

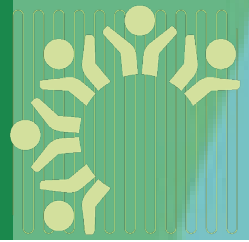


Building Code Overview

Development Services Department

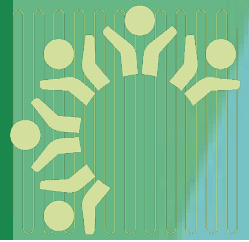
September 16, 2025

Overview (Second Reading)



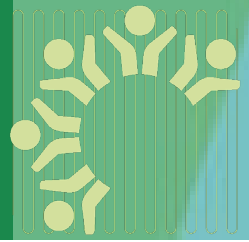
- Building Codes proposed for adoption with amendments:
 - ICC 2024 Building Code
 - NEC 2023 Electric Code
 - ICC 2024 Existing Building Code
 - ICC 2024 Energy Code
 - ICC 2024 Fire Code
 - ICC 2024 Fuel Gas Code
 - ICC 2024 Mechanical Code
 - ICC 2024 Pool Code
 - ICC 2024 Residential Code
 - Illinois 2014 Plumbing Code (first reading)

Plumbing Code



Change: Still on 2014 Illinois Plumbing Code – added one amendment to clear up outdated language as it applies to restroom requirements easing up requirements and time issues with getting a permit for existing structures.

Board Questions



Q: What are the number of ADU's that have updated their water lines?

Q: What are the number of renovations below the 50% threshold?

Q: What is the community engagement plan?

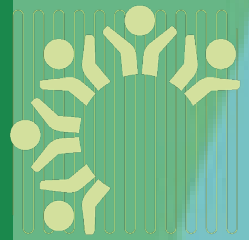
Q: What is the cost impact to the homeowner on the proposed code updates?

Q: Is the cost of installing sprinklers burdensome for the property owner?

Q: Are there impacts to their insurance?

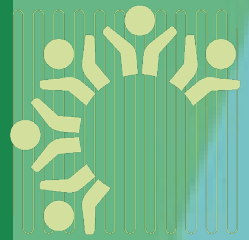
Q: Why is staff recommending a 50% threshold for sprinklers versus the 75% recommendation from the BCAC?

Commission Reason



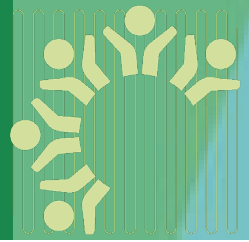
BCAC: *“75% maintains a threshold above the vast majority of IL municipalities and continues to maintain Oak Park's commitment to community safety. For reference, River Forest's threshold is 90%, Chicago, Evanston and all other communities across IL except approximately 5 municipalities have no threshold at all regarding renovation to existing floor space.”*

Commission Reason



BCAC: *“The Life Safety impact of residential sprinklers is only achieved when new sprinkler systems are actually installed. An overly restrictive 50% threshold does not improve life safety for any home that avoids renovations entirely or adjusts the scope of renovation to avoid the threshold. Therefore, a change in threshold may maintain the same level of life safety impact on our community while reducing the negative impacts and permit burden on Oak Park homeowners.”*

Commission Reason



BCAC: *“Oak Park's Climate Ready Plan is negatively impacted when homeowners reduce project scope related to exterior wall insulation and electrification in order to keep their project scope below the overly restrictive 50% threshold.”*



Thank You.
Questions?

