

CARROLL COUNTY ILLINOIS ZONING

IMPORTANT NOTICE REGARDING RESIDENTIAL CONSTRUCTION PROJECTS

Effective January 1st, 2005 under the State Law "Illinois Residential Building Code Act" 815 ILCS 670, there are directives for residential contractors and/or buyers to use building codes for residential construction. This law states that within any municipality or unincorporated area of a county that has not adopted a building code, such as Carroll County, IL, the following shall apply:

- A. The builder and the buyer may agree to use a specific residential building code and/or building code inspector. In such instances, the agreement must be made a part of a construction contract.
- B. If the builder and purchaser fail to agree on a residential building code, or if no residential building code is stated in the contract, the following codes will automatically apply:
 - i. The plumbing code promulgated by the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law.
 - ii. The National Electric Code as adopted by the American National Standards Institute.
 - iii. The most current International Residential Code.

In the instance where a home is constructed for resale, most often referred to as a spec home, the builder is required to certify to the buyer that the home was constructed in compliance with B.i. , B.ii. , & B.iii. above.

The law does not speak to who inspects for compliance to any of the residential building codes used, but it has been determined that it will not be Carroll County, IL.

For questions or concerns in regards to this law please contact the Carroll County Zoning Department with the information provided below:

Email: zoning@carroll-county.net Phone: 815.244.0254 Fax: 815.244.1046

*Carroll County Zoning
P.O. Box 227
Mt. Carroll, IL 61053*
