

1 AN ACT concerning regulation.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the
5 Warehouse Tornado Preparedness Act.

6 Section 5. Definitions. In this Act:

7 "Warehouse" means a building in which warehouse workers
8 perform their duties and goods are stored in industries
9 defined by any of the following North American Industry
10 Classification System (NAICS) codes, however such building is
11 denominated:

12 (1) 493 for Warehousing and Storage;

13 (2) 423 for Merchant Wholesalers, Durable Goods;

14 (3) 424 for Merchant Wholesalers, Nondurable Goods;

15 (4) 454110 for Electronic Shopping and Mail-Order
16 Houses; or

17 (5) 492110 for Couriers and Express Delivery Services.

18 "Warehouse worker" means any person who spends a majority
19 of the person's working hours working within a warehouse,
20 regardless of that person's status as an employee or
21 independent contractor or the existence or non-existence of
22 any employment relationship between the operator or owner of
23 the warehouse. "Warehouse worker" does not include a person

1 who, due to the person's employment or any other reason,
2 enters a warehouse irregularly, infrequently, or only for a
3 short period of time.

4 Section 10. Tornado safety plan required. All operators of
5 a warehouse within this State shall prepare a tornado safety
6 plan for each warehouse they operate within 120 days after the
7 effective date of this Act for each existing warehouse or, for
8 warehouses opened on or after 120 days after the effective
9 date of this Act, no later than 7 days after the warehouse
10 becomes operational. Each plan shall be specific to the
11 warehouse it was prepared for and must be reviewed and updated
12 at least once per year or upon any significant change to the
13 operations of the warehouse that affects the applicability or
14 accuracy of the information in the plan. The operator of the
15 warehouse should coordinate with the warehouse's local
16 emergency services and disaster agency and fire department or
17 fire protection district to create plans that, when
18 implemented, will be consistent with the local jurisdiction's
19 response activities. Copies of the plan and all updates made
20 to the plan must be filed with the fire department or fire
21 protection district in the jurisdiction in which the warehouse
22 is located and the local emergency services and disaster
23 agency in the jurisdiction in which the warehouse is located.
24 The plan must, at a minimum, contain the following
25 information:

1 (1) A floor plan of the warehouse with emergency
2 exits, assembly points, shelter areas, and orienting
3 landmarks clearly displayed.

4 (2) A written description of the actions that
5 employees and supervisors are required to perform in the
6 event of a tornado warning or other severe weather event.

7 (3) A list of all emergency equipment stored in the
8 warehouse and the equipment's location and instructions on
9 the use of the equipment.

10 (4) A written description of the actions that
11 employees and supervisors are required to perform in the
12 aftermath of a tornado or other severe weather event,
13 including basic first aid procedures and guidelines for
14 communications with other warehouse workers and first
15 responders.

16 Section 15. Inclement weather risk reduction. Warehouse
17 facilities constructed after the effective date of this Act
18 must provide the means, through modification, installation, or
19 demonstration via rational analysis, to meet a life-safety
20 performance level for tornado loading that is equivalent to,
21 or exceeds, the life-safety performance level for the most
22 onerous of other building code-prescribed extreme
23 environmental loading events, such as hurricane, wind,
24 earthquake, fire, and flood. The evaluation may incorporate
25 statistical analyses of published data sets for extreme load

1 intensity versus probability of exceedance, such as ASCE/SEI
2 7-22 Appendix G; occupancy load; facility location; and
3 building construction type and may follow non-prescriptive
4 performance-based methods to achieve the desired level. In
5 lieu of this risk-targeted approach, the evaluating design
6 professional may elect to follow prescriptive methods as
7 outlined in the Federal Emergency Management Agency standard
8 P-431, Tornado Protection: Selecting Refuge Areas in Buildings
9 and the Best Available Refuge Area Checklist to ensure that
10 shelter areas designated in tornado safety plans are qualified
11 as the best available refuge areas.

12 Section 90. The Counties Code is amended by adding Section
13 5-1192 as follows:

14 (55 ILCS 5/5-1192 new)

15 Sec. 5-1192. Building inspector requirements.

16 (a) In this Section, "building inspector" means (i) a
17 State or county employee whose duties include the inspection
18 or examination of structures or property in a county to
19 determine if zoning or other code violations exist or (ii) a
20 third party contracting with the county whose duties include
21 the inspection or examination of structures or property in a
22 county to determine if zoning or other code violations exist.
23 "Building inspector" includes a code enforcement officer, as
24 defined in Section 5-41005.

1 (b) A building inspector who performs inspections or
2 examinations under this Code must hold certification from the
3 International Code Council in the area in which the inspector
4 is inspecting or examining. The county must keep on file a copy
5 of the certifications of the persons doing inspections or
6 examinations on its behalf. A building inspector under this
7 Section may have a grace period of one year from the date of
8 hire to acquire the certification required under this Section.

9 Section 95. The Illinois Municipal Code is amended by
10 changing Section 11-31.1-1 and by adding Section 11-31.1-1.5
11 as follows:

12 (65 ILCS 5/11-31.1-1) (from Ch. 24, par. 11-31.1-1)

13 Sec. 11-31.1-1. Definitions. As used in this Division,
14 unless the context requires otherwise:

15 (a) "Code" means any municipal ordinance, law, housing or
16 building code or zoning ordinance that establishes
17 construction, plumbing, heating, electrical, fire prevention,
18 sanitation or other health and safety standards that are
19 applicable to structures in a municipality or any municipal
20 ordinance that requires, after notice, the cutting of weeds,
21 the removal of garbage and debris, the removal of inoperable
22 motor vehicles, or the abatement of nuisances from private
23 property;

24 (b) "Building inspector" means (i) a ~~full-time~~ state,

1 county, or municipal employee whose duties include the
2 inspection or examination of structures or property in a
3 municipality to determine if zoning or other code violations
4 exist or (ii) a third party contracting with the municipality
5 whose duties include the inspection or examination of
6 structures or property in a municipality to determine if
7 zoning or other code violations exist;

8 (c) "Property owner" means the legal or beneficial owner
9 of a structure;

10 (d) "Hearing officer" means a municipal employee or an
11 officer or agent of a municipality, other than a building
12 inspector or law enforcement officer, whose duty it is to:

13 (1) preside at an administrative hearing called to
14 determine whether or not a code violation exists;

15 (2) hear testimony and accept evidence from the
16 building inspector, the building owner and all interested
17 parties relevant to the existence of a code violation;

18 (3) preserve and authenticate the transcript and
19 record of the hearing and all exhibits and evidence
20 introduced at the hearing;

21 (4) issue and sign a written finding, decision and
22 order stating whether a code violation exists.

23 (Source: P.A. 91-162, eff. 7-16-99.)

24 (65 ILCS 5/11-31.1-1.5 new)

25 Sec. 11-31.1-1.5. Building inspector requirements. A

1 building inspector who performs inspections or examinations
2 under this Division must hold certification from the
3 International Code Council in the area in which the inspector
4 is inspecting or examining. The municipality must keep on file
5 a copy of the certifications of the persons doing inspections
6 or examinations on its behalf. A building inspector under this
7 Section may have a grace period of one year from the date of
8 hire to acquire the certification required under this Section.

9 Section 99. Effective date. This Act takes effect upon
10 becoming law, except that Sections 90 and 95 takes effect on
11 January 1, 2027.