



93RD GENERAL ASSEMBLY
State of Illinois
2003 and 2004

Introduced 2/5/2004, by Bill Brady

SYNOPSIS AS INTRODUCED:

New Act

Creates the Illinois Residential Building Code Act. Provides that a contract to build a home in any municipality or unincorporated portion of a county that does not have a residential building code in effect must include, as part of the construction contract, the applicability of a residential building code that is agreed to by the home builder and the home purchaser. The home builder and the home purchaser may agree to adopt any municipal residential building code or county residential building code that is in effect in any county or municipality that is within 100 miles of the location of the new home. If the home builder and the home purchaser fail to agree to a residential building code or if no residential building code is stated in the contract, the International Residential Code shall, by law, be adopted as part of the construction contract. Effective January 1, 2004.

LRB093 19631 LRD 45372 b

1 AN ACT in relation to housing.

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 Illinois Residential Building Code Act.

6 Section 5. Purpose. The purpose of this Act is to provide
7 minimum requirements for safety and to safeguard property and
8 the public welfare by regulating and controlling the design,
9 construction, installation, and quality of materials of new
10 residential construction as regulated by this Act.

11 Section 10. Definitions. In this Act:

12 "International Residential Code" means the International
13 Residential Code for One and Two Family Dwellings published by
14 the International Code Council, as now or hereafter amended by
15 the Council.

16 "New residential construction" means any original
17 construction of a single-family home or a dwelling containing 2
18 or fewer apartments, condominiums, or town houses.

19 "Residential building code" means an ordinance,
20 resolution, law, housing or building code, or zoning ordinance
21 that establishes, for residential building contractors,
22 construction-related activities applicable to single-family or
23 2-family residential structures.

24 "Residential building contractor" means any individual,
25 corporation, or partnership that constructs a fixed building or
26 structure for sale or use by another as a residence or that,
27 for a price, commission, fee, wage, or other compensation,
28 undertakes or offers to undertake the construction of any
29 building or structure to be used by another as a residence, if
30 the individual, corporation, or partnership reasonably expects
31 to earn a financial profit from that activity.

1 Section 15. Adoption of building code. A contract to build
2 a home (1) in any municipality in this State that does not have
3 a residential building code in effect or (2) in any portion of
4 a county that is not located within a municipality and does not
5 have a residential building code in effect must adopt as part
6 of the construction contract the applicability of a residential
7 building code that is agreed to by the home builder and the
8 home purchaser as provided in this Section. The home builder
9 and the home purchaser may agree to adopt any municipal
10 residential building code or county residential building code
11 that is in effect on the first day of construction in any
12 county or municipality that is within 100 miles of the location
13 of the new home. If the home builder and the home purchaser
14 fail to agree to a residential building code or if no
15 residential building code is stated in the contract, the
16 International Residential Code shall, by law, be adopted as
17 part of the construction contract.

18 Section 99. Effective date. This Act takes effect January
19 1, 2005.