family~~ structures to lodging houses shall be considered a change of use. This change of use shall require:

_____ 1A. —Electrical system upgrade to fully compliant system with current electrical code _____ for new construction shall be required.

2B. —A fully monitored ~~through a central station, code-compliant~~~~code-compliant~~ smoke and carbon monoxide detection and alarm system ~~through a central station~~ shall be required.

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~~1201.1 Scope. This chapter is intended to provide means for the preservation of historic buildings. Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy. Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made with conformance to all the requirements of this code when authorized by the building official, provided:~~

~~1. The building or structure has been designated as having special historical or architectural significance by the city council of this jurisdiction as a landmark or is a contributing structure within a historic district as designated by the city council of this jurisdiction. The foregoing designations shall be as provided in Chapter 33, Article VII, of the City Code.~~

~~2. Any unsafe conditions described in this code are corrected.~~

~~3. The restored building or structure will be no more hazardous based on life safety, fire safety, and sanitation than the existing building.~~

~~1201.1.1 Preliminary 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 Planning and Development Department shall offer a preliminary meeting with the applicant upon payment of a fee as set forth in Appendix A.2 of Phoenix City Code, 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 Phoenix Building Construction Code, Phoenix Fire Code and historic preservation ordinances.~~

~~1203.3 Means of egress and emergency escape and rescue. Existing window and door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. Where approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.~~

SECTION 1203

FIRE SAFETY

~~Section 1203.9 Stairway railings is replaced in its entirety as follows:is amended to read:~~

~~1203.9 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~~

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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. Section 1203.10.2 Guard openings is replaced in its entirety as follows:

1203.10.2 Guard openings. The spacing between existing intermediate railings or openings in existing ornamental patterns shall be accepted. Missing elements or members of a guard may be replaced to match historic features of the building or structure.

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~~1204.6 Means of egress and emergency escape and rescue. Existing window and door openings and corridor and stairway widths less than those that would be acceptable for non-historic buildings under these provisions shall be approved, if, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are approved by the code official.~~

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~~1204.14 Natural light. Where it is determined by the code official and the historic preservation officer that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable. 1505.1.1 is added to read:~~

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~~Exterior and party walls. When an adjacent structure wall is exposed as a result of demolition or construction, the resulting exposed to the exterior walls shall be protected with waterproof materials during demolition and all necessary repairs to the wall to make it comply with requirements of Chapter 14 shall be made by the demolition building owner.~~

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~~1301.6.2 Building Area:~~

~~In determining the area value, the maximum permitted positive value for area is 50-75 percent of the fire safety score as listed in Table 1301.8 Mandatory Safety Scores. Group I-2 occupancies shall be scored zero.~~

~~1301.6.4 Tenant and Dwelling unit separations:~~

~~Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under 1301.6.3 (Compartmentation) and 1301.6.5 (Corridor Walls):~~

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~~1301.6.5 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 IBC. This Evaluation shall not include the wall elements considered and not evaluated under 1301.6.3 (Compartmentation) and 1301.6.4 (Tenant and Dwelling unit Separations):~~

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~~1301.6.9 Fire Alarm System Values:~~

~~Footnote a: For buildings equipped throughout with an automatic sprinkler system add 2 points for activation by a sprinkler water-flow device.~~

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APPENDIX B

Supplementary Accessibility Requirements for Existing Buildings and Facilities:

B101.1 is amended to read:

~~-General.-~~ Qualified historic buildings and facilities shall comply with Sections B101.2 through B101.5, plus the provisions of Chapter 12 Historic Buildings.

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