

**PROJECT IN A MUNICIPALITY OR COUNTY THAT
DOES NOT ADOPT A LOCAL BUILDING CODE
(NON-BUILDING CODE JURISDICTION)**

Type of work	One- or Two-family Residence	Any Other Building
Build an entirely new building	<p>Code: Contract between home builder and home buyer must identify one of the 2 most recent editions of the <i>International Residential Code</i> (IRC) or any local building code in effect within 100 miles of home site.</p> <p>If no code is specified in the contract, the most recent <i>International Residential Code</i> (IRC) applies. (Existing Law)</p> <p>Inspection: No requirements.</p>	<p>Code: Construction must comply with one of the 2 most recent editions of the <i>International Building Code</i> (IBC). (Existing Law)</p> <p>Inspection: Property owner must hire a certified building inspector, at owner’s expense, to verify code compliance and file inspection report with local jurisdiction before occupying the building. (Existing Law)</p>
Renovate or repair an existing building where the cost of work is at least 50 percent of the market value of the building before the start of work (“substantial improvement”) (eff. 1/1/2025)	<p align="center"><i>No requirements.</i></p>	<p>Code: Renovation work must comply with one of the 2 most recent editions of the <i>International Existing Building Code</i> (IEBC).</p> <p>Inspection: Property owner must hire a certified building inspector, at owner’s expense, to verify code compliance and file inspection report with local jurisdiction before occupying the altered portions of the building.</p>
Renovate or repair an existing building where the cost of work is less than 50 percent of the market value of the building before the start of work	<p align="center"><i>No requirements.</i></p>	<p align="center"><i>No requirements.</i></p>

Exceptions:

- (1) Farm buildings
- (2) Historic structures
- (3) One- and two-family residences built without a contractor

**PROJECT IN A MUNICIPALITY OR COUNTY
THAT ADOPTS A LOCAL BUILDING CODE (eff. 1/1/2025)**

Type of work	One- or Two-family Residence	Any Other Building
Build an entirely new building	Local code + structural design requirements at least as strict as one of the last 3 editions of the <i>International Residential Code</i> (IRC)	Local code + structural design requirements at least as strict as one of the last 3 editions of the <i>International Building Code</i> (IBC)
Renovate or repair an existing building	Local code + structural design requirements at least as strict as one of the last 3 editions of the <i>International Residential Code</i> (IRC)	Local code + structural design requirements at least as strict as one of the last 3 editions of the <i>International Existing Building Code</i> (IEBC)

* If a local code does not include requirements for structural design at least as strict as the last 3 model code editions, an Illinois-licensed architect or engineer working in the community would be required to follow the stricter structural design requirements, in addition to other requirements of the local code.