



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: August 6th, 2026

To: Building Code Review Board (BCRB)

From: Ron Weber, Director of Building & Life Safety

Subject: 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.
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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.**

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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.

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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

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.~~