

2021 IRC Local Amendments

Adopted as ORD 23-12-04-01

Effective January 1, 2024

Title 15.08



Chapter 15.08 ADOPTION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE

15.08.010 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 Residential 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 one- and two-family dwellings 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.

15.08.020 Additions, Amendments, and Deletions. The sections of the International Residential 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 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 105.2 Work exempt from permit is amended to delete Building numbers 1, 2, 3, 4, 5, and 10.

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 105.010 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 106.1 Submittal documents is amended to read: Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets, or in digital format where allowed by the *building official*, with each application for a *permit*. Construction documents shall be signed and stamped by an Illinois registered design professional for all new one- and two-family dwellings, townhouses, and all additions or alterations that require additional or changes to structural design.

Section 106.1.4 Information for construction in 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 106.2 Site plan is amended by deleting the first sentence and substitute to read as follows: "The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of the proposed new construction/improvements, and existing structures on the site, distances from lot lines, the established street grades, the proposed finished grades, top of foundation, elevations at the property corners and any additional spot elevations required to indicate drainage patterns; and it shall be drawn in accordance with an accurate boundary survey by a registered Illinois Professional Land Surveyor."

Section 106.2.1 Foundation Survey adds a new section. Upon installation of the foundation, the permit holder shall submit a foundation survey indicating the top of foundation elevations and foundation distances to the lot lines drawn in accordance with an accurate boundary line survey by a registered Illinois Professional Land Surveyor. Foundation Survey must be submitted and approved prior to the commencement of framing onto a foundation.

Section 106.4.1 As-Built Drawings adds a new section. As-built drawings shall be submitted upon completion of any new construction project showing the exact location of all public improvements, utility lines, top of foundation elevations and foundation distances to the lot lines, and final grading information drawn in accordance with an accurate boundary line survey by a registered Illinois Professional Land Surveyor. As-Built Drawings must include any major changes to the floor plan and major deviations or changes made as field changes or an approved design change from the original approved construction drawings.

Section 108.2 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 108.6 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 109.1.3 Floodplain inspections is amended to delete in its entirety.

Section 109.5 Construction Site Maintenance adds a new section. All construction sites and roads used to gain access to the construction site shall be maintained in a clean, safe, and sanitary manner. The site and access roads shall be free of mud, construction debris and be accessible to emergency vehicles twenty-four (24) hours seven (7) days a week. Failure to comply shall result in a stop work order posted on the property by the Building Official.

Section 109.5.1 Responsibility adds a new section. It shall be the responsibility of the general contractor to maintain the construction site and all access roads in accordance with section 109.5.

Section 110.1 Use and change of occupancy is amended to delete exception 2.

Section 110.3 Certificate issued is amended to delete items 7 and 8.

Section 110.4 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 112 Board of Appeals is deleted, and the following text added. Appeals shall be available as provided in Section 15.08.030 of Village of North Aurora Code of Ordinances.

Section 113.4 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 15.08.050 of Village of North Aurora Code of Ordinances.

Section 114.4 Failure to comply 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 15.08.050 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.

Chapter 3

Table 301.2 is amended to read:

Ground Snow Load	Wind Speed	Seismic Design Category	Weathering	Frost Line Depth	Termite	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
30	107	B	Severe	42"	Moderate to Heavy	Yes	See local Ord. 15.64	2000	50

Section 309.5 Fire sprinklers is amended to read: Private garages for townhouses shall be protected by fire sprinklers where the garage wall has been designed based on table R302.1(2), private garages for one- and two-family dwellings shall not be required to be protected by fire sprinklers, Note a. Where required by this section, sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

Section 313.2 is amended to read: One- and two- family dwellings automatic sprinkler systems. An automatic sprinkler system shall not be required in one- and two-family dwellings.

Chapter 4

Section 401.1 Application is amended to read: The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In additions to the provisions of this chapter, the design and construction of foundations in flood hazard areas shall follow the requirements of Title 15, section 15.64 of the Village of North Aurora Code of Ordinances. Wood foundations are prohibited.

Sections 402.1 Wood foundations through 402.1.2 Wood treatment are deleted in their entirety.

Chapter 20

Section M2004.1 General is amended to delete in its entirety and substitute in lieu thereof the following: "Water heaters used to supply both potable hot water and hot water for space heating shall be installed in accordance with Chapter 24, the manufacturer's installation instructions, the 2021 International Fuel Gas Code, and the Illinois Plumbing Code."

Section M2005.1 General shall be amended to delete the first and second sentence in their entirety and by substituting in lieu thereof the following: "Water heaters shall be installed in accordance with Chapter 24, the manufacturer's installation instructions, the 2021 International Fuel Gas Code and the Illinois Plumbing Code".

Section M2005.3 Electric water heaters are amended to read: "Electric water heaters shall also be installed in accordance with the applicable provisions of the 2020 National Electrical Code."

Chapter 25 through 33

Chapters 25 through 33 are amended by deleting in their entirety and by substituting in lieu thereof the following: "See the Illinois Plumbing Code as adopted and amended by the Village of North Aurora."

Chapter 34 through 43

Chapters 34 through 43 are amended by deleting in their entirety and by substituting in lieu thereof the following: "See the 2020 National Electrical Code as adopted and amended by the Village of North Aurora."

15.08.030 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.

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

15.08.050 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.