

# Services from the Building Code Department

The PLRB Building Codes Department provides an array of research tools and reference data that help answer the day-to-day building code questions faced by adjusters.

## Residential and Commercial

PLRB provides resources to locate code information for repair and restoration work on single-family homes, duplexes, and commercial buildings ranging from retail to manufacturing. Whether you are working on residential (IRC) or commercial (IBC) matters, PLRB has the resources to help.

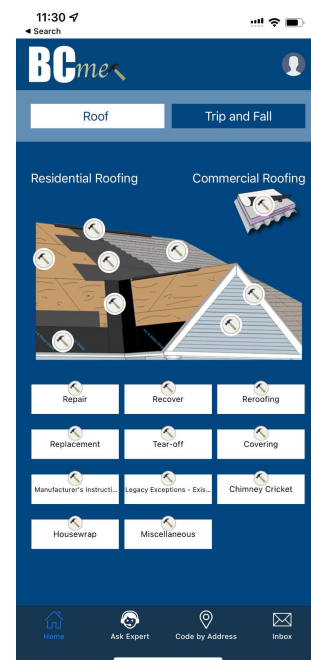
## Property and Liability

PLRB provides building code resources for both first-party property and third-party liability matters. First-party property research usually involves verifying potential upgrade requirements to a home or business required by adopted building codes when completing a repair or replacement to a part of a building. A typical residential question might involve whether ice and water shield or drip edge flashing is required for a residential roof repair. Third-party liability research typically involves trip-and-fall accidents and whether a building code requirement may or may not have been met, such as the existence of handrails or a proper walking surface.

## Searchable Database of Jurisdictions



In the U.S., more than 40,000 local and state jurisdictions have authority to adopt and enforce building codes. Adoption usually entails adoption of a model code with local amendments specific to a jurisdiction.

PLRB provides a searchable database of building code adoptions throughout the United States. The page for each jurisdiction lists the residential and commercial codes adopted as well as citations to sources and links to the local adoption language, local amendments, and the model code. The system can be searched in Google style word search, with an interactive map, or alphabetically by state then jurisdiction.



## Automated Municipal Code Library Searching

PLRB developed a proprietary system that uses custom automation and algorithms to search and find the most current code adoption information for more than ten thousand jurisdictions in the U.S. PLRB searches libraries of municipal codes for you. The near real-time results from the automated system are displayed for adjuster via the searchable building code database, from the PLRB BCme mobile phone app, and in reports available from the PLRB website.

**Downers Grove, Illinois Building Codes**  

**Overview**  
 Updated: 04/27/2021  
 Downers Grove, IL has adopted the 2015 International Codes, with amendments, including the 2015 IRC and IBC. Downers Grove, IL Municipal Codes § 7.1201 (IRC adoption), § 7.1202 (IBC amendments), § 7.1203 (IBC adoption) and § 7.1204 (IBC amendments).  
 Helpful resources for Downers Grove, Illinois include the following:

- Jurisdiction's Information Page(s): [Downers Grove, IL Website](#); [Downers Grove, IL Municipal Code](#); and [Downers Grove, IL Buildings](#)
- [PLRB, Ordinance and Law Coverage Discussion for Illinois](#)

**Residential Building Code**  
 Updated: 04/27/2021  
 Illinois has yet to adopt a statewide residential code. Local laws will control. See PLRB, [Illinois Building Codes](#) for more information on state level codes.  
 Downers Grove adopted the 2015 IRC, locally. Note that adoptions usually come with amendments. So, it is important to review those amendments in addition to the unamended model code. You can find a copy of the model code [here](#). You can find information about amendments to the model code [here](#).

**Auto Search - beta:**  
 2015 IRC (Downers Grove, IL, Sec 7.1201 2015 International Residential Code - Adoption)  
 ...Sec 7.1201 2015 International Residential Code - Adoption...

**Drip Edge**  
 Drip Edge: yes  
 Ice Barrier  
 Are ice barriers required for Downers Grove? yes  
 Citation: § 7.1202  
 Municipal Code: <https://downersgrove.municipalcodeonline.com/book?topic=ordinances&name=Sec 7.1202 International Residential Code - Amendments>  
 Comments: Table R301.2(1) Climatic and Geographic Design Criteria Ground Snow Load Wind Design Seismic Design Category Subject to Damage From Winter Design Temp Ice Barrier Underlayment Flood Hazards Air Freezing Index Mean Annual Temp Speed (mph) Topographic Effects Wind Borne Debris Zone Weathering Frost Line Depth Terminate 25 psf 115 mph ultimate design wind speed No No A Severe 42" Moderate to Heavy -4" F Yes Chapter 26 of the Downers Grove Municipal Code: 1750-49-4 (pHeaston 3 SE)

## Automated Jurisdiction Determination by Address

Whether the building code adopted by a county or a city applies to any particular home or business depends on geography. PLRB provides an automated system that takes an address input by a user, geocodes it, and then determines automatically if the address is within a city's boundaries or outside the city boundaries and within a county's boundaries. This is the first step for any building code research involving a property.

## Visual Searching

PLRB offers users the ability to find code requirements without going through volumes of code books. PLRB's building code visual search system uses a diagram of a

home for property questions and a diagram of stairs for casualty questions. These diagrams have clickable hotspots that take users to relevant code information. For example, if you need to know what the code says about drip edge flashing, then click on the diagram's drip edge flashing hotspot.

## FAQ Library

PLRB answers hundreds of questions for adjusters each year. Staff sees the issues that commonly arise for adjusters everywhere such as the need to follow "manufacturer's instructions" or the impact of original code compliance with old legacy codes at the time of construction. PLRB makes available to members a library of responses to frequently asked building code questions. These FAQs will help speed along an adjuster's analysis.

## Training

The PLRB Building Code team provides recorded on-demand building code courses that will get adjusters up to speed on building codes and teach them how to complete research. In addition, PLRB provides live training at regional PLRB events and every year at the national *Claims Conference*. Special sessions can be set up by individual companies upon request.

## Automated Tools

PLRB provides automated tools for quick checks on common code issues. For example, an R-value and polyiso thickness estimator tool for commercial roofs, a sheathing thickness estimator, a drip edge lookup tool, and an ice and water shield lookup tool.

## Custom Research

Even for an expert, it can take hours to wade through the complexities of building code requirements. If adjusters are struggling to make sense of their facts as applied to PLRB, then you can Ask PLRB for custom research. The building code department employs two senior level building code researchers that can find the information you need. Member users can submit questions online and receive a response in usually less than two business days for property questions and less than 5 days for liability.

**Internet, Smartphone, or Tablet**

PLRB makes the building code services accessible from the PLRB website and via Apple and Google Play apps. The *BCme* and PLRB Conferences apps are free to download.