

2024 Building Code Update

Building Review Board (BRB) Meeting Summaries

Following committee reviews of the codes, the significant changes and recommended amendments were presented to the Building Review Board (BRB) on four occasions (April 16th, August 20th, October 15th, and November 19th, 2025). Summaries of these meetings are provided below.

BRB Meeting #1

At the April 16th meeting, staff provided an overview of the building code adoption process including information about the establishment of the committees, the identification of significant changes, and the difference between codes which can be amended and those which are mandated by the state. In addition, staff requested feedback regarding the significant changes that had been identified.

One member of the audience spoke on behalf of the Accessible Community Task Force (ACTF) in favor of amending the International Residential Code to include additional Visitability requirements. There were no questions from the BRB regarding the significant changes.

BRB Meeting #2

At the August 20th meeting, staff's goal was to provide a second opportunity to receive feedback from the BRB regarding the significant code changes that had been identified.

Several members of the audience spoke for and against the adoption of additional Visitability requirements. Another member of the audience spoke of the need to adopt the Illinois Stretch Energy Codes (Stretch Codes) and conversely several audience members against the adoption of the Stretch Codes.

Members of the BRB requested more details about current and proposed Visitability amendments to the IRC. Staff stated that several existing amendments require the first floor of a newly constructed home to include several items which make it more "Visitable" to those individuals with physical disabilities or those who may use mobility devices. Minimum door widths, electrical outlet and switch heights, and blocking in bathroom walls for future grab bars are currently required by ordinance. Proposed additional amendments include zero-step entrances, 42" minimum hallway widths, and additional clearances in 1st floor powder rooms/washrooms to allow for wheelchair access.

BRB Meeting #3

At the October 15th meeting, BRB members voted to recommend adoption of the following building codes and to retain the existing and/or add the proposed amendments:

- National Electrical Code
- International Fuel and Gas Code
- International Mechanical Code
- International Swimming Pool and Spa Code
- International Property Maintenance Code
- International Plumbing Code

One amendment was proposed to the IPMC to maintain consistent language in the ISPSC concerning pool barrier requirements. Several amendments related to sanitary sewer lining were proposed for the IPC. The board was assured these additional amendments to the IPC pertained to sanitary sewers only and not domestic water supply piping materials discussed at a previous meeting.

Feedback from the BRB was requested for a proposed amendment to the International Fire Code (IFC) to require automatic sprinkler systems for commercial parking garages. This requirement is a response to the growing number of electric vehicles. BRB members requested clarity if this requirement was for residential and commercial garages. It was reiterated this requirement would only apply to commercial parking garages. There was no public testimony.

Feedback from the BRB was requested for a proposed amendment to the International Existing Building Code (IEBC) which clarified language regarding the process for retrofitting existing commercial buildings with automatic fire sprinklers. There were no questions from the BRB and no public testimony.

The Midwest Energy Efficiency Alliance (MEEA) conducted a presentation of the 2023 Illinois Stretch Energy Codes. Members of the audience spoke for and against the potential adoption of the Stretch Energy codes. BRB members asked if the builders who spoke against could produce a breakdown of their anticipated increased costs.

BRB Meeting #4

Following the October 15th meeting, members of the ACTF, the IRC Code Committee, and staff met to discuss proposed Visitability amendments further. The IRC Code committee and staff did not recommend adopting the full Visitability Code but did recommend the adoption of two items related to bathroom/power room design and minimum hallway widths.

At the November 19th meeting, BRB members voted to recommend adoption of the remaining codes and to retain the existing and/or add staff's proposed amendments:

- International Fire Code

- International Existing Building Code
- International Building Code
- International Residential Code

There were no questions from the board. One member of the audience expressed support of the newly proposed Visitability amendments to the IRC.