

ILLINOIS BUILDING CODE REQUIREMENTS TAKE EFFECT JULY 1, 2011

FOR AREAS OF THE STATE WHERE A BUILDING CODE

HAS NOT BEEN ADOPTED AND REGISTERED

[Public Act 096-0704](#) states that 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 Act 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](#).*** This Act 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 qualified third party inspectors to provide inspection services.

Note that [Public Act 096-0704](#) does not negate any other statutorily authorized code or regulation administered by State agencies. This includes, but is not limited to, the Illinois Plumbing Code, the Illinois Environmental Barriers Act, the Illinois Accessibility Code, 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 information is contained in the Act and Administrative Rules:

“Commercial Building” means any building other than a single-family home or dwelling containing two 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 shall have fulfilled one of the following requirements:

1. Obtained [professional licensure](#) as an architect or engineer in Illinois;
2. Received a “Proper Identification” card through [Illinois State Board of Education’s](#) procedures as a qualified building inspector/plan reviewer ([23 Ill. Adm. Code 180](#)); or
3. Qualified by an apprentice program certified by the [US Department of Labor's Office of Apprenticeship](#).

Please contact the Capital Development Board with questions regarding this Act.

To view the Joint Committee on Administrative Rules (JCAR), Administrative Code, click the following link: <http://www.ilga.gov/commission/jcar/admincode/071/07100300sections.html>