

Permanent Building Fire Code Committee and Electrical Commission

1/24/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:07pm - Josh Ream
- Roll Call
 - Members Present
 - PBFCC – Bert W., Viral S., Hank A., Jon B., Matt C.
 - EC – Adam M., David M., Dave Mc.,
 - Members Absent
 - PBFCC – Terrence L., Lori C.,
 - EC – Shaun T.
 - Staff
 - John C., Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Chris T., Mike K., Steve V.
 - Others Present
 - None
- Public comment
 - No public comment
- Agenda Items
 - Establish Roles
 - Agreed to work out at next meeting once more in attendance and rules further reviewed
 - Establish and Ratify Rules
 - Shared and discussed the rules and regulations for the permanent building & fire code committee.
 - Election will be held during next meeting for either one of both committees
 - Amendments to the committee rules will be reviewed and voted on during the next meeting of each committee
 - Discussed Board of Appeals as raised by Mike Kluber
 - Board of Appeals was created to provide a process for public to challenge code ruling. Board of Appeals is comprised of members of the commissions to provide a ruling decided by industry professionals.
 - Provide an arbitration process
 - Many appeals avoided by directly consulting with the ICC, NFPA, ETC. for rulings.
 - Overview of Staff Review
 - Staff members Jesse Kolar, Cody Lake and Josh Ream went over process undertaken the last year to go over changes to code through 2018 and 2021 cycles to the 2024. Documents to track all changes due to ICC changes and based on staff recommendations.
 - Begin review and approval process for codes with amendments
 - 2014 Illinois Plumbing code
 - Any items not addressed in the ILPC follow the IPC

- Need to resolve RPZ requirement for sprinkler systems (RPZ vs DDC)
 - Non potable hydrants as possible source for contamination
 - DDC is better option for fire protection design
 - To be discussed with Water and sewer, Engineering, and any additional COA entities
 - All other items agreed to at this point.
 - 2024 Fuel gas code
 - 503.6.12.1 B-Vent, Hank will look into. Vote will be on agenda for next meeting. All other changes agreed to at this point.
 - 2024 Mechanical code
 - Explore manufactured grease duct: inspection process, add senior representative on site potentially, field labeling, certified installers, NRTL testing.
 - Discuss removal of B occupancy from appendix clean air.
 - Discussed new A2L refrigerants – everyone seems in favor of follow code as written.
 - All other items agreed to at this point.
- Other Business
 - Establish Schedule for Future Meetings
 - Continue to meet roughly between 1-4pm every Friday until done
 - Working on Fire, Existing Building after these. Then to the Residential and Swimming Pool. Finish up with Electrical. Exact dates to be determined based on speed of approval of others.
- Adjournment
 - Jesse Kolar motioned and Josh Ream seconded to end meeting, all in favor by voice vote and meeting was adjourned at 3:47pm.

Minutes approve at meeting on 1/31/2025

Permanent Building Fire Code Committee and Electrical Commission

1/31/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:40pm - Josh Ream
- Roll Call
 - Members Present
 - PBFCC – Bert W., Viral S., Hank A., Jon B.
 - EC – None
 - Members Absent
 - PBFCC – Terrence L., Lori C.,
 - EC – Shaun T., Dave Mc., Adam M.
 - Staff
 - John C., Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Mike K., Steve V., Matt C., Dave M.
 - Others Present
 - None
- Approval of Minutes
 - Presentation of minutes for review. Motion to approve by Hank A., second by Jon B., all in favor by voice vote.
- Public comment
 - No public comment
- Agenda Items
 - Establish Roles
 - Moving to the next meeting based on understanding roles now.
 - Establish and Ratify Rules
 - John C. provided a comparison and will send it out to the group. Very limited in what we can do, so it may be best just to go with established rules by Mayor's Office and Council. Can discuss to just move forward next week as adopted.
 - Finish reviews / amendments of previously discussed books for approval
 - 2024 Fuel gas code
 - Hank A. provided information on b-vents and securing them. The group worked through language to note differences for vertical and horizontal.
 - All other matters are resolved at this point, and we will vote on this at the next meeting for adoption.
 - 2024 Mechanical code
 - Reworked verbiage of the factory constructed grease duct section to get a more comfortable level for protection of City while still getting results required for their construction. Developed concept of a construction meeting ahead of install to go over and then putting burden on contractor.

- Agreed to not use Appendix E out of the new code and just have people follow the Energy Code for these requirements. Concerns about requirements being in different areas with potential conflict.
- Agreed to an inclusion of hose bibs on rooftops or near their access points of new construction based on square footage of building and height. Took values from other existing sections of code (ie needing permanent ladder for roof access) to set standard.
- All other matters are resolved at this point and we will vote on this at the next meeting for adoption.
- 2024 Plumbing Code (limited items not addressed by Illinois Code)
 - Resolved RPZ requirement for sprinkler systems. CoA will only require DDC for our portions of projects based on hydrant coverage, type of water and not drafting from river. State may require RPZs still on certain health care facility uses that they have jurisdiction over.
 - Will add in language regarding the hose bib for mechanical as installation needs to be per Illinois Plumbing Code.
 - All other matters are resolved at this point, and we will vote on this at the next meeting for adoption.
- 2024 International Swimming Pool and Spa Code
 - No objections to this book. Had a limited discussion on exercise spas and handling them. Group decided to stick with book definitions and enforcement.
 - All other matters are resolved at this point and we will vote on this at the next meeting for adoption.
- Other Business
 - The next meeting will focus on the Existing Building Code and then Article 12 of the Ordinance, specifically the General section.
 - May start the Fire Code at the same meeting if time allows. That will be the next book, then the IBC, then IRC, then NEC
- Adjournment
 - Hank A. motioned, and Bert W. seconded to end meeting, all in favor by voice vote and meeting was adjourned at 3:27pm.

Minutes approve at meeting on 02/07/2025

Permanent Building Fire Code Committee and Electrical Commission

2/7/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:40pm - Josh Ream
- Roll Call
 - Members Present
 - PBFCC – Bert W., Viral S., Hank A., Jon B., Matt C.
 - EC – None
 - Members Absent
 - PBFCC – Terrence L., Lori C.,
 - EC – Adam M., Dave Mc., Shaun T.
 - Staff
 - John C., Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Mike K., Steve V., Dave M.
 - Others Present
 - None
- Approval of Minutes
 - Presentation of minutes for review. Motion to approve by Hank A., second by Matt C., all in favor by voice vote.
- Public comment
 - No public comment
- Agenda Items
 - Establish Roles
 - This was moved until the end of the actual meeting after code items as we were waiting for a full quorum to show up. This occurred at 1:50pm, but decided to continue through code discussion before returning.
 - Chair – Hank A. nominated Viral S. who accepted the nomination with a second by Matt C. No others were interested in the position. By voice vote all were in favor of the nomination.
 - Vice-Chair – Jon B. was willing to take on the responsibilities of this position with no one else offering. Matt C. seconded the motion with all then voting in favor by voice vote.
 - Establish and Ratify Rules
 - John C. provided some additional background and thought on the rules for Boards and Commissions. Established very little left that was unique in previous rules for PBFCC and nothing that would really affect our operations. Hank A. motioned and Viral S. seconded to simply operate under the City of Aurora established rules and no longer use those rules previously adopted by the PBFCC.
 - Vote on previously discussed books for approval
 - 2024 Fuel Gas Code / Mechanical Code / Plumbing Code / Swimming Pool & Spa Code / Existing Building Code

- Approved all codes as revised per previous discussions and follow up information. We will officially move forward with them once clean PDF copies of all changes are provided, just to make sure they cover everything. These will be provided by Josh R. to the group after Cody L. finishes document cleanup.
- Begin Reviews / Amendments of Additional Books for Approval
 - 2024 Existing Building Code
 - All members agreed to continue the use or even potential increase of use for the Existing Building Study as part of projects. Essential to get this done at the start of projects, may need to find ways to make people more aware of the free permit type for this portion and increase use.
 - Group went through all the definitions that were added to Chapter 2 and those already in the book. Cody L. added in several definitions that are in the International Building Code (IBC) to help provide additional clarification to this book and better connect requirements between the two.
 - Significant discussion about the screening and placement of mechanical equipment on rooftops. This mainly focused on downtown areas and downtown fringe where the appearance of these elements above the roof can cause conflict with historic requirements with rails or fall protection. To make sure to keep these areas safe, but also remove the need for rails or screening, the group agreed to establish a requirement for the use of fall arresting devices as allowed as an exception in the International Mechanical Code (IMC). These regulations would also come in place for rooftop access through hatches or stairs where fall protection is required due to proximity to the roof edge.
 - Elevator accommodations were discussed at length to address both the need in remodels of buildings that don't already have one that would require it, and for their continued use when they don't meet present code standards. Information about stretcher size was discussed and a bare minimum of being able to place a stretcher in a seated configuration into the elevator was established as standard CoA practice. Installation of new elevators in existing buildings would be somewhat determined based on structural capacity of the building and opinion of the Code Official. Group believes that continuing to find ways to achieve installations while also being understanding of project budgets is paramount.
 - Bathroom accessibility was discussed in context of individual items replacement based on interpretations provided to CoA by the State of Illinois. Board members agreed to provide new text in our ordinance to allow for individual item replacement, that conformed

with required code, while not insisting on a complete remodel of the bathroom.

- Covered existing versus new handrail and guardrail requirements to make sure they were more clear in the code. This is a frequent issue addressed by designers, field personnel and inspection staff. Need to make sure everyone is on the same page.
- John C. led a lengthy discussion on the point systems for scoring in the Existing Building Study program. Brought up CoA staff disagreement with some of the scoring not allowing multiple use of certain areas when already counted once. Committee agreed to strike this limiting language in three areas to provide additional possible point scoring for existing buildings as no one thought it would compromise their safety.
- Group agreed to the adoption of Appendix B and E from this book as well.
- CoA Ordinance – Appendix 12 – General Section
 - Members agreed to continue to look to update this throughout the process and not vote on it at this time. Too many things could potentially change at this point in our review.
- 2024 Fire Code
 - Matt brought up the need for possible adoption or reference to code source documents since there are areas where the code is silent. May need to discuss the possibility of references particular standards during adoption to help better point development groups to our requirements.
- Other Business
 - Verified upcoming schedule for future meetings
 - Josh R. to send out meeting minutes, agenda for next meeting, and clean PDFs of approved books
- Adjournment
 - Bert W. motioned to adjourn which Matt C. seconded. By voice vote all were in favor, so meeting adjourned at 3:32 pm

Minutes approve at meeting on 02/14/2025

Permanent Building Fire Code Committee and Electrical Commission

2/14/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:39pm – Viral S. delegated run through Agenda to Josh R.
- Roll Call
 - Members Present
 - PBFCC – Bert W., Viral S., Hank A., Jon B.
 - EC – None
 - Members Absent
 - PBFCC – Terrence L., Lori C., Mike K., Steve V.,
 - EC – Adam M., Dave M., Dave Mc., Mike K., Shaun T.
 - Staff
 - John C., Jim F. Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Matt C.
 - Others Present
 - None
- Approval of Minutes
 - Presentation of minutes for review. Motion to approve by Jon B., second by Jesse C., all in favor by voice vote.
- Public comment
 - No public comment
- Agenda Items
 - Review and Potential Vote to Approve
 - Existing Building Code was approved during the meeting on 2/7/2025 and not properly reflected in the minutes. Adjustment made to minutes to reflect approval. Additional items came up during this meeting that may require additional changes to the Existing Building Code, so will need reapproval.
 - Viral S. noted follow up by John C. on elevator items regarding electrical and lighting issues for equipment rooms, shafts, and other components. Going to keep looking over and potentially discuss further.
 - Begin Reviews / Amendments of Additional Books for Approval
 - 2024 Fire Code
 - The group went through general conditions from the administrative section like the other books. No significant items of change or note.
 - Spent time discussing Section 104 and its uses to help cover alternative means and methods for fire protection. This would be especially useful for new systems that the code is silent on.
 - Went over the use of operational permits in the City of Aurora and how they are handled by the Fire Marshal. AFD may need to look at continued use for CO2, Lithium Ion, temp heat situations.
 - Covered the threshold for inflatable structures needing permits. Discussion of removing the 120 sqft threshold and going up to the more code standard of 400 sqft. Need to finalize with AFD.

- Discussed violations and their fees / amounts per type.
- Completed review of definitions.
- Worked on modifications to address outdoor sprinkler access. Several concerns about how it is handled with existing buildings. The group wants to standardize our practice in some format. IEBC is going to need additional information to cover this section.
- Added information into the code regarding the mounting height and location of lock boxes to standardize.
- Went through thresholds for sprinklers in a building. As a group want to take it down to 5,000 sqft. for the threshold, may be good to go up to 7,500 sqft. Jim F. was going to check on municipalities throughout Illinois and their threshold.
- Long discussion on multi-tenant buildings and they way they trigger notification in the City. Presently done based on individual sprinkler setups to each suite, so flow triggers alarms. Makes it much more costly to remodel and harder to track. Looking to go to an alarm system instead as the trigger because although it still has to be redone with each remodel it is probably less cost and less confusing than the sprinkler system changes. IEBC is going to need additional information to cover this section.
- Talk about changing the strobe colors to blue at the FDC for water flow. Then maybe additional at the Fire Control Room in white. Need to check with AFD. IEBC is going to need additional information to cover this section.
- Needed to discuss hose stretch and connections further. Amendments do not give a good starting point for measuring. Technically work back from the worst spot in building, but at what point do we terminate. Not sure if it is at standpipe at door, the fire ingress point, or the truck on site. Still not totally resolved.
- Looking for more information on psi versus percentage for water supply. No real set code standard, more of an industry item, so want to find a way to codify some information.
- Other Business
 - Working to have clean PDFs for verification, based on existing changes going to wait until those are approved
 - Josh R. to send out meeting minutes, agenda for next meeting, and clean PDFs of approved books
- Adjournment
 - Hank A. motioned to adjourn which Jesse K. seconded. By voice vote all were in favor, so meeting adjourned at 3:32 pm

Minutes approved at meeting on 02/21/2025

Permanent Building Fire Code Committee and Electrical Commission

2/21/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:38pm – Viral S. delegated run through Agenda to Josh R.
- Roll Call
 - Members Present
 - PBFCC –Viral S., Hank A., Matt C., Mike K.
 - EC – Mike K.
 - Members Absent
 - PBFCC – Terrence L., Lori C.,
 - EC – Adam M., Dave M., Dave Mc., Shaun T.
 - Staff
 - John C., Jim F., Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Steve V., Bert W.
 - Others Present
 - None
- Approval of Minutes
 - Request to make sure independent email with previous meeting minutes and next agenda rather than invite update, non Outlook people missing items.
 - Presentation of minutes for review. Motion to approve by Hank A., second by Matt C., all in favor by voice vote.
- Public comment
 - No public comment
- Agenda Items
 - Begin Reviews / Amendments of Additional Books for Approval
 - 2024 Fire Code
 - Worked through the shunt trip requirements for multi-tenant buildings with various services. Leaving location open ended to allow for flexibility.
 - Circled back to items about exterior access for fire control in existing buildings. Determined to identify new area in existing building code to cover.
 - Hose stretch from doors or staging area limited to 150/200 feet, but still need to determine point of measurement. Group needs to discuss more with AFD.
 - Determined level requirements for NICET and then PE level for alarm designs.
 - Annunciation panel in the IEBC needs to be addressed and taken out of the IFC (907.1.4.2).
 - Group had a discussion over alarm square footage requirements for different buildings and uses. Going to work on charting out square footage comparisons by use to figure out if general standard can be established.

- Covered a variety of alarm minimum requirements from previous adoptions and agreed to leave them in place at this point in time.
- Threshold for suite notification still needs to be squared away. Want to work through the square footage portion first and then determine these requirements.
- All agreed to keep in previous items regarding the FDC and backflow prevention.
- Discussed emergency lighting for bathrooms. Decided to look at a minimum 100 square foot requirement. Need to incorporate the this into the International Building Code.
- Previous language on fireworks, explosives, ammunition, etc. all kept the same.
- No changes or modifications to tanks, fuel storage, LP gas or other associated areas.
- Agreed to stop at this point to circle back on rest of book next week and balance of changed items still needing group work on with AFD.
- Other Business
 - Working to have clean PDFs for verification, based on existing changes going to wait until those are approved
 - IMC items regarding refrigerant updates to be looked at again. Taking ICC approved sections out of 2027 that have passed committee. Looking to avoid issues already found in 2024 code.
- Adjournment
 - Hank A. motioned to adjourn which Matt C. seconded. By voice vote all were in favor, so meeting adjourned at 3:24 pm

Minutes approved at meeting on 02/28/2025

Permanent Building Fire Code Committee and Electrical Commission

2/28/2025 - DSC – 1st Floor Conference Room

- Call to order at 1:36pm – Viral S. delegated run through Agenda to Josh R.
- Roll Call
 - Members Present
 - PBFCC – Mike K., Steve V., Hank A., Jon B.
 - EC – Adam M., Mike K.
 - Members Absent
 - PBFCC – Terrence L., Lori C., Bert W., Matt C.
 - EC – Dave M., Dave Mc., Shaun T.
 - Staff
 - John C., Jim F., Jesse K., Cody L. and Josh R.
 - Virtual Attendance
 - Viral S.
 - Others Present
 - None
- Approval of Minutes
 - Motion to approve by Hank A., second by Steve V., all in favor by voice vote.
- Public comment
 - No public comment
- Agenda Items
 - Begin Reviews / Amendments of Additional Books for Approval
 - 2024 Fire Code
 - Went over fire access doors for standpipes. Need a better definition of a fire access door. Staff going to work on definition for upcoming meeting and approval of fire. Going to remove existing modifications done to this language and modify exceptions 6 & 7 from base code to better align everything.
 - Discussion on alarm thresholds per occupancy classification. It is already close with the 5,000 sqft. for sprinklers though. At this point in time agreed to strike from the amendments and then look to circle back if the threshold for sprinklers is raised beyond our recommendation.
 - Covered multi-tenant alarm systems from previous discussions last week. We decided not to adopt this amendment and keep it status quo. The phrase “If Jim’s being flexible, I say we strike it” was uttered by one Hank A.
 - Group agreed to use new definition for multi-user bathroom as the threshold for Emergency Lights in a bathroom.
- Other Business
 - 2024 Existing Building Code
 - Looked over required modifications to this code after Fire Code review.

- We all covered the alarm annunciator location in more depth. Removed remodeling concepts from IFC adoption and put them in the IEBC area. Still need to work out some language there.
 - Approved direct exterior access exemption. Have to work out rating of accessway still.
 - Individual point annunciation not going to be required, but need to work out thresholds of work where we would need this updated.
- 2024 Mechanical Code
 - Agreed to adopt the 2027 IMC sections on new refrigerant after learning about problems coming up from product changes and code adoptions in the 2024. Need to vote on this change again with full group in the future.
- Adjournment
 - Mike K. motioned to adjourn which Hank A. seconded. By voice vote all were in favor, so meeting adjourned at 3:06 pm

Minutes approved at meeting on 03/07/2025