

State Building Codes



1



Presented by

Robert Coslow
Professional Services Administrator
Capital Development Board

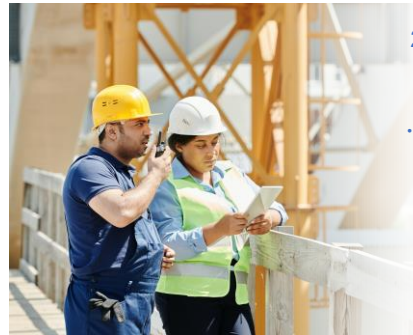
2

Statewide Building Code or not?



3

2023 Statewide Building Code Bill



- Senate Bill 2368 initially created the
 - State Building and Residential Codes Act
 - IBC for Commercial Buildings
 - IRC for Residential Buildings

4

Then It all changed

- SB2368 gets completely revised
 - No longer named the State Building and Residential Codes Act
 - Gets passed as Public Act 103-0510, effective 1/1/24
- Amends the CDB Act (20 ILCS 3105) to cover:
 - Commercial Buildings in non-building code jurisdictions
 - Commercial Buildings in jurisdictions with building codes
 - Residential Buildings in jurisdictions with building codes
- Amends the Residential Building Code Act (815 ILCS 670) to cover:
 - New Residential Buildings in non-building code jurisdictions

5

Changes to the CDB Act

- Non-building code jurisdictions
 - New or substantially improved commercial buildings IIBC and IBC Incl. App G., Excl. Ch 11, 13, 29. (current or mrpe)
 - Non-state buildings have to be inspected by qualified inspector.
 - Commercial buildings NEC. (current or mrpe)
- Jurisdictions with Building Codes (beginning 1/1/25)
 - New commercial buildings must regulate structural design per IBC Incl. App G.
 - Existing commercial buildings must regulate structural design per IIBC.
 - Residential buildings must regulate structural design per IRC.
 - Current edition or previous 9 calendar years.



6

Changes to Illinois Residential Building Code Act

- Non-building code jurisdictions
 - New construction must use IRC or any municipal/county residential code within 100 miles. (current edition or mrpe)
 - If no code is stated in the contract, then the current IRC applies.

7

What about other codes?

- Energy Code
- Plumbing Code
- Accessibility Code
- NFPA 101
- Applicability is covered in their own statutes or rules

8



9

Commercial buildings in jurisdictions that have not adopted a building code AND state funded buildings.

- New or substantially improved buildings IEBC¹ and IBC² (1/1/25 Incl. App G., Excl. Ch 11, 13, 29), (current or mrpe)¹
- NEC³ Current edition or most recent preceding edition.¹
- Illinois Energy Conservation Code.^{1,2}
- Starting 7/1/24 state buildings must comply with the Illinois Stretch Energy Code.^{1,3}
- Illinois Accessibility Code.^{1,4}
- Illinois Plumbing Code.^{1,5}
- Fire Prevention and Safety Rules (includes NFPA 101⁶).^{1,6}
- Non-state buildings must be inspected by a qualified inspector stating the building complies with the above codes.¹

¹Required by 20 ILCS 3105/10.09-1. ²Required by 20 ILCS 3125/15. ³Required by 20 ILCS 3125/55. ⁴Required by 410 ILCS 25/5. ⁵Required by Title 77 Part 890 Section 890.110. ⁶Required by Title 41 Part 100 Section 100.3.

10



Commercial buildings in jurisdictions that have adopted building codes.

- Local codes and amendments.
- Starting 1/1/25 local codes must regulate the structural design in a manner that is at least as stringent as the IBC² for new buildings or IEBC³ for existing buildings.¹
- Illinois Energy Conservation Code.²
- Illinois Accessibility Code.³
- Illinois Plumbing Code.⁴
- Fire Prevention and Safety Rules (includes NFPA 101⁶).⁵

¹Required by 20 ILCS 3105/10.18. ²Required by 20 ILCS 3125/15. ³Required by 410 ILCS 25/5. ⁴Required by Title 77 Part 890 Section 890.110. ⁵Required by Title 41 Part 100 Section 100.3.

11



Residential buildings in jurisdictions that have not adopted a building code where agreed to by the home purchaser and home builder.

- New construction, IRC² Current edition or most recent preceding edition OR a municipal/county residential code within 100 miles of the home. (1/1/24 Excl. IV and VII)¹
- Illinois Energy Conservation Code.²
- Illinois Accessibility Code if owned, leased or financed by a governmental unit.¹
- Illinois Plumbing Code.⁴
- Fire Prevention and Safety Rules (includes NFPA 101⁶).³

¹Required by 815 ILCS 670/15. ²Required by 20 ILCS 3125/15. ³Required by 410 ILCS 25/5. ⁴Required by Title 77 Part 890 Section 890.110. ⁵Required by Title 41 Part 100 Section 100.3.

12



Residential buildings in jurisdictions that have not adopted a building code where NOT agreed to by the home purchaser and home builder.

- New construction, IRC[®] Current edition. (1/1/24 Excl. IV and VII)¹
- Illinois Energy Conservation Code.^{1,2}
- Illinois Accessibility Code if owned, leased or financed by a governmental unit.³
- Illinois Plumbing Code.⁴
- Fire Prevention and Safety Rules (includes NFPA 101[®]).⁵
- National Electrical Code. (Not required after 1/1/24)¹

¹Required by 815 ILCS 670/15. ²Required by 20 ILCS 3125/15. ³Required by 410 ILCS 25/5. ⁴Required by Title 77 Part 890 Section 890.110. ⁵Required by Title 41 Part 100 Section 100.3.

13



Residential buildings in jurisdictions that have adopted a building code.

- Local codes and amendments.
- Starting 1/1/25 local codes must regulate the structural design in a manner that is at least as stringent as the IRC[®].¹
- Illinois Energy Conservation Code.²
- Illinois Accessibility Code if owned, leased or financed by a governmental unit.³
- Illinois Plumbing Code.⁴
- Fire Prevention and Safety Rules (includes NFPA 101[®]).⁵

¹Required by 20 ILCS 3105/10.18. ²Required by 20 ILCS 3125/15. ³Required by 410 ILCS 25/5. ⁴Required by Title 77 Part 890 Section 890.110. ⁵Required by Title 41 Part 100 Section 100.3.

14

Summary

Starting 1/1/25 there is a Statewide Code that requires all buildings to meet the minimum structural requirements in the IBC, IEBC or IRC.

cdb.buildingcodes@illinois.gov

15

Questions?

16



State Energy Code Update



1



Presented by

Robert Coslow
Professional Services Administrator
Capital Development Board

2

Energy Efficient Building Act (EEB)

Section 15 Base Code Adoption

- Minimum requirements for all commercial buildings
- Minimum & maximum requirements for all residential buildings
- Special language for Home Rule Units

Section 55 Stretch Code Adoption

- State funded buildings (7/1/24)
- Optional for municipalities
- Commercial and residential can be adopted separately

3

EEB Act Exemptions

- Buildings otherwise exempt from the provisions of a locally adopted building code and buildings that do not contain a conditioned space;
- Buildings that do not use either electricity or fossil fuel for comfort conditioning;
- Historic buildings listed on the National Register of Historic Places or the Illinois Register of Historic Places, and those buildings that are designated by authorized personnel as historically significant;
- Other buildings specified as exempt by the IECC. [20 ILCS 3125/20]

4

EEB Act 20 ILCS 3125/15

- Illinois Energy Conservation Code
- Illinois Energy Code
- Illinois Base Energy Code
- State Energy Code
- Energy Efficient Building Code



- Illinois Energy Conservation Code

5

What is the IL Energy Conservation Code?

The Illinois Energy Conservation Code requires design and construction professionals to follow the latest published edition of the International Energy Conservation Code (IECC) including amendments adopted by CDB for all commercial and residential buildings in the State.



6

Illinois Energy Conservation Code

- Includes the IECC with Illinois amendments
- **Currently 2018 IECC**
- 2021 IECC has been submitted to JCAR
- 2024 begins new cycle

7

Energy Efficient Building Act 20 ILCS 3125/55

Illinois Stretch Energy Code in Development



8

Illinois Stretch Energy Code

Mandated by Public Act 102-0662 Energy Transition Act formerly CEJA

The Illinois Stretch Energy Code (currently in development) allows municipalities and projects authorized or funded by the Board to achieve more energy efficiency in buildings than the Illinois Energy Conservation Code through a consistent pathway across the State.

9

Illinois Stretch Energy Code Requirements

Commercial Buildings

- By 6/30/24 must have a site energy index no greater than .60 of the 2006 IECC.
- By 12/31/25 must have a site energy index no greater than .50 of the 2006 IECC.
- By 12/31/28 must have a site energy index no greater than .44 of the 2006 IECC.
- By 12/31/31 must have a site energy index no greater than .39 of the 2006 IECC.

Residential Buildings

- By 6/30/24 must have a site energy index no greater than .50 of the 2006 IECC.
- By 12/31/25 must have a site energy index no greater than .40 of the 2006 IECC.
- By 12/31/28 must have a site energy index no greater than .33 of the 2006 IECC.
- By 12/31/31 must have a site energy index no greater than .25 of the 2006 IECC.

10

Illinois Stretch Energy Code

- Will include the IECC with Illinois amendments
- Currently in development.
- **Residential is based on 2021 IECC**
- **Commercial is based on 2024 IECC**
- Electric readiness
- EV readiness
- Energy storage readiness
- Heat pump incentives
- All electric appendix

11

Illinois Energy Code Rules

Illinois Administrative Rules Title 71 Part 600

Covers all aspects of the code including amendments, exemptions, compliance, etc.

Subpart A for General Requirements

Subpart B for State Funded Facilities

Subpart C for Privately Funded Commercial Facilities

Subpart D for Residential Buildings

Appendices will include Base and Stretch Code amendments

12

Title 71 Part 600

600.120 Illinois Energy Conservation Advisory Council

- Membership based on statute
- Additional member changes coming
- Recommend modifications to the Code

13

The screenshot shows the Illinois Codes website. The header includes the Illinois Capital Development Board logo and navigation links for 'About', 'Doing Business', 'Procurement Bulletin', and 'Illinois Codes'. A search bar is located in the top right. The main content area is titled 'Illinois Energy Codes' and lists three categories: 'Illinois Energy Conservation Code (20 ILCS 3125/15)', 'Illinois Energy Codes', and 'Illinois Stretch Energy Code (20 ILCS 3125/55)'. Each category has a brief description of its requirements and scope.

14

Questions?

15