

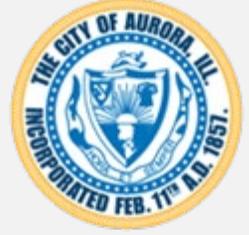
**PROPERTY DAMAGE**

COMMERCIAL and RESIDENTIAL

Involving any work associated with property damage  
This covers fire, water, vehicle, natural disasters, etc.

**City of Aurora**

Development Services Department  
Division of Building and Permits  
77 S Broadway  
Aurora, IL 60505



APPLICATION #: \_\_\_\_\_

CE CASE #: \_\_\_\_\_

Total Fees: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Online Portal: <https://auro-trk.aspgov.com/etrakit/>

Phone: 630.256.3130

Website: [www.aurora-il.org](http://www.aurora-il.org)

Property Address: \_\_\_\_\_

Unit/Suite #: \_\_\_\_\_

**Owner Information (all fields required)**

Additional Contact Info  Applicant  Tenant  Property Mngr

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

**ACKNOWLEDGEMENT OF APPLICATION ONLY**

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not preclude the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property. As part of this application process, I affirm that all the information herein is true and correct to the best of my knowledge. I authorize the City of Aurora to make any reasonable inspections of the property as part of the application and permit process.

Owner  Contractor  Representative  Role: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**DESCRIPTION OF WORK**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUILDING TYPE:  Commercial  Residential  DATE OF LOSS: \_\_\_\_\_  
DAMAGE TYPE:  Fire  Water  Vehicle  Natural Disaster  Other: \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS**

- Reference the "[Submittal Requirements, Application Timeframes and Inspection Contacts](#)" handout for quantity of items to submit with completed application
- Provide insurance scope of work that covers entire restoration project
  - Contractors must be licensed and registered with Aurora (not required at submittal, but prior to permit issuance)
  - Additional permits will be required for sprinklers, alarms, signage, hoods, etc.

**TAX AND DEMO FORM REQUIREMENTS (ONLY APPLICABLE TO FIRE DAMAGE)**

All fire damage permits of value greater than \$25,000 will require an estimate for full demolition of the building and site (including disconnection of utilities, removal of curb cut and replacement of barrier curb and sidewalk, demolition of the building and foundation, removal of any driveways, grading and seeding of the site, etc.) to turn the site back to green field. This is a requirement through the State of Illinois and the City of Aurora's Legal Department. The tax and demo form should first be reviewed and certified by the applicable County Clerk prior to submission for City review. If the demolition estimate amount is determined to be a reasonable cost, the City of Aurora will require the insurance company to hold back part of the insurance money. In the event where the project is not completed the City will use these funds to complete the needed demolition of the structure. Upon completion of the project and issuance of a Certificate of Occupancy, the applicant should submit a new tax and demo form that will get zeroed out to release the funds previously held back.

**APPLICABLE CODES**

- |                                      |   |   |
|--------------------------------------|---|---|
| 2014 State of Illinois Plumbing Code | 2024 International Existing Building Code | 2024 International Mechanical Code              |
| 2023 National Electrical Code        | 2024 International Fire Code              | 2024 State of Illinois Energy Conservation Code |
| 2024 International Building Code     | 2024 International Fuel Gas Code          | <a href="#">City of Aurora Ordinances</a>       |

Application Fee is due at time of submittal.

COST OF WORK: \_\_\_\_\_

**PROPERTY DAMAGE CLEANUP AND WALKTHROUGH INSPECTIONS**

At the time of permit application prepermit walkthrough inspections should be scheduled for City inspectors to come out and review conditions on site. The structure should be free of debris to allow clear and safe access to the entire affected portion of the building. Affected areas that have damaged drywall and insulation should have those items removed as well, so inspectors have clear view of structure and systems. Affected structural, framing, mechanical, plumbing, and electrical systems should not be demolished at this point, only made safe. Exterior of the structure should be maintained clear of debris. If a dumpster is required it should be located on private property not to block public access (sidewalk, right of ways and streets), when this is not feasible a dumpster permit can be applied to review possibility for a variance.

**CONTRACTOR INFORMATION AND ASSOCIATED SCOPE OF WORK (COMPLETE ALL THAT APPLY)**

**GENERAL CONTRACTOR INFORMATION**

City of Aurora Registration #: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**ROOFING CONTRACTOR INFORMATION**

City of Aurora Registration #: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**ELECTRICAL CONTRACTOR INFORMATION**

City of Aurora Registration #: \_\_\_\_\_ Electrical Work: Yes No Cost of Work: \_\_\_\_\_  
Business Name: \_\_\_\_\_ Electrical Service Size: Existing New \_\_\_\_\_ amps  
Contact Name: \_\_\_\_\_ # of Sets of Service Conductors: \_\_\_\_\_ Size: \_\_\_\_\_  
Address: \_\_\_\_\_ Is a Service Change Expected: Yes No  
City, State, Zip: \_\_\_\_\_ # of Existing Meters: \_\_\_\_\_ # of Meters Removed: \_\_\_\_\_  
Phone: \_\_\_\_\_ # of Meters Added: \_\_\_\_\_  
Email: \_\_\_\_\_ Fire Pump Size: \_\_\_\_\_ Fire Pump Voltage: \_\_\_\_\_

**PLUMBING CONTRACTOR INFORMATION**

City of Aurora Registration #: \_\_\_\_\_ Plumbing Work: Yes No  
Business Name: \_\_\_\_\_ Water Service: Existing New Size: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Water Meter: Existing New Size: \_\_\_\_\_  
Address: \_\_\_\_\_ Occupant Load per Illinois Plumbing Code: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Number of Plumbing Fixture Units: \_\_\_\_\_ PFUs  
Phone: \_\_\_\_\_ Type of Backflow Prevention Device: \_\_\_\_\_  
Email: \_\_\_\_\_

**MECHANICAL CONTRACTOR INFORMATION**

City of Aurora Registration #: \_\_\_\_\_ Mechanical Work: Yes No  
Business Name: \_\_\_\_\_ Mechanical Duct Work: Existing New  
Contact Name: \_\_\_\_\_ Type of HVAC: RTU Split System Unit Heaters  
Address: \_\_\_\_\_ A/C Boiler Exhaust  
City, State, Zip: \_\_\_\_\_ # of BTU's: \_\_\_\_\_  
Phone: \_\_\_\_\_ Kitchen Hood: Yes - Existing Yes - New No  
Email: \_\_\_\_\_ Exhaust Hood: Yes - Existing Yes - New No

**POTENTIAL LOSS OF NON-CONFORMANCE**

If your structure has a Legal Nonconformity there is a potential for it to lose Legal Nonconforming status if the damage to the structure is significant enough based on extent of damage and cost to repair per City of Aurora Ordinance 49-105.8 Nonconformity. Please consult all applicable sections in that article for more information that pertains to this situation. If desired call Zoning & Planning Division for further consultation on this subject.

[Nonconformity Ordinance](#)

**SMOKE DETECTION INFORMATION FOR ONE AND TWO FAMILY HOMES**

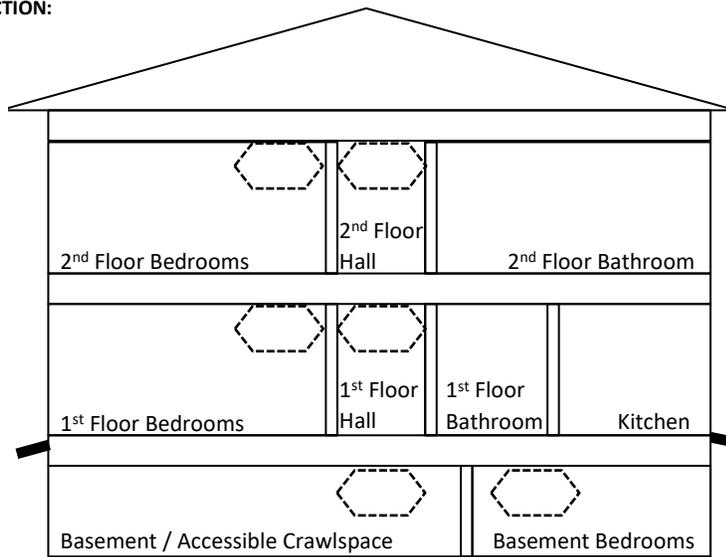
There is a retroactive requirement for Smoke Detection for One & Two Family Homes. ***Any scope of work with a valuation of \$1,000 or more that involves electrical work must comply with these requirements.*** This requirement comes from the 2024 International Residential Code Section R310.2.2 – Alterations, Repairs and Additions and then R310.6 Power Source. Compliance mandates hardwired interconnected smoke detectors: in all stories of the home, within 15’ of all bedrooms, and within all bedrooms.

The City of Aurora has determined that an acceptable alternative design to the prescriptive code requirement will be a combination of hardwired and battery only *radio frequency* interconnected smoke detectors. This adjustment has been demonstrated to cost about \$300 for an average home, reducing the prescriptive code costs by about 70%. Should this additional cost prove to be a burden for your owner-occupied project please ask for a permit extension which will extend project completion / installation of the battery only radio frequency units to one (1) year from the completion of other work. If you choose to apply for this method of compliance please fill out below, so we can verify the setup as part of our review.

**SMOKE-DETECTORS REQUIREMENTS in AURORA HOMES BY YEAR OF CONSTRUCTION:**

**(CHECK** which option applies to your residence)

- A 2001-present** home construction (2000 IRC, 2009 IRC, 2015 IRC, 2024 IRC) required one A/C interconnected (battery-backup) detector adjacent to each sleeping area in the home, one A/C interconnected (battery-backup) detector in each bedroom, and one A/C interconnected (battery-backup) detector on each story of the home.  
*[NO ADDITIONAL UPGRADES SHOULD BE REQUIRED]*
- B 1995-2001** home construction (CABO '92) required one A/C interconnected (battery-backup) detector adjacent to each sleeping area in the home and one A/C interconnected (battery-backup) detector on each story of the home.
  1. Acceptable Design Alternative Upgrades:
    - a. Replace one A/C unit with an A/C radio frequency interconnect unit coupled with;
    - b. New battery only radio frequency interconnected units added to the bedrooms.
- C 1989-1995** home construction (CABO '86) required one A/C detector adjacent to each sleeping area in the home and one A/C only detector on each story of the home.
  1. Acceptable Design Alternative Upgrades:
    - a. Replace one A/C unit with an A/C radio frequency interconnect unit coupled with;
    - b. Replacing the other existing A/C units with new A/C battery backup interconnected units (note that these A/C only devices have twice outlived their listing life) and;
    - c. New battery only radio frequency interconnected units added to the bedrooms.
- D Before 1989** home construction has retroactive State of Illinois law requiring non-interconnected battery detectors on each story of the home and within 15’ outside of each bedroom.
  1. Acceptable Design Alternative Upgrades:
    - a. Adding one A/C radio frequency unit coupled with;
    - b. Replacing other existing units with battery radio frequency interconnected units, and;
    - c. New battery only radio frequency interconnected units added to the bedrooms.



***Please fill in the "dashed" detectors above with lettering from below in accordance with required scope of work per standards to the left :***

- NHW** New Hard-Wired or Radio Frequency Interconnected
- EHW** Existing Hard-Wired Interconnected
- BAT** Battery only Radio Frequency Interconnected
- XX** Room Type Does NOT Exist