

City of Elmhurst

AMENDMENTS

To the

ICC International Existing Building Code

2012 edition (IEBC)

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GENERAL AMENDMENTS

1. APPLICABILITY

The City of Elmhurst Amendments, Zoning Ordinance, and Municipal Ordinance and all of the adopted model codes shall be applicable to the planning and construction of all projects within the City.

2. CONFLICTS

Whenever two codes are in conflict, the more stringent requirement shall govern.

EXCEPTION: The following are not required to have a fire sprinkler system installed:

1. One and two family Dwellings and townhomes or their garages.
2. Any single story building without a basement, which has 1,000 s.f. or less area within the exterior walls and is separated from all other structures by not less than ten feet.

3. OPTIONS

This code, the IEBC, provides **three main options** for a designer in dealing with rehabilitation of existing buildings. These are laid out in Section 301 of this code:

OPTION 1: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the **Prescriptive Compliance Method given in Chapter 4**. It should be noted that this **same** method is provided in **Chapter 34** of the International Building Code.

OPTION 2: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the **Work Area Compliance Method** given in Chapters **5** through **13**.

SECTION 12

OPTION 3: Work alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the **Performance Compliance Method given in Chapter 14**. It should be noted that this option is also provided in Chapter 34 of the International Building Code.

Under limited circumstances, a building alteration can be made to comply with the laws under which the building was originally built, as long as there has been no substantial structural damage and there will be limited structural alteration.

4. WORK AREA COMPLIANCE METHOD – 3 LEVELS OF ALTERATION – PER SECTION 503, 504 AND 505

a) ALTERATION– LEVEL 1:

503.1 Scope – Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

503.2 Application – Level 1 alterations shall comply with the provisions of Chapter 7.

b) ALTERATION – LEVEL 2:

504.1 Scope – Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

504.2 Application – Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.

c) ALTERATION – LEVEL 3:

505.1 Scope – Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

505.2 Application – Level 3 alterations shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 9.

5. CHANGE OF OCCUPANCY – PER SECTION 506 OF THE IEBC

506.1 Scope – Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

506.2 Application – Changes of occupancy shall comply with the provisions of Chapter 10.

SECTION 12

6. HISTORIC BUILDINGS – PER SECTION 508 OF THE IEBC

508.1 Scope – Historic building provisions shall apply to buildings classified as historic as defined in Chapter 2.

508.2 Application – Except as specifically provided for in Chapter 12, historic buildings shall comply with applicable provisions of this code for the type of work being performed.

7. RELOCATED BUILDINGS – PER SECTION 509 OF THE IEBC

509.1 Scope – Relocated building provisions shall apply to relocated or moved buildings.

509.2 Application – Relocated buildings shall comply with the provisions of Chapter 13.

8. CHANGE OF OCCUPANCY – CHAPTER 8

In addition to the provisions of Chapter 10, whenever there is a change of occupancy to an existing building, portion of a building or tenant space the occupant of that business shall apply for a “Certificate of Occupancy Permit”, and pay the required fee. After the application for the Certificate of Occupancy permit is complete and the fee is paid, three inspections will be scheduled, one each, for Building, Fire and Plumbing. When all of the inspections have been performed and approved, or corrections remedied, a Certificate of Occupancy shall be issued. Only after the Certificate of Occupancy has been issued can the business owner apply for, pay and receive the required City of Elmhurst Business License from the City Clerk’s Office.

9. RELOCATED OR MOVED BUILDINGS

In addition to the provisions of Chapter 13, all relocated or moved buildings shall be brought up to current code standards in specific ways as follows:

- a) All framing shall be 16” o.c.
- b) All electric work shall be brought up to current City of Elmhurst standards such as a minimum 200 AMP service for a single family home, with circuit breakers, all copper conductors in metal conduit and provide GFCI and ARC fault outlets.
- c) All partitions and interior walls shall have a minimum 5/8” gypsum wall board, Type “X” throughout.
- d) All plumbing and plumbing fixtures shall be new.
- e) All mechanical HVAC systems shall be new.

10. APPENDICES & RESOURCE GUIDELINES – NOT ADOPTED

The Appendices and all the Resource Guidelines thereafter may be used for information and reference but, are not adopted.

◆◆◆ END ◆◆◆