Marshall County Zoning

*******ATTENTION*******

CONTRACTORS, DEVELOPERS AND OWNERS
Pursuant to 20 ILCS 3105/10.09-1

After July 1, 2011, no person may occupy a newly constructed commercial building in a non-building code jurisdiction until:

1) The property owner or his or her agent has first contracted for the inspection of the building by an inspector who meet the qualifications established by the Capital Development Board; and

2) The qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property indicating that the building meets compliance with the building codes adopted by the Board for non-building code jurisdictions based on the following:

In accordance with **Public Act 096-0704** all new commercial construction after July 1, 2011 must comply with the 2006 or later editions of the International Building Code; International Existing Building Code; International Property Maintenance Code and the 2008 or later edition of the National Electrical Code (NFPA 70).

"Commercial building" means any building other than a single-family home or dwelling containing 2 or fewer apartments, condominiums, or townhomes or a farm building as exempted from Section 3 of the Illinois Architecture Practice Act.

"Qualified inspector" means an individual 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 has filed verification of inspection experience according to rules adopted by the Board for the purposes of conducting inspections in non-building code jurisdictions.

As of July 1, 2011, the Marshall County Zoning Department will no longer issue Zoning Compliance Certificates for commercial buildings that have not remitted a certification of inspection by a qualified inspector and may not use or occupy the building until such certification has been placed on file with the County.

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