**Section 180.230 Certificate of Occupancy**

A certificate of occupancy shall be obtained prior to any occupancy of a facility, including a mobile facility.

a) General Certificate of Occupancy

When the work covered by a building permit is complete or a facility complies with the requirements of this Part, and upon presentation of accurate safety reference plans for the facility certified by an architect or engineer to be in compliance with this Part (see Section 180.120), the regional superintendent shall issue a general certificate of occupancy. The general certificate of occupancy shall state the specific facility for which a design professional has certified compliance with this Part.

b) Certificate of Partial Occupancy

When requested to do so, a regional superintendent shall issue a certificate of partial occupancy before completion of the entire work covered by a permit, provided that the regional superintendent's inspection indicates that some areas can be occupied safely prior to full completion. The certificate of partial occupancy shall state the exact portions of the facility for which a design professional has certified compliance with this Part.

c) Certificate of Occupancy for a Temporary Facility

When requested to do so, a regional superintendent shall issue a one-year certificate of occupancy for a temporary facility, allowing use of a facility that does not comply with all the requirements of this Part, provided that all the following requirements are met.

1) Use of the facility is necessary to meet a temporary need of the school district, as verified by the regional superintendent.

2) The school board presents a plan either for replacement of the temporary facility with a facility meeting the requirements of this Part or for the elimination of the temporary need upon which the request is based. The school board's plan includes positive action to accomplish this end within a specified period of time, during which the certificate may be annually renewed.

3) The facility has been surveyed by a design professional, whose report is attached identifying the respects in which the facility fails to comply with the requirements of this Part and certifying that this noncompliance does not jeopardize the general health and safety of the students and others who occupy the facility.

4) If the facility is a premanufactured unit, such as a mobile home, trailer unit, or other, similar structure, the application shall include evidence that all of the following conditions exist:

A) The facility has received the seal of approval issued by the Illinois Department of Public Health pursuant to the Illinois Modular Dwelling and Mobile Structure Safety Act [430 ILCS 115];

B) The facility is anchored as specified in the Illinois Mobile Home Tiedown Act [210 ILCS 120];

C) The facility is separated from other buildings by the distance required pursuant to the standards referenced in Section 180.60; and

D) The facility is connected to the fire alarm system and intercom or telephone system of a nearby school building, if this type of system is present.

d) Certificate of Occupancy for a Mobile Facility

When requested to do so, a regional superintendent shall issue a certificate of occupancy for a mobile facility, provided that the facility meets the requirements of Section 180.80(a) and (b).

(Source: Amended at 49 Ill. Reg. 1774, effective January 30, 2025)