



AGENDA
Building Code Review Board
Community Room - Arlington Heights Village Hall
33 S. Arlington Heights Rd., AH 60005
August 5, 2026
4:00 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. BCRB 2026-07-29 Meeting Minutes
 - IV. REPORTS
 - V. OLD BUSINESS
 - A. 2024 International Residential Code Rejected Proposed Amendments
 - VI. NEW BUSINESS
 - A. 2024 International Fire Code Proposed Amendments
 - B. 2023 NFPA 70 (National Electric Code) Proposed Amendments
 - C. 2024 International Existing Building Code Proposed Amendments
 - VII. OTHER BUSINESS
 - VIII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- IX. ADJOURNMENT

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VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: July 30th, 2026

To: Building Code Review Board (BCRB)

From: Ron Weber, Director of Building & Life Safety

Subject: Draft BCRB July 29th, 2026, Meeting Minutes

Attachment: BLS - BCRB Part II - Proposed Amendment_Meeting Comments.pdf

Building Code Review Board (BCRB) Meeting Minutes: July 29th, 2026

BCRB Members Present:

1. Patrick O’Gorman, Chair
2. Trustee Greg Zyck
3. Carl Baldassarra
4. Michal Wiski
5. Nick Kautz

Village Administration Present:

1. Alex Kang, Deputy Director, BCRB Liaison
2. Ron Weber, Director of Building and Life Safety

Public Present:

1. None

The meeting was called to order at 6:00 p.m.

Approval of Minutes

- BCRB Member Greg Zyck moved to approve the minutes of the Nov. 6th, 2024, BCRB meeting.
Seconded by BCRB Member Carl Baldassarra.
Motion carried unanimously.
-

New Business

A.1. 2024 I-Code Collection Significant Changes

BCRB Liaison Alex Kang presented the top five significant changes from the 2024 I-Code collection, noting the Village previously adopted the 2018 edition of the codes and will be skipping the 2021 edition. The purpose is to have a finalized recommended set of amendments to present to the Village Board to accompany the adoption of the 2024 I-Codes with an effective date of Jan. 1st, 2027.

- Baldassarra mentioned that ICC provided an early release of the 2027 International Fire Code (IFC) Chapter 43 battery code provisions in the event it is desired to be adopted in the future.

A.2. 2024 International Residential Code (IRC) Proposed Amendments

Each proposed amendment was discussed and voted on sequentially. Key actions included:

1. R302.3.2 Fire-Resistance rating.

- a. Proposal to retain 1-hour rating even when sprinklers are installed.
- b. Motion: Approved, with one abstention.

2. R302.13 Fire protection of floors.

- a. Removed an exception (2.) allowing unprotected assemblies over unoccupied spaces.
- b. Motion: Approved.

3. R401.4 Soil Tests.

- a. Extensive discussion on scope. Final decision:
 - i. Soil report required for building additions with a basement or second story.
 - ii. Language referencing seismic design category removed.
 - iii. "Building official shall determine..." language retained.
- b. Motion: Approved as modified.

4. R403.1.3.3 Slabs-on-ground with turned-down footings.

- a. Require reinforcing steel even though seismic provisions do not apply locally.
- b. Motion: Approved.

5. R403.1.4.2 Accessory Structure Foundations. (New proposed code section)

- a. Revisions to thresholds and foundation types for accessory structures.
- b. Language revised to state "less than 100 square feet" threshold.
- c. Motion: Approved with wording modification.

6. R403.1.9 Trench Foundation. (New proposed code section)

- a. Clarifications added specific to trench foundations.
- b. Language "may" changed to "shall."
- c. Motion: Approved as modified.

7. R408.6 Finished grade.

- a. Additions of a required slush coat, vapor retarder, grading height, and removal of climate zone exceptions.
- b. Motion: Approved.

8. R408.6 Finished grade.

- a. Additions of a required slush coat, vapor retarder, grading height, and removal of climate zone exceptions.
- b. Motion: Approved.

9. R408.8 Under-floor vapor retarder.

- a. Removal of climate zones which will require a vapor retarder.
- b. Motion: Approved.

10.(Existing Village Amendment) Chapter 23, Table R602.10.4 Bracing Methods.

- a. Update to 7/16 inch thickness to align with modern materials.
- b. Motion: Approved.

11.R802.3 Ridge.

- a. Increase minimum thickness to 2 inches.
- b. Motion: Approved.

12.R802.11.3 Hurricane ties. (New proposed code section)

- a. Require ties at rafter/truss connections.
- b. Motion: Approved.

13.M1202.1 Additions, alterations or repairs.

- a. Requirement to remove all abandoned mechanical, electrical, plumbing, gas piping, low voltage, and ductwork that is exposed during construction.
- b. Change "must" to "shall", remove "in their entirety", and clarify definition of abandonment.
- c. Motion: Approved as modified.

14.M1305.1.2 Appliances in attics.

- a. Extensive discussion on practicality and cost.
- b. Motion to approve as written: Failed (opposed).
 - i. Amendment not adopted.

15.G2417.7.3.1 (406.7.3.1) Abandoned fuel gas piping.

- a. Board voted to retain existing “purge” language.
- b. Motion: Approved to retain original code text.
 - i. Amendment not adopted.

BCRB agreed to continue the review of proposed amendments at the next meeting.

Adjournment

- Zyck moved to adjourn.
Seconded by Baldassara.
Motion carried unanimously.

Meeting adjourned at 7:58 p.m.

CC: Alex Kang, Deputy Director and BCRB Liaison
Esmeralda Rojas, Administrative Assistant

Proposed Village Amendment

Based on 2024 I-Codes



**BUILDING & LIFE
SAFETY DEPARTMENT**

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EXECUTIVE SUMMARY

The Building & Life Safety Department has completed a comprehensive review of the 2024 International Codes (I-Codes) and the 2023 National Electrical Code (NEC) and is recommending the adoption of these updated model codes with amendments tailored to the operational needs and construction practices of the Village of Arlington Heights. The proposed amendments are intended to preserve the nationally recognized technical standards established by the model codes while addressing local conditions, enhancing public safety, improving code administration, and providing greater clarity for the design and construction community.

The proposed amendments were developed through a detailed technical review by the Building & Life Safety Department and include recommendations from building inspectors, plans examiners, fire inspectors and Fire Department. Each amendment was evaluated to ensure that it addresses a demonstrated local need, improves code enforcement, enhances public safety, or provides greater consistency in permit review and inspections.

KEY OBJECTIVE OF THE PROPOSED AMENDMENTS

1. Align the 2024 I-Codes and the 2023 NFPA 70 (National Electrical Code) with local building standards.
2. Improve consistency and clarity in permit requirements, inspections, and code administration.
3. Enhance structural integrity and residential construction standards through updated requirements for foundations, crawl spaces, wall bracing, and accessory structures.
4. Strengthen fire and life safety by enhancing requirements for fire apparatus access, emergency responder communications, fire department connections, and fire protection systems.
5. Address emerging technologies, including electric vehicle supply equipment (EVSE), photovoltaic (PV) systems, battery energy storage systems (BESS), and modern electrical installations.
6. Improve building safety during renovations by requiring the removal of abandoned mechanical, plumbing, gas, electrical, low-voltage, and ductwork systems exposed during construction.
7. Update local electrical requirements to improve system reliability, maintainability, and compatibility with Village operational standards.

Text and annotations in green are comments from the 07.29 BCRB Meeting

2024 International Residential Code

R302.3.2 Fire-Resistance rating. Vertical and horizontal assemblies separating dwelling units shall have a fire-resistance rating of 1 hour, ~~or a fire-resistance rating of one-half hour in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904.~~ Fire-resistance ratings shall be based on testing in accordance with ASTM E119 or UL 263, or an analytical method in accordance with Section 703.2.2 of the International Building Code.

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. ~~Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.~~
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m²) per story.
 - 3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
5. Wood floor assemblies less than 600 square feet (55.7 m²) within detached accessory structures with no habitable space above them.

R401.4 Soil Tests. Where quantifiable data created by accepted soil science methodologies indicate expansive soils, compressible soils, shifting soils or other questionable soil characteristics are likely to be present, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an approved agency using an approved method. ~~Where the seismic design category in accordance with Section R301.2.2.1 is C or greater and where soil testing is performed, the geotechnical report shall include the determination of the site class and the short period spectral response acceleration, SDS, in accordance with Section 1613 of the International Building Code. The seismic design category shall be assigned in accordance with Table R301.2.2.1.1.~~ **A soil report is required for new single-family homes and additions that include a basement or 2nd floor.**

Revise language to align with IRC scope per R101.2"

R403.1.3.3 Slabs-on-ground with turned-down footings. ~~In Seismic Design Categories D0, D1 and D2, s~~ **Slabs-on-ground** cast monolithically with turned-down footings shall have not fewer than one No. 4 bar at the top and the bottom of the footing or one No. 5 bar or two No. 4 bars in the middle third of the footing depth.

Text and annotations in green are comments from the 07.29 BCRB Meeting

Meeting Minutes Attachment:
BLS - BCRB Part II - Proposed Amendment_Meeting Comments.pdf

Where the slab is not cast monolithically with the footing, No. 3 or larger vertical dowels with standard hooks on each end shall be installed at not more than 4 feet (1219 mm) on center in accordance with Figure R403.1.3, Detail 2. Standard hooks shall comply with Section R608.5.4.5.

R403.1.4.2 Accessory Structure Foundations. Accessory structures shall be provided with foundations in accordance with the followings: Replace with "less than 100 square feet"

1. **Accessory structure ~~99 square feet or less~~.** Accessory structures having a floor area of 99 square feet or less shall not be required to have a permanent foundation. A final inspection shall be required.
2. **Accessory structure 100 to 199 square feet.** Accessory structure having a floor area of 100 square feet to 199 square feet shall be supported on one of the following foundation systems
 - a. A minimum 4-inch-thick concrete slab
 - b. Concrete pier blocks
 - c. Concrete pier extending a minimum of 42 inches below finished grade.
 A pre-pour inspection, where applicable, and a final inspection shall be required.
3. **Accessory structures 200 square feet and larger.** Accessory structures having a floor area of 200 square feet or greater shall be supported on a concrete slab with a thickened edge constructed in accordance with the requirements for detached garages. All applicable provisions of the 2024 International Residential Code, including structural, electrical, and other applicable requirements, shall apply. For the purposes of code compliance, such structures shall be regulated as detached garages regardless of the terminology used on the permit application.

R403.1.9 Trench Foundation. Trench foundations shall be permitted only for one-story room additions not exceeding 250 square feet, unless otherwise approved by the Building Official.

1. **Minimum Dimensions.** Trench foundations shall have a minimum width of 10 inches and shall extend to a minimum depth of 42 inches below existing grade.
2. **Reinforcement.** Trench foundations shall be reinforced with a minimum of one continuous No. 4 reinforcing bar located at the top and one continuous No. 4 reinforcing bar located at the bottom of the trench foundation.
3. **Connection to Existing Foundation.** New trench foundations shall be connected to the existing foundation using reinforcing steel dowels or pins. Dowels or pins shall be securely anchored into the existing foundation using an approved epoxy anchoring system and shall be tied to the new trench foundation reinforcement.
4. **Soil Conditions.** Where questionable or unsuitable soil conditions are identified during the trench foundation pre-pour inspection, the Building Official Replace with "shall" ~~may~~ require a soil report prepared by a qualified professional engineer prior to placement of concrete.

R408.6 Finished grade. The finished grade of under-floor surface shall be permitted to be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided. A minimum 2-inch slush coat shall be provided over a gravel base with a Class I vapor retarder. The crawl space shall have a minimum height of 3 feet, measured from the bottom of the floor joists to the top of the slush coat. Drain tile shall be installed.

Text and annotations in
green are comments from
the 07.29 BCRB Meeting

R408.8 Under-floor vapor retarder. ~~In Climate Zones 1A, 2A and 3A below the warm-humid line, a~~ A continuous Class I or II vapor retarder shall be provided on the exposed face of air-permeable insulation installed between the floor joists and exposed to the grade in the under-floor space. The vapor retarder shall have a maximum water vapor permeance of 1.5 perms when tested in accordance with Procedure B of ASTM E96.

~~Exception: The vapor retarder shall not be required in unvented crawl spaces constructed in accordance with Section R408.3.~~

(Village Amendment) Chapter 23, Table R602.10.4 Bracing Methods. Replace 3/8" with 1/2" 7/16" for the minimum thickness of bracing method continuously sheathed wood structural panel.

R802.3 Ridge. A ridge board used to connect opposing rafters shall be not less than ± 2 inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. Where ceiling joist or rafter ties do not provide continuous ties across the structure as required by Section R802.5.2, the ridge shall be supported by a wall or ridge beam designed in accordance with accepted engineering practice and supported on each end by a wall or column.

R802.11.3 Hurricane ties. Hurricane ties shall be provided at all rafter and truss connections for new construction. For remodeling projects, hurricane ties shall be installed at all exposed rafter and truss connections.

M1202.1 Additions, alterations or repairs. Additions, alterations, renovations or repairs to a mechanical system shall conform to the requirements for a new mechanical system without requiring the existing mechanical system to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing mechanical system to become unsafe, hazardous or overloaded. Minor additions, alterations or repairs to existing mechanical systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous, and is approved. ~~All abandoned Mechanical including but not limited to electrical, plumbing, gas, low voltage, and ductwork that are exposed during construction must be removed in their entirety.~~ Remove language at end. Replace with "shall"

~~**M1305.1.2 Appliances in attics.** Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be not less than of 20 inches by 30 inches (508mm by 762 mm), and large enough to allow removal of the largest appliance. Equipment installed in attics outside the building thermal envelope shall be located within a dedicated mechanical room of sufficient size to provide access for servicing and maintenance. The mechanical room shall be enclosed within the building thermal envelope.~~

Do not
amend

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amend

~~**G2417.7.3.1 (406.7.3.1) Abandoned fuel gas piping.** Where fuel gas piping is removed from service for an indefinite time period, it shall be purged removed in its entirety.~~

2024 International Residential Code

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Add ", two-family dwellings, and townhouses per R101.2"

R403.1.3.3 Slabs-on-ground with turned-down footings. ~~In Seismic Design Categories D0, D1 and D2, s~~ **Slabs-on-ground** cast monolithically with turned-down footings shall have not fewer than one No. 4 bar at the top and the bottom of the footing or one No. 5 bar or two No. 4 bars in the middle third of the footing depth.

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4. **Soil Conditions.** Where questionable or unsuitable soil conditions are identified during the trench foundation pre-pour inspection, the Building Official ~~may~~ require a soil report prepared by a qualified professional engineer prior to placement of concrete. Add "shall"

R408.6 Finished grade. The finished grade of under-floor surface shall be permitted to be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided. A minimum 2-inch slush coat shall be provided over a gravel base with a Class I vapor retarder. The crawl space shall have a minimum height of 3 feet, measured from the bottom of the floor joists to the top of the slush coat. Drain tile shall be installed.

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Do not amend

~~**M1305.1.2 Appliances in attics.** Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be not less than of 20 inches by 30 inches (508mm by 762 mm), and large enough to allow removal of the largest appliance. Equipment installed in attics outside the building thermal envelope shall be located within a dedicated mechanical room of sufficient size to provide access for servicing and maintenance. The mechanical room shall be enclosed within the building thermal envelope.~~

Do not amend

~~**G2417.7.3.1 (406.7.3.1) Abandoned fuel gas piping.** Where fuel gas piping is removed from service for an indefinite time period, it shall be purged removed in its entirety.~~



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Building Code Review Board
8/5/2026

Item: 2024 International Fire Code Proposed Amendments

Department: Building & Life Safety

Item Description:

Review proposed amendments that have been developed in collaboration with the Building & Life Safety Department Fire Division and the Fire Department.

Recommendation: Approve or reject for purposes of the BCRB's recommendation for the Village Board to approve the proposed 2024 I-Codes with proposed amendments for an effective date of January 1st, 2027.

ATTACHMENTS:

1. BLS - BCRB Part II - Proposed Amendments_2024 IFC

2024 International Fire Code

105.5 Required operational permits. ~~The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.53.~~
 Delete this section in its entirety, including sections 105.5.1 through 105.5.53

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. ~~Fire lane curbs shall be painted yellow, with contrasting black letters that are a minimum 4 inches (101mm) tall "NO PARKING – FIRE LANE" at 25-foot intervals along the length of the fire lane, in the absence of curbs, a 6-inch (152.4mm) yellow stripe with the same verbiage and spacing shall be painted on the edge of the pavement of the prescribed fire lane.~~

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.
 Exceptions:

- ~~1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved communications coverage system.~~
- ~~2. Where it is determined by the fire code official that the communications coverage system is not needed.~~
- ~~3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder communications coverage system.~~
4. One-story buildings not exceeding 12,000 square feet (1115 m2) with no below-ground area(s). ~~Provided all areas of building are proven in accordance with IFC 510.5.4 to have sufficient radio coverage without enhancement.~~

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent ~~for all public-safety frequencies~~. The test procedure shall be conducted as follows or by a method approved by the fire code official:

2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the ~~agency~~ ~~Village of Arlington Heights and/or duly authorized public communications agency, as determined by the Authority Having Jurisdiction (AHJ)~~ talking through the agency's radio communications system or equipment approved by the fire code official.
5. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the

outside of the building through the public agency **Village of Arlington Heights and/or duly authorized public communications agency, as determined by the Authority Having Jurisdiction (AHJ)**'s radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.

905.5.1 Group A-1 and A-2. In Group A-1 and A-2 occupancies with occupant loads of more than 1,000, hose connections shall be located on each side of **any stage, on each side of** the rear of the auditorium and on each side of the balcony.

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus, **and shall be located near the main entrance, within 100ft of a hydrant and unobstructed to the sky.** The location of fire department connections shall be approved by the fire code official.

912.3 Fire hose threads. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads: **a 5" Storz connection with a 30-degree downturn.**

913.1 General. Where provided, fire pumps for fire protection systems shall be installed in accordance with this section and NFPA 20. **Manual standpipes shall not be permitted for any building equipped with a fire pump.**

914.6.1 Automatic sprinkler system. Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.

Exceptions:

- ~~1. Sprinklers are not required under stage areas less than 4 feet (1219 mm) in clear height utilized exclusively for storage of tables and chairs, provided that the concealed space is separated from the adjacent spaces by Type X gypsum board not less than 5/8 inch (15.9 mm) in thickness.~~
- ~~2. Sprinklers are not required for stages 1,000 square feet (93 m²) or less in area and 50 feet (15 240 mm) or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and a single backdrop.~~
- ~~3. Sprinklers are not required within portable orchestra enclosures on stages.~~
- ~~4. Sprinklers are not required under catwalks and galleries where they are permitted to be omitted in accordance with Section 903.3.1.1~~

1009.3.3 Area of refuge. Stairways shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6.

- ~~1. Areas of refuge are not required at exit access stairways where two-way communication is provided at the elevator landing in accordance with Section 1009.8.~~
- ~~2. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.~~
- ~~3. Areas of refuge are not required at stairways serving open parking garages.~~

- ~~4. Areas of refuge are not required for smoke protected or open air assembly seating areas complying with Sections 1030.6.2 and 1030.6.3.~~
- ~~5. Areas of refuge are not required at stairways in Group R-2 occupancies.~~
6. Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal **exterior** exit.

1009.4.2 Area of refuge. The elevator shall be accessed from an area of refuge complying with Section 1009.6.

- ~~1. Areas of refuge are not required at the elevator in open parking garages.~~
- ~~2. Areas of refuge are not required in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.~~
- ~~3. Areas of refuge are not required at elevators that are not required to be located in a shaft in accordance with Section 712 of the International Building Code.~~
- ~~4. Areas of refuge are not required at elevators serving smoke protected or open air assembly seating areas complying with Sections 1030.6.2 and 1030.6.3.~~
5. Areas of refuge are not required for elevators accessed from a refuge area in conjunction with a horizontal **exterior** exit.

1103.2 Emergency responder communications enhancement in existing buildings.

Existing buildings other than Group R-3 that do not have approved in-building emergency response communications enhancement for emergency responders in the building based on existing coverage levels of the public safety communication systems, shall be equipped with such coverage according to one of the following:

1. Where an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
2. Within a timeframe established by the adopting authority.

~~Exception: Where it is determined by the fire code official that the in-building emergency responder communications enhancement system is not needed.~~

1205.1 General. Solar photovoltaic (PV) systems shall be installed in accordance with the International Building Code or International Residential Code. The electrical portion of solar PV systems shall be installed in accordance with NFPA 70. Rooftop-mounted solar photovoltaic systems shall be installed in accordance with Sections 1205.2 through 1205.4.3. Ground-mounted solar photovoltaic systems shall comply with Section 1205.5.

All photovoltaic (PV) systems installed on residential and commercial structures shall have a notification indicating the type of inverter system installed, located with the supplemental power notification near system components. Notification of the installation of the PV system and its specifications be made to the Fire Department.

1206.1 General. Stationary fuel cell power systems in new and existing occupancies shall comply with this section. **All stationary fuel cell or Battery Electric Storage Systems (BESS) installed on residential and commercial structures shall have a notification indicating the type of inverter system installed, located with the supplemental power notification near exterior system components. Notification of the installation of a stationary fuel cell or BESS system, and the system specifications, must be made to the fire department for any occupancy.**

D102.1 Access and Loading Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to ~~75,000 pounds (34,050 kg).~~ **90,000 lbs. (40 823 kg) to account for the increased weight of the new ladder truck that is being used for auto-turn diagram.**



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Building Code Review Board
8/5/2026

Item: 2023 NFPA 70 (National Electric Code) Proposed Amendments
Department: Building & Life Safety

Item Description:

Review proposed amendments that have been developed in collaboration with the Building & Life Safety Department Building Division with input from the Independent Alliance of the Electrical Industry.

Recommendation: Approve or reject for purposes of the BCRB's recommendation for the Village Board to approve the proposed 2024 I-Codes with proposed amendments for an effective date of January 1st, 2027.

ATTACHMENTS:

1. BLS - BCRB Part II - Proposed Amendments_2023 NFPA 70

2023 NFPA 70 (National Electrical Code)

110.90 Abandoned Electrical Equipment. Abandoned electrical equipment, raceways, conductors, boxes, panelboards, transformers, and associated electrical equipment shall be removed from exposed walls, ceilings, and accessible spaces.

~~**210.12 Arc Fault Circuit Interrupter Protection.** Arc fault circuit interrupter (AFCI) protection shall be installed in accordance with 210.12(B) through (C) by any of the means described in 210.12(A)(1) through (A)(6). The AFCI shall be listed and installed in a readily accessible location.~~ Delete sub sections in its entirety.

210.23 (A) 10-Ampere Branch Circuits. A 10-ampere branch circuit shall comply with the requirements of 210.23 (A)(1) and (A)(2). 10-ampere branch circuits shall not be permitted.

215.12 Identification for Feeders. *Modify this section by adding the following language after the paragraph:*

- (D) Commercial Conductor Identification
 - (1) 120/208 Volt: Black, Red, Blue
 - (2) 277/480 Volt: Brown, Orange, Yellow

225.31 (B) Location. The disconnecting means shall be installed either inside or outside of the building or structure served or where the conductors pass through the building or structure. The disconnecting means shall be at a readily accessible location nearest the point of entrance of the conductors. For the purposes of this section, the requirements in 230.6 shall apply. Where an Electric Vehicle Supply Equipment (EVSE) is installed in a detached structure supplied by a feeder, a panelboard with a main disconnecting means shall be installed within the detached structure.

240.30 General. *Modify this section by adding the following language after the paragraph:*
(C) Commercial Circuit Breakers. Commercial panelboards shall utilize bolt-on circuit breakers.

250.64 Grounding Electrode Conductor Installation. *Modify this section by adding the following language after the paragraph:*

(H) Grounding Electrode Conductors. Grounding electrode conductors shall be installed in a dedicated raceway and shall not pass through panelboards except where terminating within the enclosure.

(1) Service Upgrades. When service equipment is replaced, grounding electrode conductors shall be installed in a dedicated raceway.

408.36 Overcurrent Protection. In addition to the requirement of 408.30, a panelboard shall be protected by an overcurrent protective device having a rating not greater than that of the panelboard. This overcurrent protective device shall be located within or at any point on the supply side of the panelboard. All feeder-supplied commercial panelboards shall be provided with a main disconnecting means if the feeder disconnection is not within sight.

408.45 Residential Service Panelboards. Residential service panelboards shall meet the following minimum requirements:

1. 100-ampere services: Minimum 30 circuit positions
2. 200-ampere services: Minimum 40 circuit positions

408.54 Maximum Number of Overcurrent Device. A panelboard shall be provided with physical means to prevent the installation of more overcurrent devices than that number for which the panelboard was designed, rated, and listed. For the purposes of this section, a 2-pole circuit breaker or fusible switch shall be considered two overcurrent devices; a 3-pole circuit breaker or fusible switch shall be considered three overcurrent devices. **Tandem circuit breakers shall not be permitted in any new installation, service upgrade, panel replacement, or panel modification.**

450.14 Disconnecting Means. Transformers, other than Class 2 or Class 3 transformers, shall have a disconnecting means located either in sight of the transformer or in a remote location. Where located in a remote location, the disconnecting means shall be lockable open in accordance with 110.25, and its location shall be field marked on the transformer. **A disconnecting means shall be installed within sight of all transformers on both the primary and secondary sides.**

705.11 (C) Connections. *Modify this section by adding the following language after the paragraph:*

(1) Photovoltaic System Connections. Insulation-piercing taps shall not be permitted for photovoltaic system service connections. Line-side connections shall utilize listed service rated connection methods.

706.20 (B) Dwelling Units. *Modify this section by adding the following language after the paragraph:*

Energy Storage Systems (ESS) serving one- and two- family dwellings shall be installed on the exterior of the structure.

724.24 Mechanical Execution of Work. *Modify this section by adding the following language after the paragraph:*

(A) Thermostat and control wiring installed in exposed locations shall be installed within EMT or an approved raceway system.

800.24 Mechanical Execution of Work.

(A) General. *Modify this section by adding the following language after the paragraph:*

(1) Low-voltage wiring not installed within a raceway shall be provided with a conduit sleeve where passing through walls, floors, or structural assemblies.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Building Code Review Board
8/5/2026

Item: 2024 International Existing Building Code Proposed
Amendments

Department: Building & Life Safety

Item Description:

Review proposed amendments that have been developed in collaboration with the Building & Life Safety Department Building Division.

Recommendation: Approve or reject for purposes of the BCRB's recommendation for the Village Board to approve the proposed 2024 I-Codes with proposed amendments for an effective date of January 1st, 2027.

ATTACHMENTS:

1. BLS - BCRB Part II - Proposed Amendments_2024 IEBC

2024 International Existing building code

302.3 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the code official to be unsafe. **All abandoned mechanical, electrical, plumbing, gas, low-voltage, and ductwork systems exposed during construction shall be removed in their entirety.**