



Energy Efficient Building Act

ILLINOIS ASSOCIATION OF REALTORS®

Housing Opportunity Working Group

January 25, 2011

History of the Energy Code in Illinois

- **2003** – Illinois law enacted requiring an Energy Code for State Buildings
- **2004** – Public Act requiring an Energy Code for Commercial Building(2000 IECC)
- **2006** – Legislation changing the Commercial Energy Code to the most current version of the IECC
- **2009** – Residential Energy Code

Residential Buildings

- Public Act 096-0778 was signed into law on August 28, 2009.
- Administrative Rules were developed and became final on January 29, 2010 at which time the Residential Energy Code went into effect.

Illinois Energy Conservation Advisory Council

- The Executive Director of the Capital Development Board shall appoint an Advisory Council.
- The Council shall meet as least once each year.
- The purpose of the Council shall be to recommend modifications to the Illinois Energy Conservation Code.

Illinois Energy Conservation Advisory Council Members

- Lisa Mattingly – Chair, CDB
- Ray Boosinger – Architect, CDB
- Robert Coslow – Electrical, CDB
- Terry Phelan – Mechanical, CDB
- John Meek – Construction Industry, Felmley-Dickerson Co.
- John Goetz – Construction Industry, R. E. Lawrence Construction Co.
- Bruce Maxey – Architect, BLDD Architects
- Don Plass – Building Code Official, Hoffman Estates
- Darren Meyers – Building Code Official, International Code Council
- Bruce Selway – Dept. of Commerce & Economic Opportunity
- Ted Schieler – Residential Construction, Schieler & Rassi Quality Builders

Code Adoption

- The Board , in consultation with the Department of Commerce and Economic Opportunity, shall adopt the Code as the minimum requirement for commercial buildings and the minimum and maximum requirements for residential buildings.
- The Board shall adopt the Code within 9 months after its publication. The Code shall take effect within 3 months after it is adopted by the Board.

Exemptions

- Buildings otherwise exempt from the provisions of a locally adopted building code.
- Buildings that do not contain a conditioned space.
- Buildings that do not use either electricity or fossil fuel for comfort conditioning.
- Historic buildings
- Other buildings specified as exempt by the International Energy Conservation Code.

Exemptions (cont.)

- Additions, alterations, renovations, or repairs to an existing building, building system, or portion thereof shall conform to the provisions of the Code as they relate to new construction without requiring the unaltered portion of the existing building or building system to comply with the Code.

Exemptions (cont.)

- A unit of local government that does not regulate energy efficient building standards is not required to adopt, enforce, or administer the Code; however, any energy efficient building standards adopted by a unit of local government must comply with this Act. If a unit of local government does not regulate energy efficient building standards, any construction, renovation, or addition to buildings or structures is subject to the provisions contained in this Act.

Home Rule

- No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is either **less or more stringent** than the standards established pursuant to this act.

Home Rule

- However, if they meet the requirements below, they may be more stringent than the 2009 IECC.
 - A unit of local government that has, on or before May 15, 2009, adopted or incorporated by reference energy efficient building standards for residential buildings that are equivalent to or more stringent than the 2006 International Energy Conservation Code;
 - Provided to the Capital Development Board, an identification of an energy efficient building code or amendment that is equivalent to or more stringent than the 2006 International Energy Conservation Code; and,
 - A municipality with a population of 1,000,000 or more.

Enforcement and Compliance

- Enforcement of the Code lies with the local unit of government.
- Minimum compliance requirements:
 - REScheck or COMcheck
 - Other comparable compliance materials that meet or exceed as determined by the Authority Having Jurisdiction
 - Seal of an architect or engineer

Contact Information

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