



Sen. Christopher Belt

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10400SB2828sam001

LRB104 18028 RTM 35101 a

1 AMENDMENT TO SENATE BILL 2828

2 AMENDMENT NO. _____. Amend Senate Bill 2828 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Counties Code is amended by changing and
5 renumbering Section 5-1192, as added by Public Act 104-262, as
6 follows:

7 (55 ILCS 5/5-1193)

8 (This Section may contain text from a Public Act with a
9 delayed effective date)

10 Sec. 5-1193 ~~5-1192~~. Building inspector requirements.

11 (a) In this Section, "building inspector" means (i) a
12 State or county employee whose duties include the inspection
13 or examination of structures or property in a county to
14 determine if zoning or other code violations exist or (ii) a
15 third party contracting with the county whose duties include
16 the inspection or examination of structures or property in a

1 county to determine if zoning or other code violations exist.
2 "Building inspector" includes a code enforcement officer, as
3 defined in Section 5-41005. "Building inspector" does not
4 include an employee of the Office of the State Fire Marshal
5 acting in the employee's capacity as an employee of the Office
6 of the State Fire Marshal.

7 (b) A building inspector who performs inspections or
8 examinations under this Code must:

9 (1) hold one of the following certifications
10 certification from the International Code Council; ~~in the~~
11 area in which the inspector is inspecting or examining.

12 (A) a residential building inspector
13 certification, if inspecting or examining residential
14 buildings;

15 (B) a commercial building inspector certification,
16 if inspecting or examining commercial buildings;

17 (C) a property maintenance and housing inspector
18 certification, if inspecting or examining property
19 maintenance; or

20 (D) a certified building official certification,
21 if inspecting or examining in multiple disciplines;

22 (2) be credentialed through a nationally or
23 state-recognized inspection certification or
24 apprenticeship program approved by the United States
25 Department of Labor in the discipline the inspector is
26 inspecting or examining; or

1 (3) be licensed under the Illinois Architecture
2 Practice Act of 1989, the Professional Engineering
3 Practice Act of 1989, or the Structural Engineering
4 Practice Act of 1989.

5 The county must keep on file a copy of the certifications
6 of the persons doing inspections or examinations on its
7 behalf. A building inspector under this Section may have a
8 grace period of 18 months ~~one year~~ from the date of hire or the
9 effective date of this Section, whichever is later, to acquire
10 the certification or credentials required under this Section.

11 An individual performing plumbing inspections shall be
12 licensed under the Illinois Plumbing Licensing Law and shall
13 be exempt from this Section.

14 (Source: P.A. 104-262, eff. 1-1-27; revised 10-2-25.)

15 Section 10. The Illinois Municipal Code is amended by
16 changing Section 11-31.1-1.5 as follows:

17 (65 ILCS 5/11-31.1-1.5)

18 (This Section may contain text from a Public Act with a
19 delayed effective date)

20 Sec. 11-31.1-1.5. Building inspector requirements. A
21 building inspector who performs inspections or examinations
22 under this Division must:

23 (1) hold one of the following certifications
24 ~~certification~~ from the International Code Council: ~~in the~~

1 ~~area in which the inspector is inspecting or examining.~~

2 (A) a residential building inspector
3 certification, if inspecting or examining residential
4 buildings;

5 (B) a commercial building inspector certification,
6 if inspecting or examining commercial buildings;

7 (C) a property maintenance and housing inspector
8 certification, if inspecting or examining property
9 maintenance; or

10 (D) a certified building official certification,
11 if inspecting or examining in multiple disciplines;

12 (2) be credentialed through a nationally or
13 state-recognized inspection certification or
14 apprenticeship program approved by the United States
15 Department of Labor in the discipline the building
16 inspector is inspecting or examining; or

17 (3) be licensed under the Illinois Architecture
18 Practice Act of 1989, the Professional Engineering
19 Practice Act of 1989, or the Structural Engineering
20 Practice Act of 1989.

21 The municipality must keep on file a copy of the
22 certifications of the persons doing inspections or
23 examinations on its behalf. A building inspector under this
24 Section may have a grace period of 18 months ~~one year~~ from the
25 date of hire or the effective date of this Section, whichever
26 is later, to acquire the certification or credentials required

1 under this Section.

2 An individual performing plumbing inspections shall be
3 licensed under the Illinois Plumbing Licensing Law and shall
4 be exempt from this Section.

5 (Source: P.A. 104-262, eff. 1-1-27.)".