



Department of Building & Zoning

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Building Code Inspections for Commercial Buildings

Each permit for the construction of a commercial building in the unincorporated area of McLean County shall require completion of a certification of inspection that the building is compliant with building codes adopted by the Illinois Capital Development Board (ICDB), before an occupancy permit can be issued on which original construction begins on or after July 1, 2011. A “qualified inspector” shall sign the certification of inspection. An inspector is determined to be qualified by requirements of the ICDB under the authority of Public Act 096-0704. The “qualified inspector” shall be hired by the builder. Building code inspections are in addition to inspections required for the building permit.

Public Act 096-0704 states that commercial buildings shall be compliant with building codes adopted by the ICDB for non-building code jurisdictions based on the following:

1. The 2006 or later editions of the following codes developed by the International Code Council:
 - A. International Building Code;
 - B. International Existing Building Code; and
 - C. International Property Maintenance Code.
2. The 2008 or later edition of the National Electrical Code NFPA 70.

“Qualified inspectors” include licensed architects or engineers, persons who inspect school buildings in the local area, individuals qualified by the State of Illinois, certified by a nationally recognized building official certification organization, qualified by an apprentice program certified by the Bureau of Apprentice Training, or who have filed verification of inspection experience according to rules adopted by the ICDB.

A “commercial building”, for purposes of this requirement, means any building other than a single family dwelling containing two or fewer apartments, condominiums, or townhomes or a farm building as exempted from Section 3 of the Illinois Architecture Practice Act.

I hereby certify that I have read this certification of inspection requirement for commercial buildings and will complete inspection certification requirements before occupancy of the commercial building for Permit # _____.

(Signature of Applicant)

Date _____