

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 Residential Building Code Act.

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

12 Section 10. Definition. In this Act:

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

17 "New residential construction" means any original  
18 construction of a single-family home or a dwelling containing  
19 2 or fewer apartments, condominiums, or town houses.

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

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

1 another as a residence, if the individual, corporation, or  
2 partnership reasonably expects to earn a financial profit  
3 from that activity.

4 Section 15. Adoption of Code. The International  
5 Residential Code is incorporated and adopted by reference as  
6 though fully set forth in this Act.

7 Section 20. Applicability of Code. The International  
8 Residential Code applies to every area of this State that is  
9 not otherwise subject to a residential building code adopted  
10 by a county or municipality.

11 Section 25. Administration. The Office of Banks and Real  
12 Estate shall administer this Act and shall adopt all rules  
13 necessary for that administration.

14 Section 30. Illinois Building Commission. The Illinois  
15 Building Commission shall advise the Office of Banks and Real  
16 Estate concerning the administration of this Act.

17 Section 90. The Illinois Building Commission Act is  
18 amended by adding Section 37 as follows:

19 (20 ILCS 3918/37 new)

20 Sec. 37. Residential Building Code Act. The Commission  
21 shall advise the Office of Banks and Real Estate concerning  
22 the administration of the Residential Building Code Act.

23 Section 99. Effective date. This Act takes effect on  
24 January 1, 2004.