



Sen. David Koehler

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10300SB2368sam003

LRB103 25789 SPS 59381 a

1 AMENDMENT TO SENATE BILL 2368

2 AMENDMENT NO. _____. Amend Senate Bill 2368, AS AMENDED,
3 with reference to page and line numbers of Senate Amendment
4 No. 2, as follows:

5 on page 1, line 9, after "commercial building", by inserting
6 "or a substantially improved commercial building"; and

7 on page 2, line 17, by replacing "NFPA 70" with "~~NFPA 70~~"; and

8 on page 4, immediately after line 19, by inserting the
9 following:

10 "Substantial damage" means damage of any origin sustained
11 by a structure whereby the cost of restoring the structure to
12 its before-damaged condition would equal or exceed 50% of the
13 market value of the structure before damage occurred.

14 "Substantially improved commercial building" means, for
15 work commenced on or after January 1, 2025, any commercial

1 building that has undergone any repair, reconstruction,
2 rehabilitation, alteration, addition, or other improvement,
3 the cost of which equals or exceeds 50% of the market value of
4 the structure before the improvement or repair is started. If
5 a commercial building has sustained substantial damage, any
6 repairs are considered substantial improvement regardless of
7 the actual repair work performed. "Substantially improved
8 commercial building" does not include: (i) any project for
9 improvement of a structure to correct existing violations of
10 State or local health, sanitary, or safety code specifications
11 which have been identified by the local code enforcement
12 official and which are the minimum necessary to assure safe
13 living conditions or (ii) any alteration of a historic
14 structure, provided that the alteration will not preclude the
15 structure's continued designation as a historic structure.";
16 and

17 on page 5, line 16, by replacing "July 1, 2024" with "January
18 1, 2025"; and

19 on page 5, by replacing lines 20 and 21 with the following:

20 "(a) Any municipality or county ~~All municipalities with a~~
21 ~~population of less than 1,000,000 or a county~~ adopting a new
22 building"; and

23 on page 6, by replacing lines 4 through 6 with "amendatory Act

1 of the 103rd General Assembly, any municipality or county that
2 has adopted and is enforcing a building"; and

3 on page 6, line 11, after "code", by inserting "or codes"; and

4 on page 6, by replacing lines 24 and 25 with the following:

5 "(e) Beginning January 1, 2025, any municipal building
6 code or county building code must:".