

INFORMATION PAPER



April 30, 2025
Planning, Building & Development Department
Eric Waggoner

SUBJ: SUMMARY OF PROPOSED AMENDMENTS TO THE INTERNATIONAL CODE COUNCIL (ICC) 2024 SERIES OF BUILDING CODES

BACKGROUND:

The International Code Council (ICC) publishes new International Building Codes every three years. Customarily, the Planning, Building and Development Department updates its building codes every six years as code changes occurring between the ICC's three-year cycles are not significant enough to justify more frequent updates. The last ordinance updating the codes occurred in 2023 with adoption of the 2018 ICC Building Codes and the 2017 National Electrical Code with certain amendments.

Given recent direction from the Community Rating System (CRS), staff is now proposing a shift to more frequent ICC updates to ensure continued eligibility for high-level flood insurance discounts for Lake County residents. Hence, staff recommends adoption of the most recent (2024) ICC publications, to remain eligible for a CRS "Class 6" rating. Our current rating, as previously reported by the CRS rating agency, secures up to a total of \$121,000 annually in Lake County flood insurance discounts for participating policy holders.

The proposed update from the 2018 to 2024 ICC Series involves primarily various minor, technical and clarification changes that do not materially affect construction costs.

The adoption of the 2024 Building Code series is proposed with minor "local" amendments (highlighted below) that reflect pagination edits, section changes, removal of previously adopted amendments, and language changes for clarification purposes. The majority of the amendments are non-substantive in nature.

SUMMARY OF LAKE COUNTY AMENDMENTS TO THE 2024 INTERNATIONAL BUILDING CODES:

2024 INTERNATIONAL BUILDING CODE:

1. Amend Section 113.4 (page 30) to align with Chapter 151 Unified Development Ordinance:
113.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within ~~30~~ 35 days after the date of the Building Official's decision thereon.

2024 INTERNATIONAL RESIDENTIAL CODE:

1. Re-write Section 101.2 Scope (page 26) to align with the International Building Code amendments:
 3. A care facility with ~~eight~~ five or fewer persons receiving custodial care within a dwelling unit.
 4. A care facility with ~~eight~~ five or fewer persons receiving medical care within a dwelling unit.
2. Amend Section R112.4 (page 34) to align with Chapter 151 Unified Development Ordinance:
Any appeal must be filed with the Zoning Board of Appeals within 35 ~~30~~ days after the date of the Building Official's decision thereon.

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3. Rewrite Section R322.1 (page 108) for consistency concerning applicable requirement reference:
Where there are four or more dwelling units or sleeping units in a single structure, the provisions of ~~Chapter 11 of the International Building Code for Group R-3~~ the State of Illinois Accessibility Code shall apply.
4. Rewrite Section R322.2 (page 108) for consistency in referencing applicable requirements:
In live/work units, the nonresidential portion shall be accessible in accordance with the provisions of the State of Illinois Accessibility Code. In a building where there are four or more live/work units, the residential portion of the live/work unit shall comply with the provisions of the State of Illinois Accessibility Code. ~~Section 1108.6.2.1 of the International Building Code.~~
5. Rewrite Section R322.3 (page 108) for consistency in referencing applicable requirements:
Where care facilities are permitted to be constructed in accordance with Section R101.2, the portions of the dwelling used to operate a business providing care shall be accessible in accordance with the provisions of the State of Illinois Accessibility Code. ~~Chapter 11 of the International Building Code.~~
6. Rewrite current amendment Section R903 (page 472) for clarity:
All exterior doors shall be protected from roof runoff by a continuous gutter and downspouts or an approved type diverter. ~~All exterior doors, not protected with gutters, shall be protected from roof runoff by a continuous gutter and downspouts or an approved type diverter.~~

2024 INTERNATIONAL MECHANICAL CODE:

1. Delete text from Section 105.4.4 (page 16) to align with existing Departmental policy:
~~A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work.~~
2. Amend Section 112.4 (page 19) to align with Chapter 151 Unified Development Ordinance:
Any appeal must be filed with the Zoning Board of Appeals within 35 ~~30~~ days after the date of the Building Official's decision thereon.

2024 INTERNATIONAL FUEL GAS CODE:

1. Delete text from Section 105.5.4 (page 16) to align with existing Departmental policy:
~~A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work.~~
2. Amend Section 112.4 (page 19) to align with Chapter 151 Unified Development Ordinance:
Any appeal must be filed with the Zoning Board of Appeals within 35 ~~30~~ days after the date of the Building Official's decision thereon.

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2024 INTERNATIONAL SWIMMING POOL AND SPA CODE:

1. Remove amendment language (Section 305.4.1, page 26) as follows as it no longer applies:
~~*In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1,372 mm) and not less than 48 inches (1,219 mm) above the finished floor.*~~

2024 INTERNATIONAL FIRE CODE:

1. Delete text in Section 105.3.1 (page 29) to align with existing Departmental policy:
~~*Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be one half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.*~~
2. Amend Section 112.4 (page 16) to align with UDO:
Any appeal must be filed with the Zoning Board of Appeals within ~~30~~ 35 days after the date of the Building Official's decision thereon.

2023 NFPA 70 NATIONAL ELECTRICAL CODE:

1. Rewrite current amendment to Section 210.8(A)(4)(page 70-81) for clarity:
4) Crawl spaces-at or below grade level: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device.
~~*Exception to (4): Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device.*~~
2. Rewrite current amendment to Section 210.8(A)(5)(page 70-81) for clarity:
5) Basements: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device.
~~*Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device.*~~
3. Add additional amendment to Section 210.8(B)(11)(page 70-81) for consistency with previous amendment language:
11) Crawl spaces-at or below grade level: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device.

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4. Rewrite current amendment to Section 210.8(B)(12) (page 70-81) for clarity to read:

12) Unfinished areas of basements: Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps must be equipped with an alarm that indicates a tripped condition of the GFCI protection device.

~~Exception to (10): Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device.~~

5. Rewrite previous amendment-Article 300.5(A) (page 70-169) for clarity to read:

"A minimum of twelve (12) inches of horizontal separation is required between all underground electrical wiring methods, gas, and/or plumbing located in the same trench, including swimming pool circulation system piping."

~~"Underground installation of electrical conductors cannot be located in the same trench with plumbing or gas service(s) unless the distance between all utility services located in the same trench is a minimum of twelve (12) inches measured in a horizontal dimension. Utility services located in separate trenches shall be located a minimum of twelve (12) inches apart horizontally."~~

~~Exception: Plumbing and electrical systems that are part of a swimming pool installation may be located in the same trench in circumstances where the Building Official determines that it is not practical to comply with the separation requirement.~~

6. Rewrite previous amendment for clarify Article 334-10 (page 70-227) to read:

"Type NM and Type NMC cables shall be permitted to be used in the following only": 1)- One and two family dwellings, their attached and detached garages, and their storage buildings.

Attachments: Exhibit A Proposed Amendments to Chapter 150 of the Lake County, Illinois Code of Ordinances