



Chapter 150 Building Codes

2024 ICC Series Update With Amendments

**Planning, Building & Development
April 30, 2025**

BACKGROUND

- **New Building Codes are published by the International Code Council (ICC) every 3 years.**
- **Lake County's last update was in 2023 with the adoption of the 2018 ICC Building Codes and the 2017 National Electrical Code with certain amendments.**
- **More frequent ICC updates are recommended to ensure continued eligibility for high-level flood insurance discounts for Lake County residents.**

UPDATE DETAILS

- **Staff recommends adoption of the most recent (2024) ICC publications to remain eligible for a CRS “Class 6” rating and retain annual flood insurance discounts for participating policy holders.**
- **If passed, the new Codes with amendments will become effective July 12, 2025. Permits in the review process will be reviewed under the codes in effect at the time of submission.**

UPDATE DETAILS

- **Proposed update from the 2018 to 2024 ICC Series involves primarily various minor technical and clarification changes that do not materially affect construction costs.**
- **Adoption of the 2024 Building Code series is proposed with minor “local” amendments 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; the few substantive amendments are highlighted in the following section.**

Substantive Local Amendment Highlights

International Building Code

- Update to 2024 International Building Code
- Amend appeal timeframe to align with the UDO:
 - *113.4 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.*

Residential Building Code

- Update to 2024 International Residential Building Code
- Amend language to align with previous ICC 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.*
- Amend appeal timeframe to align with the UDO:
 - *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.*

Residential Building Code (Cont.)

- Rewrite for consistency in referencing applicable requirements:
 - *Where there are four or more dwelling units or sleeping units in a single structure, the provisions of the State of Illinois Accessibility Code shall apply. ~~the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.~~*
 - *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.~~*
 - *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.~~*

Residential Building Code (Cont.)

- Rewrite current amendment 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.~~

International Mechanical Code

- Update to 2024 International Mechanical Code
- Remove text 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.*~~
- Amend appeal timeframe to align with UDO:
 - *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.*

International Fuel Gas Code

- Update to 2024 International Fuel Gas Code
- Remove text 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.~~
- Amend appeal timeframe to align with UDO:
 - *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.*

International Swimming Pool and Spa Code

- Update to 2024 International Swimming Pool and Spa Code
- Remove amendment language 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.~~

International Fire Code

- Update to 2024 International Fire Code
- Remove text 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.*~~
- Amend timing 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 National Electrical Code

- Update to NFPA 70 National Electrical Code 2023
- Rewrite current amendments 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.~~
 - 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.~~

2023 National Electrical Code (Cont.)

- Add additional amendment for consistency:
 - 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.
- Rewrite current amendment for clarity:
 - 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.~~

2023 National Electrical Code (Cont.)

- Rewrite previous amendments for clarity:
 - *“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.*~~
 - *“Type NM and Type NMC cables shall be permitted to be used in the following only”: 1) One & two family dwellings, their attached and detached garages, and their storage buildings.* ~~*Delete items (2), (3), and (5) with no substitution.*~~



Questions