

# Ogle County Planning & Zoning Department

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## TO ALL NEW HOME BUILDERS

This is to inform you that under Public Act 096-0778, effective January 1, 2005, you now have some recourse with regard to the use of building codes. The new law states that in any municipality that has not adopted a building code or in the unincorporated area of a county that has not adopted a building code, the following shall apply to one- and two-family homes:

- A. The home builder and the home purchaser can agree to use a building code that is used by a municipality within 100 miles of the prospective home site , or:
- B. If the home builder and home 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:
  - 1. The plumbing code promulgated by the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law.
  - 2. The National Electric Code as adopted by the American National Standards Institute.
  - 3. The International Residential Code.

In the instance where a home is constructed for resale, sometimes referred to as a spec home, the builder must certify to the buyer that the home was constructed in compliance with B. 1., 2. and 3. above. Unfortunately, the law does not speak to who is in charge of an inspection for possible violations, but it will not be Ogle County.



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Planning & Zoning Administrator