



## Legislation Text

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File #: 25-1541, Version: 1

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### **CITY COUNCIL AGENDA ITEM**

#### **ACTION REQUESTED:**

Conduct the first reading of an ordinance amending Chapter 1 (Building Codes) of Title 5 (Building Regulations) of the Naperville Municipal Code adopting the 2024 International Code Council set of codes, including proposed local amendments

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Kimberly Schmidt, TED Deputy Director

#### **BOARD/COMMISSION REVIEW:**

The Building Review Board reviewed and recommended approval of the adoption of the 2024 International Code Council set of codes, including proposed local amendments at the August 20, October 15 and November 19, 2025, meetings (vote 7-0). A summary of the BRB meetings is attached.

#### **BACKGROUND:**

Chapter 1 of Title 5 of the Naperville Municipal Code identifies the building codes the City follows. Building codes establish a minimum standard for construction to ensure the health, safety, and welfare of the public that occupy the resulting structures. The current adopted codes include the following:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2017 National Electric Code (NFPA 70)
- 2006 International Code Council Electrical Administrative Provisions
- 2018 Life Safety Code (NFPA 101)\*
- Illinois Energy Conservation Code, Current Edition\*
- National Fire Code (NFPA), Current Edition
- Illinois State Plumbing Code, Current Edition\*
- Illinois Accessibility Code, Current Edition\*

It should be noted that some codes are mandatory and cannot be amended, unless amendments are

stricter than the mandated code. The mandatory codes have been identified with an asterisk (\*) above.

Since codes are constantly evolving to keep pace with new technology, materials and trends in the building industry, it is recommended to review and adopt the latest codes on a regular basis to ensure continued quality and safe construction. The International Codes (I-Codes), published by the International Code Council (ICC), are updated every three years.

Municipalities typically choose to skip a code cycle and refresh their building codes every six years to limit the impact on stakeholders. City staff began the process of reviewing the 2024 I-Codes in January 2025. Due to the sheer volume of the code provisions, City staff conducted a multi-step process to review the code changes since the last adoption. The process allows for input from builders, architects, residents, and the Building Review Board (BRB) prior to presenting the recommendations to the City Council for adoption.

First, code committees comprised of City staff and representatives from the business, building and residential community, as applicable, reviewed and identified the significant versus minor changes proposed in the 2024 set of codes. Input from these outside groups is integral to the review and eventual adoption of the new code provisions. By establishing teams with members from various sectors, each member can bring their expertise to the table for discussion, with the goal of reaching consensus on codes that meet the needs of the community. Then the committee recommendations were presented to the BRB for review and approval.

## **DISCUSSION:**

### ***Significant Changes and Local Amendments***

A matrix highlighting the significant changes identified for each code section (IRC, IBC, IFC, etc.) is attached. Significant changes are defined as 2024 I-Codes that differ from the currently adopted 2018 Code requirements that may cost the builder, developer, and/or owner additional money or effort during a project. Minor changes are not included in the matrix because they reflect current policies or practices the building community is already comfortable implementing and therefore, do not need to be further evaluated.

Within the matrix, an analysis is included for each significant code change, including whether the change is more or less restrictive, as well as the potential impact on cost and safety.

Where reasonable and consistent with City policies, staff recommends the adoption of the ICC set of codes as presented. However, if the process determines a change is not consistent with the City's criteria, local amendments are developed and evaluated through the code committee and BRB review process. A table is attached which explains the local amendments recommended with the 2024 I-Code adoption.

### ***Proposed Ordinance***

Staff requests the City Council conduct the first reading of the attached ordinance adopting the 2024 International Code Council set of codes, including proposed local amendments.

Generally, the following modifications have been made to the Appendices in Title 5, Chapter 1:

1. Text updated to clean up inconsistent language between the appendices;
2. Code section numbering updated within the appendices where numbering changed from the

- prior code book version;
3. Existing local amendments were removed if they were no longer applicable; and
  4. New local amendments were added.

The sections below provide additional detail regarding the local amendment modifications.

#### Appendix A: Building Code

The local amendment to IBC Section 901.1.1 was removed because this section is not in the 2024 IBC. The language has been moved to Section 301.3.4 of the 2024 IEBC. A new local amendment is recommended in Appendix K to reflect this change.

Sections 903.2.8.2-903.2.8.4 and 903.2.10 were incorrectly codified in 2018. The changes are being made to correct the text to properly reflect the code.

#### Appendix B: Residential Code

A local amendment is recommended to Section 322.4 of the IRC to expand on the City's existing visitability code. The changes include:

- Providing a minimum clear path to allow people to use a wheelchair or other mobility aid to access the plumbing fixtures in a main floor bathroom;
- Increasing the hallway width to provide a clear path to an exit; and
- Clarifying when visitability requirements are enforceable.

#### Appendix C: Energy Conservation Code

The City is mandated by the State to enforce the current edition of the IECC with Illinois amendments. When the State adopted the 2024 IECC on November 30, 2025, the City automatically adopted the 2024 IECC as well.

Municipalities have the option to adopt the State of Illinois Stretch Energy Code in lieu of the currently adopted IECC. Staff recommends the City conduct an evaluation to compare the 2024 IECC and the 2026 Stretch Energy Code and bring back a recommendation to the City Council in the future.

#### Appendix D: Fire Prevention Code

A local amendment is recommended to Section 903.2.10 of the IFC to provide automatic sprinklers to assist with fire protection in new parking garages because fires caused by electric vehicles are more difficult to contain than other vehicle types.

#### Appendix E: Plumbing Code

Four local amendments are recommended to the IPC:

- Section 403 is recommended to be deleted in its entirety because it conflicts with the Illinois Plumbing Code.
- Local amendments to Sections 717.3 and 717.4 are recommended to reflect the Water Utility's requirements for sanitary sewer relining.

#### Appendix F: Electrical Code

No local amendment modifications.

#### Appendix G: Fuel Gas Code

No local amendment modifications.

Appendix H: Property Maintenance Code

A local amendment is recommended related to Section 303.2 of the IPMC to require perimeter fencing for pools regardless of whether or not there is a lockable cover. This amendment is consistent with the City's existing local amendment in the ISPSC.

Appendix I: Mechanical Code

No local amendment modifications.

Appendix J: Swimming Pool and Spa Code

No local amendment modifications.

Appendix K: Existing Building Code

A local amendment is recommended related to Section 301.3.4 of the IEBC to replace the local amendment (901.1.1) that was removed in Appendix A because of the code section being moved from the IBC to the IEBC with the 2024 update.

The final ordinance will be presented to the City Council for adoption at the February 17, 2026 meeting. Following adoption, the updated codes will become effective for all permits submitted on and after April 1, 2026.

**FISCAL IMPACT:**

None.