



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4061

Introduced 2/19/2026, by Sen. Sara Feigenholtz

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-1063.3 new

65 ILCS 5/1-2-3.2 new

Amends the Counties Code and the Illinois Municipal Code. Provides that, beginning January 1, 2027, no building code adopted by a county or municipality may prohibit residential buildings from having a single stairway serving as an exit for all units if the building: (1) has not more than 6 stories above grade plane; (2) is equipped with an automatic sprinkler system in the interior exit stairway; (3) has all dwelling unit doors serving as an exit equipped with self-closing devices; (4) is equipped with smoke detection throughout all common areas and individual dwelling units; (5) has at least one emergency escape and rescue opening for each individual dwelling unit; and (6) has not more than 4 individual dwelling units on a floor. Limits home rule powers.

LRB104 20885 RTM 34554 b

1 AN ACT concerning local government.

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

4 Section 5. The Counties Code is amended by adding Section
5 5-1063.3 as follows:

6 (55 ILCS 5/5-1063.3 new)

7 Sec. 5-1063.3. Building codes; stairs.

8 (a) As used in this Section, "building code" means any
9 ordinance, resolution, law, housing or building code, or
10 zoning ordinance that establishes construction related
11 activities applicable to structures in the county.

12 (b) Beginning January 1, 2027, no building code adopted by
13 a county may prohibit residential buildings from having a
14 single stairway serving as an exit for all units if the
15 building:

16 (1) has not more than 6 stories above grade plane;

17 (2) is equipped with an automatic sprinkler system in
18 the interior exit stairway;

19 (3) has all dwelling unit doors serving as an exit
20 equipped with self-closing devices;

21 (4) is equipped with smoke detection throughout all
22 common areas and individual dwelling units;

23 (5) has at least one emergency escape and rescue

1 opening for each individual dwelling unit; and

2 (6) has not more than 4 individual dwelling units on a
3 floor.

4 (c) A home rule unit may not regulate buildings in a manner
5 inconsistent with this Section. This Section is a limitation
6 under subsection (i) of Section 6 of Article VII of the
7 Illinois Constitution on the concurrent exercise by home rule
8 units of powers and functions exercised by the State.

9 Section 10. The Illinois Municipal Code is amended by
10 adding Section 1-2-3.2 as follows:

11 (65 ILCS 5/1-2-3.2 new)

12 Sec. 1-2-3.2. Building codes; stairs.

13 (a) As used in this Section, "building code" means any
14 ordinance, resolution, law, housing or building code, or
15 zoning ordinance that establishes construction related
16 activities applicable to structures in the municipality.

17 (b) Beginning January 1, 2027, no building code adopted by
18 a municipality may prohibit residential buildings from having
19 a single stairway serving as an exit for all units if the
20 building:

21 (1) has not more than 6 stories above grade plane;

22 (2) is equipped with an automatic sprinkler system in
23 the interior exit stairway;

24 (3) has all dwelling unit doors serving as an exit

1 equipped with self-closing devices;
2 (4) is equipped with smoke detection throughout all
3 common areas and individual dwelling units;
4 (5) has at least one emergency escape and rescue
5 opening for each individual dwelling unit; and
6 (6) has not more than 4 individual dwelling units on a
7 floor.
8 (c) A home rule municipality may not regulate buildings in
9 a manner inconsistent with this Section. This Section is a
10 limitation under subsection (i) of Section 6 of Article VII of
11 the Illinois Constitution on the concurrent exercise by home
12 rule units of powers and functions exercised by the State.