



Sen. David Koehler

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10300SB2368sam004

LRB103 25789 SPS 60045 a

1 AMENDMENT TO SENATE BILL 2368

2 AMENDMENT NO. _____. Amend Senate Bill 2368, AS AMENDED,
3 with reference to page and line numbers of Senate Amendment
4 No. 2, as follows:

5 on page 1, line 9, after "commercial building", by inserting
6 "or a substantially improved commercial building"; and

7 on page 2, line 17, by replacing "NFPA 70" with "~~NFPA 70~~"; and

8 on page 4, by replacing lines 12 through 19 with the following:

9 "Qualified inspector" means an individual ~~qualified by~~
10 ~~the State of Illinois,~~ certified as a commercial building
11 inspector by the International Code Council or an equivalent
12 ~~by a~~ nationally recognized building inspector ~~official~~
13 certification organization, qualified as a construction and
14 building inspector by successful completion of ~~by~~ an
15 apprentice program certified by the United States Department

1 of Labor Bureau of Apprentice Training, or who has filed
2 verification of inspection experience according to rules
3 adopted by the Board for the purposes of conducting
4 inspections in non-building code jurisdictions."; and

5 on page 4, immediately after line 19, by inserting the
6 following:

7 "Substantial damage" means damage of any origin sustained
8 by a structure whereby the cost of restoring the structure to
9 its before-damaged condition would equal or exceed 50% of the
10 market value of the structure before damage occurred.

11 "Substantially improved commercial building" means, for
12 work commenced on or after January 1, 2025, any commercial
13 building that has undergone any repair, reconstruction,
14 rehabilitation, alteration, addition, or other improvement,
15 the cost of which equals or exceeds 50% of the market value of
16 the structure before the improvement or repair is started. If
17 a commercial building has sustained substantial damage, any
18 repairs are considered substantial improvement regardless of
19 the actual repair work performed. "Substantially improved
20 commercial building" does not include: (i) any project for
21 improvement of a structure to correct existing violations of
22 State or local health, sanitary, or safety code specifications
23 which have been identified by the local code enforcement
24 official and which are the minimum necessary to assure safe
25 living conditions or (ii) any alteration of a historic

1 structure, provided that the alteration will not preclude the
2 structure's continued designation as a historic structure.";
3 and

4 on page 5, line 16, by replacing "July 1, 2024" with "January
5 1, 2025"; and

6 on page 5, by replacing lines 20 and 21 with the following:

7 "(a) Any municipality or county ~~All municipalities with a~~
8 ~~population of less than 1,000,000 or a county~~ adopting a new
9 building"; and

10 on page 6, by replacing lines 4 through 6 with "amendatory Act
11 of the 103rd General Assembly, any municipality or county that
12 has adopted and is enforcing a building"; and

13 on page 6, line 11, after "code", by inserting "or codes"; and

14 on page 6, by replacing lines 24 and 25 with the following:

15 "(e) Beginning January 1, 2025, any municipal building
16 code or county building code must; and

17 on page 9, by replacing line 22 with the following:

18 "Home builder" ~~"Residential building contractor"~~ means
19 any individual,"; and

1 on page 10, by replacing line 7 with "to build new residential
2 construction ~~a home~~ ~~(1)~~ in any non-building code
3 jurisdiction".