

STATE BUILDING CODE REQUIREMENTS TAKE EFFECT JULY 1, 2011
FOR AREAS OF THE STATE WHERE A BUILDING CODE
HAS NOT BEEN ADOPTED AND REGISTERED

Local officials need to be aware that in accordance with Public Act 096-0704 all new commercial construction after July 1, 2011 must comply with the 2006 or later editions of the International Building Code; International Existing Building Code; International Property Maintenance Code and the 2008 or later edition of the National Electrical Code (NFPA 70). However, this does not apply to any area that has adopted its own building code and registered that code adoption with the Capital Development Board (CDB) in accordance with the Illinois Building Commission Act. Public Act 096-0704 also requires that newly constructed commercial buildings must pass an inspection conducted by an inspector meeting the qualifications established by CDB.

Under the Act, local governments are granted the right to enter agreements with other governmental units to enforce building codes as well as to hire third party inspectors qualified in accordance with the terms of the Act to provide inspection services.

Note that this Act does not negate any other statutorily authorized code or regulation administered by State agencies. This includes the Illinois Plumbing Code, the Illinois Environmental Barriers Act, the International Energy Conservation Code, and administrative rules adopted by the Office of the State Fire Marshal (including the NFPA Life Safety Code).

The following definitions are contained in the Act:

“Commercial Building” means any building other than a single-family home or dwelling containing 2 or fewer apartments, condominiums, or townhomes or a farm building as exempted from Section 3 of the Illinois Architecture Practice Act.

“Newly Constructed Commercial Building” means any commercial building for which original construction has commenced on or after July 1, 2011.

“Qualified Inspector” means an individual qualified by the State of Illinois, certified by a nationally recognized building official certification organization or qualified by an apprentice program certified by the Bureau of Apprentice Training or who has filed verification of inspection experience according to the rules adopted by CDB for the purposes of conducting inspections in non-building code jurisdictions.

The Capital Development Board is the enforcing agency for this Act and specific questions should be directed to CDB.