

2021 IBC Local Amendments

Adopted as ORD 23-12-04-01

Effective January 1, 2024

Title 15.06



Chapter 15.06 ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE

15.06.010 Adoption. There is hereby adopted by the Village of North Aurora for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of the buildings and structures, including permits and penalties, a building code known as the "International Building Code, 2021 Edition" with all subsequent amendments, and all its referenced standards. The code is adopted and incorporated as fully as if set out at length herein. Effective January 1, 2024, the provisions thereof shall be controlling in the construction of all commercial and industrial buildings and other structures therein contained within the corporate limits of the Village. One (1) copy of said code shall be kept available in the village clerk's office for public use, inspection, and examination.

15.06.020 Additions, Amendments, and Deletions. The sections of the International Building Code, 2021 Edition listed below are hereby revised as follows:

Chapter 1:

Section 101.1 Title is amended to insert "The Village of North Aurora."

Section 101.4.3 Plumbing is amended to read: The provisions of Illinois Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system.

Section 103.1 is amended to read: Enforcement Agency. The community development department shall be the agency in charge of the implementation, administration, and enforcement of the provisions of this code. The *building official* shall be the Director of Community Development, or their designee as determined by chapter 2.28 of the Village of North Aurora Code of Ordinances.

Section 104.10.1 Flood hazard areas is amended to read: Buildings in flood hazard areas shall follow the requirements of Title 15, chapter 15.64 of the Village of North Aurora Code of Ordinances.

Section 105.2 Work exempt from permit is amended to delete Building numbers 1, 2, 4, 5, 6, 12 and 13.

Section 105.7 Placement of permit is amended to read: The building permit job card shall be kept on the site of the work and be visible from the street until such time as a certificate of occupancy has been issued.

Section 105.8 Construction Hours adds a new section to read: Construction may commence between the hours of 6:00 a.m. until 9:00 p.m. for Monday through Saturday and from 8:00 a.m. until 6:00 p.m. on Sunday.

Section 109.2 Schedule of permit fees is amended to read: Where a permit is required, a fee for each permit shall be paid as required, in accordance with Title 15 of the Village of North Aurora Code of Ordinances.

Section 109.4 Work commencing before permit issuance is amended to read: any person who commences any work before obtaining the necessary permits shall be subject to an additional fee in accordance with Title 15 of the Village of North Aurora Code of Ordinances.

Section 110.3.1.2 Approval of a foundation survey adds a new section to read: a foundation survey indicating the top of foundation elevations and foundation distances to the lot lines must be submitted and approved prior to the commencement of framing onto a foundation.

Section 111.2 Certificate issued is amended to delete items 7, 10 and 11.

Section 111.3 Temporary Occupancy is amended to read: The *building official* is authorized to issues a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. Temporary certificates of occupancy are subject to additional rules a set forth in chapter 15.52 of Village of North Aurora Code of Ordinances.

Section 113 Board of Appeals is deleted, and the following text added. Appeals shall be available as provided in Section 15.06.030 of Village of North Aurora Code of Ordinances.

Section 114.4 Violation penalties is amended to read: Any person, firm, corporation or entity who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Building official, or of a permit or

certificate issued under the provisions of this Code, shall be subjected to fines in accordance with Section 15.06.050 of Village of North Aurora Code of Ordinances.

Section 115.4 Unlawful continuance is amended to read: Any person, firm, corporation or entity who shall continue any work in or about any building or structure after having been served with a stop work order, except such work as they may be directed to perform in order to remove a violation or unsafe condition, shall be subject to fines in accordance with Section 15.06.050 of Village of North Aurora Code of Ordinances.

Chapter 2

Section 202 Definitions is amended by adding the following definition:

Bedroom: A conditioned room used for sleeping with four (4) dry walled walls, a door, and a closet, that shall be not less than seven (7) feet in any horizontal dimension, not less than seventy (70) square feet, a ceiling height of not less than seven (7) feet measured from the finished floor, electrical as required for bedrooms in the 2020 National Electrical Code, an emergency escape and rescue opening as required in the 2021 International Residential Code, section R310.2., and mechanical ventilation as required in the 2021 International Residential Code, Chapter 16.

High Rise Building: A building with an occupied floor located four (4) stories or greater above the lowest level of fire department vehicle access.

Chapter 6

Section 603.1.2 Piping is amended to delete "International Plumbing Code" and replace in lieu thereof the "Illinois Plumbing Code".

Chapter 9

Section 903.2 is deleted, and the following text added. Approved automatic sprinkler systems in new buildings and structures shall be provided, regardless of square footage, in all Use Groups described in this Code. Automatic sprinkler systems must be installed in accordance with applicable NFPA standards, manufacturer's recommendations, UL listings, and good fire safety practices. Automatic sprinkler systems must be maintained in full operational conditions at all times. Automatic sprinkler systems shall be provided in all new residential Use Groups including town homes, and multi-family dwellings.

Exceptions:

One and two-family residences, real estate sales and construction trailers utilized during the development of property when approved by the code official, agricultural storage buildings less than 8,000 square feet.

Sections 903.2.1 through 903.2.12 are hereby deleted in its entirety.

Section 903.3.7.1 adds a new section to read: Fire department connections shall be a 4" Storz.

Section 903.4.3 Floor Control Valves is deleted, and the following text added: In multi-story buildings, approved floor control valves with water flow switches shall be provided for each floor. In large multi-tenant buildings, approved control valves with water flow switches shall be provided for each tenant.

Section 905.13 adds a new section to read: Any building having multiple risers shall have a diagram(s) next to the riser area showing the building and what sections are protected by which risers.

Section 905.14 adds a new section to read: If all areas cannot be reached with 150 feet of attach hose from the required standpipes, additional standpipes shall be added so this provision can be met.

Section 907.1.3 Equipment is amended to read: Systems and components shall be *listed* and *approved* for the purpose for which they are installed. New fire alarm control panels shall be addressable unless otherwise approved by the Code Official. The equipment shall be capable of having the audio signal silence without resetting the fire alarm control panel. All fire alarm control panels shall have an approved method of placing the system in trouble mode at the location of the alarm panel.

Section 907.1.3.1 adds a new section to read: Annunciator panels shall be provided where more than one zone is provided. The panel shall be visible from the building exterior or other approved location.

Section 907.1.3.2 adds a new section to read: Each tenant space shall be separately zoned. When tenant spaces are protected by one common sprinkler system, smoke detectors will be installed to provide for zoning.

Section 907.1.3.3 adds a new section to read: Multiple tenant spaces with a common alarm panel will have a white strobe over the unit's front door to show activation in a particular unit.

Section 907.1.3.4 adds a new section to read: A red strobe will be required over the door to show the alarm panel location.

Section 907.1.3.5 adds a new section to read: The fire department shall have access at any time of the day or night to the fire alarm control panel without entering an individual living (dwelling) unit.

Section 907.2 Where required – new buildings and structure is deleted, and the following text added: An approved manual, automatic, manual and automatic fire alarm system shall be provided in new or existing buildings and structures in accordance with Sections 907.2.1 through 907.2.23. Fire alarm systems shall be maintained in full operating condition at all times. Where automatic sprinkler protection is installed in accordance with section 903.3.1.1 or 903.3.1.2 and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this Code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as a boiler room where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

Exception: One and two-family residences unless specified elsewhere in this Code.

Section 907.2.11 Single and multiple station smoke alarms is amended to read: *Listed* single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72 and per the current State of Illinois Smoke Detector Act.

Section 907.5.2.3.2 to change “6 to 25” in the number of sleeping units chart to “1 to 25.”

Chapter 11

1101.2 Design is amended to read: Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1 and the Illinois Accessibility Code. The most restrictive requirements shall govern.

Chapter 15

Section 1507.1.2 Ice Barrier is amended to delete the exception in its entirety.

Chapter 16

Section 1612 Flood Loads is deleted, and the following text added: Buildings in flood hazard areas shall follow the requirements of Title 15, section 15.64 of the Village of North Aurora Code of Ordinances.

Chapter 17

Section 1704.2.3 State of special inspections is amended by deleting the exceptions.

Section 1705.17 Exterior insulation and finish systems (EIFS) is amended by deleting exceptions 1 and 2 in their entirety.

Chapter 18

Section 1809.12 Timber footings are deleted in its entirety.

Sections 1810.3.2.4 Timber and Section 1810.3.2.4.1 Preservative Treatment is deleted in their entirety.

Chapter 19

Section 1909 Adds a new section to read: Cold Weather Concrete.

1909.1 Definition. Cold weather defined by the American Concrete Institute (ACI) 306 as: a period of more than three consecutive days where all of the following occur:

The average daily temperature is less than forty (40) degrees Fahrenheit.

The air temperature is not greater than fifty (50) degrees Fahrenheit for more than one-half of any 24 hour period.

The average daily air temperature is the average of the highest and lowest temperatures occurring during the period from midnight to midnight.

1909.2 When cold weather concrete is in effect; footings, trenches, foundations, and piers shall be poured only on frost-free soil. The architect and/or engineer of record shall provide to the building official a cold weather concrete outline meeting ACI 306 requirements for review. Concrete must be protected for not less than forty-eight (48) hours with insulating blankets.

1909.3 Flatwork: After the first frost, the Building Official shall determine whether flatwork can continue. No flatwork will be allowed outside of buildings or garages from November 15th to April 1st without the approval of the Building Official. Flatwork is allowed in a building or garage, as long as the inside temperature is maintained at not less than fifty (50) degrees Fahrenheit for not less than 48 hours. The use of heaters that expel gases into the area above a concrete floor shall be vented to the outside to avoid carbonation, which may cause dusting to the concrete surface.

Chapter 29

Section 2902.3 Required public toilet facilities is amended to read: Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with the Illinois Plumbing Code. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall either be separate or combined employee and public toilet facilities.

Section 2902.3.1 Access is amended to add at the end of the third sentence "and the State of Illinois Accessibility Code".

Section 2902.3.2 Location of toilet facilities in occupancies other than covered mall buildings is amended to delete the exception in its entirety. All other plumbing sections in chapter 29 are deleted in their entirety. All other plumbing requirements shall be referenced in the Illinois plumbing Code as adopted and amended by the Village of North Aurora.

Chapter 30

Section 3002.4 Elevator car to accommodate ambulance stretcher is deleted, and the following text added: Elevator service shall be provided in all buildings and structures two stories or greater in height, measured from the lowest level of fire department vehicle access.

Exception: One and two-family residences. 2 story apartments, townhomes, condos where there are no internal passageways or common hallways and all residences are accessible through exterior stairways, unless covered elsewhere in this Code.

Section 3002.4.1 Elevator car requirements adds a new section to read: Elevator cars are to accommodate the ambulance stretcher. In the buildings two stories in height or more, at least one elevator shall be of such a size and arrangement to accommodate a 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 inches high and shall be placed inside on both sides of the hoist doorframe. The inside handrail shall be set at the maximum thirty-six (36) inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be minimum a 5'x7' platform and minimum 2500 lb. capacity with a 42" side slide door.

Chapter 33

Section 3305.1 Facilities required is amended to delete the language "International Plumbing Code" and insert in accordance with the "Illinois Plumbing Code."

15.06.030 Appeals. Notwithstanding any contrary provision of this Chapter or of any referenced code or standard adopted by reference by any section of this Chapter, any appeal of any action taken or any administrative decision made by any village personnel charged with the administration, enforcement or application of any of the provisions of this Chapter or of any referenced code or standard adopted by reference by any section of this Chapter shall be taken to and heard by the Village Administrative Hearing Officer pursuant to Section 2.72 of the Village of North Aurora Code of Ordinances.

15.06.040 Violations. Notwithstanding any provisions in the code adopted herein, each day a violation occurs or continues shall be deemed a separate violation.

15.06.050 Penalties. Any person, firm, corporation, or entity who violates any provision of this Chapter shall, in addition to any other fines, penalties, fees or remedies set forth elsewhere in this Code or in applicable law, be subject to a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1000.00) for each violation. Each day on which a violation shall continue to exist shall be deemed to constitute a separate offense under this Chapter. In addition, the Village shall have the right to file suit to compel the demolition, repair, or enclosure of work, buildings, or structures in violation of this Chapter, to obtain an injunction requiring compliance with this Chapter or to obtain the recovery of costs incurred by the Village in causing compliance with this Chapter, all as provided for by 65 ILCS 5/11-31-1 et. Seq. of the Illinois Municipal Code.