



**Capital
Development
Board**
Building a Better Illinois

**July 14, 2026
11:00am**

ILLINOIS

CAPITAL DEVELOPMENT BOARD

BOARD BOOK

**Chicago
Edwardsville
Springfield
Peoria**

JB PRITZKER, GOVERNOR

TJ EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS

Eileen Rhodes, Chair

Pam McDonough, Vice Chair

Ama Addai

Araceli Garza

Saul Morse

Beverly Potts



CAPITAL DEVELOPMENT BOARD

July 14, 2026

The meeting of the Capital Development Board is being held in

Chicago, 555 W. Monroe Street
Springfield, Wm. G. Stratton Building, 401 S. Spring, 3rd Floor
Edwardsville, SIU-E Campus, 99 Supporting Services Dr., Suite 1350
Peoria, 5415 North University Street
Or via WebEx

LOGIN: <https://illinois.webex.com/>

Call: 312-535-8110 ACCESS CODE: 286 160 7556 PASSWORD: CDB72026

Requests for public comments or questions can be made to Amy Evans:

Amy Evans (217-782-8726) / Amy.L.Evans@illinois.gov

Call To Order

1. Roll Call of Members
2. Confirmation of a Quorum

Preliminary Items

3. Approval of the Agenda
4. Approval of June 9, 2026, Minutes..... 1-4

Board Action

Construction Region 2

5. Single Bid – IDVA Manteno..... 5-9

Construction Region 3

6. Modification – IDOR – Willard Ice Building..... 10-13
7. Modification – EIU – Tunnel Project 14-16

QBS

8. Architecture/Engineering Selection Recommendations from PSB 332 17-18
9. Architecture/Engineering Selection Recommendations from PSB 333 19-33

Rulemaking

10. Illinois Energy Code – 71 IAC 600 34-91

Informational Items

11. Emergency Project Proceed Order / Change Report92
12. Best Interest of the State Selection / Informational Item..... 93-95
13. Construction Update
14. Construction Presentation
15. Public Comment

Executive Session

16. Personnel Action (5 ILCS 120/2(c)(1))
17. FY26 Report and FY27-28 Internal Audit Plan and Risk Assessment (5 ILCS 120/2(29))
18. Pending and Probable Litigation (5 ILCS 120/2(c)(11))
19. Semi Annual Review Closed Session Minutes (5 ILCS 120/2(c)(21))

SUBJECT: Meeting Minutes for June 9, 2026

The meeting of the Capital Development Board was held in person in Chicago, Edwardsville, Springfield, and Peoria.

The following Board Members were present:

Chicago

Chair Rhodes
Pam McDonough
Ama Addai

Springfield

Saul Morse

Peoria

Beverly Potts

The following were present in Chicago:

Karla Springer, CDB
Elpidio Quiballo, CDB
Antwaun Smith, CDB
Marcus Pitchford, CDB
Micaela Vidana, EEC

Jesse Martinez, CDB
Ransom Gillespie, CDB
Darnita A. Lee, CDB
Carla Yvonne, CDB

Blanca Rivera, CDB
Jocelyn Sada, CDB
Julia Barnhardt, CDB
TJ Edwards, CDB

The following were present in Springfield:

Amy Evans, CDB
Chris Crawford, CDB
Tim Patrick, CDB
Jill Bohm, CDB
Lisa Hennigh, CDB

Jake Teegarden, CDB
Paul Kmett, CDB
Mark Hendricks, CDB
Ted Renner, CDB
Melissa Porter, CDB

Heather Parks, CDB
James Cockrell, CDB
Keith Stewart, CDB
Tyler McKay, CDB
David Ealey, CDB

The following were present via Webex:

Karla Smalley, Bailey Edward
Benjamin Chaffee, Berglund
Tim Pellegrini, Berglund
Travis Schiess, Berglund
Ashton Hoxworth, Bloom CO.
Frank Gartner, Bloom CO.
Alexandra Shinewald, Cannon
Kieran Healy, CCJM
Noula Frigelis, David Mason
Richard Weitzel, Delta Engin.
Adam Hubbard, Fager-McGee
Christopher Fasano, Faith Group
Loren Boyd, Faith Group
Wynter Farmer, Farmer Environ.
Chris Kleine, Farnsworth

Tony LoBello, FGM Archit.
Matt Galligos, Formation Archit.
Gary Clack, Hanson
Chaz Usher, Ideal Heating
Nick Gulino, JP Archit.
Adriana Witkus, JP Architects
Amanda McAllister, Trivers
Madison Booher, Trivers
Mike Shrader, Valdes Engin.
Steve Ejnik, Valdes Engin.
Jackie Smith, Williams Bros.
Jason Zemaitis, DNR
Joshua T. McGee, DPH
Gerald Burlingham, EEC
Melissa Bonner, EEC

Ken Morris, EEC
Natashia Ramirez, EEC
Devon M. Travous, EEC
Amada Ascencio, CDB
Andrea Hunt, CDB
Charla Travis, CDB
Doug Daniels, CDB
Amber Evans, CDB
Stetzen Fleming, CDB
Lauren Grenlund, CDB
Medeny C. Guy, CDB
Jared Lingle, CDB
Nazih A. Kafe, CDB
Kathryn Martin, CDB
Carl Kimble, CDB

April Koskey, CDB
Luke Montgomery, CDB
Maribel Acevedo, CDB
Natasia McDade, CDB
Joel Meints, CDB
Lisa Moriconi, CDB
Nichelle Glover, CDB
Nicole Udoh, CDB
Lauren Noll, CDB

Leslie Nunes, CDB
Robert Oxley, CDB
Nate Porter, CDB
Nicole Power, CDB
Nathan E. Schroeder, CDB
Scott Sumner, CDB
Shea Hansen, CDB
Stacy Smith, CDB
Sherri Sullivan, CDB

Greg Swanson, CDB
Terry Parnell, CDB
David Tichy, CDB
Matthew Trewartha, CDB
Jeremy Walker, CDB
Kenneth Watkins, CDB
Carla Yvonne, CDB
David Eisenmann, Ardmore Roderick

The meeting was called to order at 11:02 a.m.

Amy Evans took roll call. Chair Rhodes, Vice Chair McDonough, Ama Addai, Saul Morse and Beverly Potts were present.

Saul Morse moved and Pam McDonough seconded a motion to approve the agenda. Chair Rhodes called for a vote and the motion was approved unanimously.

Pam McDonough moved and Saul Morse seconded a motion to approve the minutes for the May12, 2026 meeting. Chair Rhodes called for a vote and the motion was approved unanimously.

Blanca Rivera presented the following Single Bid.

Single Bid – CMS – Suburban North Regional Office Building

CDB Project No. 250-150-013, Phase 1

Replace BAS System

Ideal Heating

Single Bid.....\$1,263,000.00

Ama Addai requested information about the scope. Blanca Rivera explained.

Pam McDonough moved and Beverly Potts seconded a motion to approve the Single Bid. Chair Rhodes called for a vote and the motion was approved unanimously.

Blanca Rivera presented the following Modification:

Modification – IDOT – Woodstock Team Section Headquarters

CDB Project No. 630-056-005, Phase 1

Demolish Buildings/Construct Vehicle Drive-Through Facility; Renovate Building

Valdes Architecture and Engineering

Modification.....\$320,800.00

Chair Rhodes questioned the availability of funds. Blanca Rivera explained that there are funds available in the project.

Pam McDonough moved and Saul Morse seconded a motion to approve the Modification. Chair Rhodes called for a vote and the motion was approved unanimously.

James Cockrell presented the following Modification:

Modification – U of I – Altgeld Hall

CDB Project No. 830-010-349, Phase 4

Interior Improvements

OWP/P Cannon Design

Modification.....\$468,430.00

Chair Rhodes questioned the timeline of the project. James Cockrell and Mark Hendricks explained the timing of the project.

Saul Morse moved and Pam McDonough seconded a motion to approve the Modification. Chair Rhodes called for a vote and the motion was approved unanimously.

David Ealey presented the following Change Order:

Change Order – DNR – Wayne Fitzgerald State Park

CDB Project No. 102-777-020

Renovate Rend Lake Resort Facilities

Trivers Associates, Inc.

Change Order.....\$588,504.57

Chair Rhodes questioned the number of docks. Luke Montgomery explained why some of the docks were removed.

Pam McDonough moved and Ama Addai seconded a motion to approve the Change Order. Chair Rhodes called for a vote and the motion was approved unanimously.

David Ealey presented the following Modification:

Modification – SIU – Peck Building

CDB Project No. 825-030-076

Repair Stone Facia

Formation Architects, Inc.

Modification.....\$378,718.00

Ama Addai asked about the material used on all the buildings. Mark Hendricks explained what the materials were and how they were affected on each building.

Pam McDonough moved and Saul Morse seconded a motion to approve the Modification. Chair Rhodes called for a vote and the motion was approved unanimously.

Tyler McKay presented the following A/E selection recommendations for PSB 332:

1.	573-060-009CA	Department of Public Health Oakland Street Laboratory, Carbondale – Jackson County Construct New Laboratory – Commissioning Services 1. Farnsworth Group, Inc. 2. Hanson Professional Services, Inc.	Appropriation: \$4,000,000 Project Cost: \$44,947,700
2.	630-191-001	Department of Transportation District 2: Rockford Team Section Headquarters – Winnebago County Construct New Maintenance Facility 1. Bloom Companies, LLC 2. Valdes Engineering Company 3. JP Architects LTD.	Appropriation: \$4,100,000 Project Cost: \$20,500,000

Beverly Potts moved and Saul Morse seconded a motion to approve the previous A/E selections from PSB 332. Chair Rhodes called for a vote and the motion was approved unanimously.

Chair Rhodes asked for Public Comment.

Pam McDonough moved and Beverly Potts seconded a motion to adjourn. Chair Rhodes called for a vote and the motion was approved unanimously.

The meeting adjourned at 11:44 a.m.

CDB Project No. 040-020-077, Phase 1

Install Building Automation System and Automatic
Flush Valves and Mixing Valves.

Illinois Veterans Home
Manteno, Kankakee County, Illinois

Subject: Single Bid Award

CDB Project Manager: Chris MacGibbon (Bid under former PM,
Jeremy Walker)



Project History:

The Illinois Veteran's Home in Manteno is a 38-building facility established in 1930. The scope of work is to complete the installation of the building automation system (domestic water systems integration), install emergency cut off at all the buildings and install the flush hydrants with associated piping at the Home. This project covers multiple buildings campus-wide.

Requested Action:

A single bid was received for the single prime heating trade on June 2, 2026. Eight (8) contractors and seven (7) plan rooms held bid documents for the project. CDB is requesting Board Approval of the single bid to Henson Robinson Company in the amount of \$1,545,000.00.

Architect/Engineer: Nest Builder, Inc. (dba dbHMS)
306 W. Erie St., Suite600
Chicago, IL, 60654

<u>TRADE</u>	<u>BASE BID + ALT 1</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Heating	\$1,545,000.00	\$1,433,400.00	7.79%

Both the A/E and the CDB Staff recommend that the award be made to:

Henson Robinson Company
3550 Great Northern Avenue
Springfield, IL, 62711
Heating Work: \$1,545,000.00

MEMORANDUM

TO: Blanca Rivera, Regional Manager

FROM: Chris MacGibbon, Senior Project Manager/Jeremy Walker, former Project Manager

DATE: June 18, 2026

RE: 040-020-077
Install Building Automation System and Automatic Flush Valves/Mixing Valves
Illinois Veterans' Home at Manteno - Kankakee County
1 Veteran's Dr., Manteno, IL 60950

The referenced project was bid on June 2, 2026, under a single prime trade to provide for extending the existing building automation system on campus to control plumbing systems for flushing and monitoring of domestic water, with limited supporting electrical and plumbing work at the Illinois Veterans' Home in Manteno. The project was advertised for 29 days. It received one bid from a heating contractor. The bid came in at 7.79% above the A/E's estimate.

Plans were distributed to multiple plan rooms as well as being publicly available on CDB's website. There were multiple prospective bidders who viewed the plans on CDB's website. However, only three contractors (The Stone Group, Ryan Electric, and Henson Robinson) attended the non-mandatory pre-bid meeting.

Due to the specialty niche of this project, it is my opinion that it is not possible to create more competition for this project. This project is in furtherance of DVA's plan for mitigation and prevention of poor potable water quality. I request that this single bid be considered for approval by the Board.

Attachments:

RTA
Plan Holder List
Pre-Bid Meeting Minutes with Attendance Record
A/E single bid analysis letter
PPCB

cc:

Keith Stewart, Construction Administrator
Chris Crawford, Construction Admin. Assistant II
Blanca Rivera, Region 1 Manager

June 26, 2026

Mr. Jeremy Walker
Project Manager
Capital Development Board
401 S. Spring, 3rd Floor
Springfield, IL, 62706

Re: 040-020-077 Install Building Automation System and Automatic Flush Valves and Mixing Valves Bidding Efforts

Dear Jeremy:

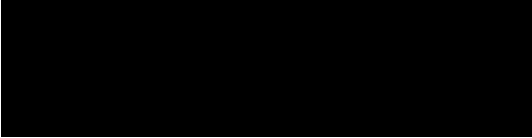
This letter serves as formal documentation of the active outreach and good faith efforts undertaken by dbHMS to solicit competitive bids for the above-referenced project. Our goal has been to encourage broad participation, particularly ensuring opportunities were available to qualified local and diverse vendors.

To maximize the bidding pool, we engaged in the following outreach and solicitation efforts between May 4, 2026 and June 2, 2026:

1. Public Advertising and Postings
 - Posted the project solicitation on public procurement platforms, including Data Bid and Dodge Construction Network.
2. Direct Outreach and Solicitations
 - a. Directly contacted 18 prospective vendors listed in e-Builder and an additional 18 prospective vendors via email and phone to inform them of the bid opportunity and review the scope of work.
 - b. Provided bid documents directly to all 36 contractors listed above.
 - c. Of the contacted prospective bidders, one returned our call indicating they would not be submitting a bid due to current commitments.
3. Pre-Bid Engagement
 - a. Hosted a Pre-Bid Conference and site walk-through on May 14, 2026 at 10am at Manteno Veteran's Home 1 Veteran's Dr, Manteno, IL 60950, which was attended by 3 potential bidders to ensure a clear understanding of the project scope.
 - b. Issued 1 addenda to all registered bidders to clarify project questions and ensure fair competition.

Despite our extensive outreach efforts to identify a broader base, we received a total of 1 responsive bid.

We are confident that our bidding process was competitive, transparent, and in full compliance with all project guidelines. Please let me know if you need any additional documentation, such as copies of sent solicitations, bidder logs, or bid tabs.
Sincerely,



Director of Special Projects

Attachments:

cc. Bill McLaughlin, Illinois Veterans Home Manteno



Public Construction Bidders

Filter By:
Project Name equals 040-020-077-01 | Install Building Automation System and Automatic Flush Valves and Mixing Valves
Status equals Open
Company Name does not contain Illinois Capital Development Board

	Bid Submitted	Bidding Status	Date Invited	First Name	Last Name	Company Name
Bid Package Name: 040-020-077-01 Heating SP_Install Building Automation System and Auto. Flush Valves and Mixing Valve (33 records)						
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	05.04.2026	Norissa	Stetter	Henson Robinson Company
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.08.2026	Matt	Rutz	The Stone Group
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.06.2026	Venkatesh	Siva	Blackridge Research & consulting
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.08.2026	daniel	cwik	The Stone Group
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.11.2026	Kristina	Robertson	Agile Procurement & Consulting Services, LLC, DBA Agile Supply Company (034749)
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.11.2026	Monica	Arbuckle	AFE Construction, LLC
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	05.04.2026	Jeffrey	Miller	Alpha Controls & Services
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	05.05.2026	Ali	Rashad	Northwest Property Development LLC-S
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.08.2026	Amy	Davis	Syserco
	No	Pending(0), Will Not Bid(0), Will Bid(1), Awarded(0), Revoked(0)	05.04.2026	Michael	Daly	Brandenburger Plumbing, Inc.
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.05.2026	Venkatesh	Siva	Blackridge Research & consulting
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.12.2026	Ayan	Aqeel	QTO Sol
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.08.2026	Jeffery	Downs	Johnson Downs Construction Company Inc.
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.06.2026	Christopher	Loman	Dynamic Controls Incorporated
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.05.2026	James	Major	AMBER MECHANICAL CONTRACTORS, INC.
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.04.2026	Stephanie	Foster	Southern Illinois Builders Association
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.04.2026	Anna	Taylor	Greater Peoria Contractors and Suppliers Association
	No	Pending(1), Will Not Bid(0), Will Bid(0), Awarded(0), Revoked(0)	05.07.2026	eplan	reporter	ePlan
			05.13.2026	Tom	Franzo	Intelli-Building Control and Solutions LLC

Project Number: 624-060-042, Phase 1

Description: Repair/Waterproofing Sub-Surface Loading
Dock Roof and Landscaping.

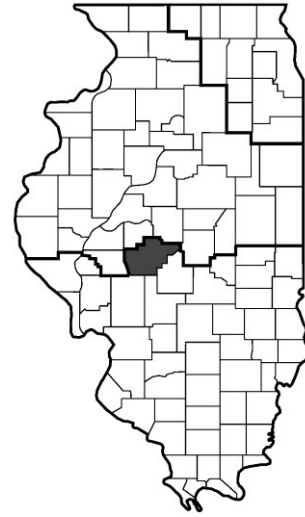
Willard Ice Building
Springfield, Sangamon County, IL

Client Agency: Illinois Department of Revenue

Architect/Engineer: Fehr-Graham & Associates LLC
2160 South Sixth Street Suite D-1
Springfield, IL, 62704

Total Project Budget: \$13,824,735.00
Unobligated Funds: \$ 7,380,789.65
Total Spent to Date: \$ 1,555,914.85
Percent Complete: 15% of Project completed to date

Project Manager: Crystal Kitchen



PROJECT HISTORY: The Illinois Department of Revenue (IDOR) Willard Ice Building (WIB) in Springfield, Illinois, is a 913,236 square foot, seven-story office building constructed in 1982 along with the adjacent truck assembly area/loading dock and west parking lot. The facility is the central location for Illinois Department of Revenue operations and record storage. Water has been infiltrating into the building for some time due to waterproofing systems exceeding their useful life.

The scope of work for this project included demolition, repair and waterproofing of concrete structures, along with interior and exterior concrete spalling repairs, landscaping improvements, lighting improvements, and HMA pavement removal and replacement. During demolition of the west lot work during the spring of 2025 we exposed the roof deck. Through a modification to the AE contract, we had an on-site investigation completed of the concrete roof deck. The investigation was prompted by the amount and location of delaminated concrete on the top of the slab and if it was caused by failures in the post-tension tendons in the slab.

The results of Walker Consultant's investigation found that 86% of the tendons tested had either failed or were partially failed. We proceeded with a feasibility study to assess the structural slab, beams, and girders above the Jefferson Truck Dock. This revealed significant deterioration and deficiencies in the PT systems due to extensive water intrusion and corrosion. Both the slab and the supporting structural members have experienced widespread distress, with a substantial percentage of PT tendons found to be either broken, heavily corroded, or only holding partial tension. The CDB received three conceptual repair recommendations.

PURPOSE OF THIS AGREEMENT MODIFICATION: The scope of this modification provides for the creation of construction documents for demolishing and rebuilding the slab, beam, and girder structure over the Jefferson Truck Dock at the Willard Ice Building, bracing existing columns and walls for support and performing concrete repairs to existing deteriorated concrete.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$23,837.00	\$464,224.00	\$488,061.00	\$0.00	\$488,061.00
Additional Services	\$5,500.00	\$283,670.00	\$289,170.00	\$394,300.00	\$683,470.00
Contract Administration Fee,	\$800.00	\$21,900.00	\$22,700.00	\$11,800.00	\$34,500.00
On-Site Representative Reim.	\$0.00	\$80,200.00	\$80,200.00	\$0.00	\$80,200.00
Print Bid Documents in excess	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
Asbestos Sampling	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Contractor assistance	\$0.00	\$180,783.00	\$180,783.00	\$0.00	\$180,783.00
Topographical Survey	\$0.00	\$21,000.00	\$21,000.00	\$35,500.00	\$56,500.00
TOTALS	\$30,637.00	\$1,053,277.00	\$1,083,914.00	\$441,600.00	\$1,525,514.00



M E M O R A N D U M

TO: Ted Renner, Assistant Deputy Director of Construction

FROM: Crystal Kitchen, Region 3 Senior Project Manager

DATE: April 16, 2026

RE: 624-060-042 Repair/Waterproof Sub-Surface Loading Dock Roof and Landscaping
Modification # 5 For design services, construction administration, and closeout services for demolishing
and rebuilding the top-level roof structure over the Jefferson Truck Dock at the Williard Ice Building

CAD construction received ATP 5/1/25 and mobilization took place 7/1/25. As we progressed a question was raised under RFI #4. CAD asked how we would address in construction, if any discovered surface repairs would need done to the top of the roof structure. The unit prices we included only covered the visible below deck repairs that were observed in the loading dock and records storage. Repairs to the top side of west loading dock structural slab were not included in the project scope as they could not be determined until all site furnishings were stripped and the extent of damage made known. Through a modification to the AE contract, we had on-site investigation completed of the concrete roof deck which included additional demo through contractor assistance. The investigation was prompted by the amount and location of delaminated concrete on the top of the slab once exposed and if it caused failures in the post-tension tendons in the slab. The results of Walker Consultant's investigation found that 86% of the tendons tested had either failed or were partially failed. We proceeded with a feasibility study to assess the structural slab, beams, and girders above the Jefferson Truck Dock. This revealed significant deterioration and deficiencies in the PT systems due to extensive water intrusion and corrosion. Both the slab and the supporting structural members have experienced widespread distress, with a substantial percentage of PT tendons found to be either broken, heavily corroded, or only holding partial tension. The CDB received three conceptual repair recommendations and in agreement with the Client Agency, determined option three as noted in the study was the most efficient and proper direction to take and the best interest of the state.

I request your consideration to take Modification #5 to the board for the amount of \$441,600.00 for Fehr-Graham and his sub-consultants services. Funding was approved by programming and incorporated into the total budget.

Thank you,

Crystal Kitchen
Senior Project Manager

cc: David Ealey, Region 3 Regional Manager

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **5**

Project Number: **624-060-042**

Date: June 12, 2026

Firm Name, Address

Fehr-Graham & Associates LLC
2160 South Sixth Street, Suite D-1
Springfield, IL 62703

Project Information

Repair/Waterproof Sub-Surface Loading Dock Roof and
Landscaping
Revenue Building (Willard Ice Building) - Springfield, Sangamon
County
Springfield, Sangamon County, Illinois

This Modification Changes the Scope of the Contract

Agreement Date: 2022-03-10 Contract: 20012610

Scope/Purpose of this agreement modification: The scope of this modification provides for the creation of construction documents for demolishing and rebuilding the slab, beam, and girder structure over the Jefferson Truck Dock at the Willard Ice Building, bracing existing columns and walls for support and performing concrete repairs to existing deteriorated concrete due to the undiscovered condition previously identified in modifications 3 and 4.

This modification provides \$35,500 for topographical studies to support the creation of construction documents.

Subject agreement amended as follows: Replace Appendix A - M4 with Appendix A - M5; Replace Attachment A1-Appendix A - M4 Clarifications with Attachment A1-Appendix A - M5 Clarifications; Replace Appendix B with Appendix B M5 and are hereby incorporated into the contract.

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$23,837.00	\$464,224.00	\$488,061.00	\$0.00	\$488,061.00
Additional Services	\$5,500.00	\$283,670.00	\$289,170.00	\$394,300.00	\$683,470.00
Contract Administration Fee,	\$800.00	\$21,900.00	\$22,700.00	\$11,800.00	\$34,500.00
On-Site Representative Reim	\$0.00	\$80,200.00	\$80,200.00	\$0.00	\$80,200.00
Print Bid Documents in excess	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
Asbestos Sampling	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Contractor assistance	\$0.00	\$180,783.00	\$180,783.00	\$0.00	\$180,783.00
Topographical Survey	\$0.00	\$21,000.00	\$21,000.00	\$35,500.00	\$56,500.00
TOTALS	\$30,637.00	\$1,053,277.00	\$1,083,914.00	\$441,600.00	\$1,525,514.00

Prepared by:



06/12/2026

Date

By:

N/A

Using Agency approval

Date

AE Firm name: Fehr-Graham & Associates LLC

By:

AE's Authorizing Representative

Date

Reviewed:

Contract Executive

Date

Print AE name, Title:

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB
authorization

Print name/title

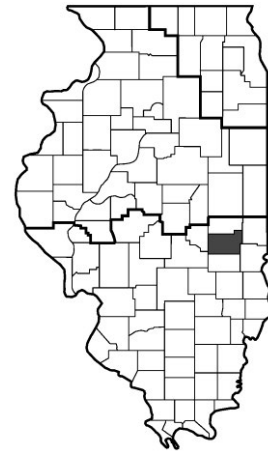
Date

Project Number: 815-010-084, Phase 1

Description: Repair Utility Tunnels
Eastern Illinois University
Charleston, Coles County, IL

Using Agency: Eastern Illinois University

Architect/Engineer: Henneman Engineering
1605 S State
Champaign, IL, 61820



Total Project Budget: \$32,917,857.00
Unobligated Funds: \$2,848,103.00
Total Spent to Date: \$4,960,133.69
Percent Complete: 13.62% of Project completed to date

Project Manager: Jerry Norris

PROJECT HISTORY: The EIU campus covers many acres. The project will cover most of the campus grounds. The project covers multiple phases. The scope touches many building entry points throughout the entire campus covering several acres. The replacement of steam tunnels scope includes abatement, new steam piping, compressed air lines as well as drain pumps, alarms and sensors. The project also has supplied infrastructure for the newly anticipated Science Building.

PURPOSE OF THIS AGREEMENT MODIFICATION: Provide Abatement services oversight/testing/air sampling.

SUBJECT AGREEMENT AMENDED AS FOLLOWS

Fee Description	Total Obligation per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$56,540.00				
Additional Services	\$1,600.00	\$39,700.00	\$41,300.00		\$41,300.00
On-Site Representative Reimbursement		\$81,120.00	\$81,120.00		\$81,120.00
Certification Testing	\$1,500.00		\$1,500.00		\$1,500.00
Hazardous Materials Testing		\$40,000.00	\$40,000.00		\$40,000.00
APM/ASP				\$285,920.00	\$285,920.00
PCM Air Sampling				\$30,000.00	\$30,000.00
Printing		\$5,000.00			\$5,000.00
TOTALS	\$59,640.00	\$1,491,297.00	\$1,550,937.00	\$315,920.00	\$1,866,857.00



MEMORANDUM

TO: Keith Stewart
Construction Administrator

FROM: David Ealey, AIA
Regional Manager

DATE: July 8, 2026

SUBJECT: 815-010-084, Repair Utility Tunnels at Eastern Illinois University – Modification 3

The information below is provided for clarification and in support of our request for the Board's approval of Modification #3 at the meeting of the Capital Development Board to be held on July 14th, 2026.

FACILITY DESCRIPTION Eastern Illinois University was established in 1895. It is comprised of 88 buildings on a 320-acre campus in Charleston, Illinois.

PROJECT SCOPE The scope of work provides for upgrades to the steam tunnel system across the E.I.U. campus, involving work at approximately 1.5 miles of the tunnel network. Work includes the replacement/repair of structural elements at tunnels; replacement and re-sizing of steam piping; connection to 2 main campus boilers; installation of direct-buried steam piping; all associated insulation and equipment; and the abatement of existing asbestos-containing materials as required to execute this scope of work. Upgrades to existing boilers and replacement of roofing systems were eliminated from the original scope due to the availability of funds.

BUDGET

- The total project budget is \$35,705,960.
- The unobligated amount is currently \$2,848,103.
- The amount of this Modification #3 is \$315,920.

REQUEST FOR APPROVAL Modification #3 provides for asbestos-related construction services - air sampling, Asbestos Project Manager / Air Sampling Professional (APM/ASP) and all required documentation.

- APM/ASP services are a component of all major abatement projects; therefore, this Modification is anticipated by the project team, and funds are available.
- The sequencing of work will be critical to the project. One section of tunnel will be abated, followed by the heating work in that section. The APM/ASP will proceed with the abatement activities through each step.
- The establishment of the Heating Contractor's construction schedule provides for a defined timeline for the sequence of work, thus providing accurate requirements and sequencing for APM/ASP services.

MODIFICATION

State of Illinois

CAPITAL DEVELOPMENT BOARD



Professional Services Agreement

Modification Number: **3**

Project Number: **815-010-084**

Date: June 17, 2026

Firm Name, Address
Henneman Engineering Inc.
1605 S State St., #101
Champaign, IL 61820

Project Information
Repair Utility Tunnel & Upgrade Boiler
Eastern Illinois University - Charleston, Coles County
Charleston, Coles County, Illinois

This Modification Increases the Full Service Agreement by 20%

Agreement Date: 2021-12-21 Contract: 22040310

Scope/Purpose of this agreement modification: The scope of this modification provides for asbestos abatement monitoring (ASP/APM) and air sampling as required for the utility tunnel repairs and boiler upgrade at Eastern Illinois University.

Subject agreement amended as follows: Replaces Appendix A - M2 with Appendix A - M3; Replaces Attachment A-1 M-2 Appendix A Clarifications with Attachment A-1 M-3 Appendix A Clarifications; Replaces Appendix B M-2 with Appendix B M-3 and are hereby incorporated into the contract.

AGREEMENT SUMMARY

Fee Description	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation prior to this Modification	Total Amount of this Modification	Total Agreement Obligation including this Modification
Basic Services Fee	\$56,540.00	\$1,325,477.00	\$1,382,017.00	\$0.00	\$1,382,017.00
Contract Administration Fee,	\$1,600.00	\$39,700.00	\$41,300.00	\$0.00	\$41,300.00
On-Site Representative Reim	\$0.00	\$81,120.00	\$81,120.00	\$0.00	\$81,120.00
Print Bid Documents in excess	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
APM/ASP	\$0.00	\$0.00	\$0.00	\$285,920.00	\$285,920.00
Certification Testing	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
Hazardous Materials Testing	\$0.00	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00
PCM Air Sampling	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
TOTALS	\$59,640.00	\$1,491,297.00	\$1,550,937.00	\$315,920.00	\$1,866,857.00

Prepared by:

6/17/2026

Brad Neff

Date

By:

N/A

Using Agency approval

Date

AE Firm name: Henneman Engineering Inc.

AE's Authorizing Representative

Date

Reviewed:

Contract Executive

Date

Print AE name, Title:

Paul G. Boland, PE President

Approved by:

Regional Manager

Date

By:

Fiscal

Date

Approved by:

Legal

Date

Final CDB authorization

Print name/title

Date

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

Project Number	Firm/Job Description	Estimated Total Project Cost
825-020-163	Renovate Gower Translational Research Center Southern Illinois University Southern Illinois University - Carbondale, Jackson County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> AAIC, Inc. FGM Architects Inc. White & Borgognoni Architects, P.C.	\$6,900,000

A/E SELECTION COMMITTEE RECOMMENDATIONS
7/14/2026



CDB PROJECT NO: 825-020-163

PROJECT DESCRIPTION: Renovate Gower Translational Research Center

PROJECT LOCATION: Southern Illinois University
Southern Illinois University - Carbondale, Jackson County

APPROPRIATION AMOUNT: \$6,900,000

ESTIMATED TOTAL PROJECT COST: \$6,900,000

PROJECT SCOPE OF WORK:

The Southern Illinois University - Carbondale, is a 390-building facility established in 1832. The Gower Translational Research Center (S0220) (formerly McLafferty Annex) is a 61,576 square foot, 2-story building established in 2005.

The scope of work provides for renovation of an area in the Gower Translational Research Center to create the Illinois Food, Entrepreneurship, Research, and Manufacturing Hub (iFERM). The iFERM Hub work will include a complete build out of spaces to accommodate a teaching kitchen and sensory lab, food and beverage fermentation facilities, and biomedical & biomanufacturing applications of fermentation.

The work will also include a complete upgrade to the HVAC and electrical systems, which may include a new electrical service, to support the newly renovated spaces and equipment provided by the University.

The A/E team shall include a kitchen consultant.

The A/E team shall have a team member with experience in distillery and fermentation design.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 332

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
546-235-025	Demolition of Buildings 12 and 13 Department of Military Affairs North Riverside Armory - Cook County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> JP Architects, Ltd. Rubinos & Mesia Engineers, Inc. Valdes Engineering Company	\$3,000,000
546-385-066	Replace and Expand Parking Lot Department of Military Affairs Marseilles Readiness Center - LaSalle County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Dewberry Engineers Inc. The HOH Group, Inc. Valdes Engineering Company	\$5,000,000
573-000-005CA	Construct a Public Health Laboratory - Commissioning Services (Chicago) Department of Public Health Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Hanson Professional Services Inc. Interface Engineering, Inc. WSP USA Buildings Inc.	\$226,356,700
573-000-005CM	Construct a Public Health Laboratory - Construction Manager Services (Chicago) Department of Public Health Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> M. A. Mortenson Company dba Mortenson Construction	\$226,356,700

SUBJECT: Staff Recommendations for Board Selection of Architect/Engineers

Project Number	Firm/Job Description	Estimated Total Project Cost
630-000-325	Demolish and Construct Storage Buildings, Renovate Restroom and Breakroom Department of Transportation Statewide Program <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. Civil Design, Inc. Eggemeyer Associates Architects Inc.	\$4,220,000
630-036-010	Demolish Buildings and Construct Office/Maintenance Building and Brine Station Department of Transportation District 1: New Lenox Team Section Headquarters - Will County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Batir Architecture, Ltd. Gannett Fleming Architects, Inc. Valdes Engineering Company	\$37,500,000
630-156-003	Construct Addition, Demolish and Construct Buildings and Addition Department of Transportation District 2: Geneseo Team Section Headquarters - Henry County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Design Mavens Architecture PLLC Evan Lloyd Associates, Inc. Mode Architects, P.C.	\$6,050,000
630-300-005	Demolish and Construct Vehicle Maintenance Building Department of Transportation District 4: Macomb Team Section Headquarters - McDonough County <i>RECOMMENDED FIRMS IN ALPHA ORDER:</i> Blank, Wesselink, Cook & Associates, Inc. GreenAssociates Inc Hurst-Rosche, Inc.	\$5,800,000

SUBJECT: *Staff Recommendations for Board Selection of Architect/Engineers*

Project Number	Firm/Job Description	Estimated Total Project Cost
630-634-001	Demolish and Construct Two-Story Office, Upgrade Electrical/Mechanical Systems Department of Transportation District 4: Peoria Traffic Operations Sign Shop - Peoria County	\$6,250,000

RECOMMENDED FIRMS IN ALPHA ORDER:

Design Mavens Architecture PLLC
Gannett Fleming Architects, Inc.
Valdes Engineering Company

A/E SELECTION COMMITTEE RECOMMENDATIONS

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CDB PROJECT NO: 546-235-025

PROJECT DESCRIPTION: Demolition of Buildings 12 and 13

PROJECT LOCATION: Department of Military Affairs
North Riverside Armory - Cook County

APPROPRIATION AMOUNT: \$3,000,000

ESTIMATED TOTAL PROJECT COST: \$3,000,000

PROJECT SCOPE OF WORK:

Building #12 (DMA235-0003) is a 12,272 square foot, 1-story building constructed in 1951. Building #13 (DMA235-0004) is a 12,272 square foot, 1-story building constructed in 1951.

The scope of work provides for the demolition of Buildings 12 and 13, which are approximately 12,272 square feet each. The work shall include the legal disposal of all materials offsite. Utilities shall be capped accordingly, and the site shall be backfilled, regraded and finished per the client agency's needs.

Hazardous materials may be encountered.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team.

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 546-385-066

PROJECT DESCRIPTION: Replace and Expand Parking Lot

PROJECT LOCATION: Department of Military Affairs
Marseilles Readiness Center - LaSalle County

APPROPRIATION AMOUNT: \$5,000,000

ESTIMATED TOTAL PROJECT COST: \$5,000,000

PROJECT SCOPE OF WORK:

The Armory (H4000) is a 22,000 square foot 1-story building established in 1986.

The scope of work provides for replacing approximately 4,000 square yards of parking lot plus an additional 2,000 square yards of new parking and shall include upgrading lighting, all pavement marking and signage, and drainage. Provisions shall be made to provide electric vehicle charging stations as required.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The project must be designed, bid and notice of award issued by September 30, 2027.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 573-000-005CA

PROJECT DESCRIPTION: Construct a Public Health Laboratory - Commissioning Services (Chicago)

PROJECT LOCATION: Department of Public Health
Statewide Program

APPROPRIATION AMOUNT: \$27,100,000

ESTIMATED TOTAL PROJECT COST: \$226,356,700

PROJECT SCOPE OF WORK:

The scope of services provides for LEED Enhanced Commissioning Services (design and reviews, construction/field inspection and start-up, functional performance testing, including O & M training and warranty review) for the construction of a new state-of-the-art public health laboratory facility of approximately 120,000 gross square feet to serve the State of Illinois. The scope of work provides for construction of a new state-of-the-art public health laboratory facility to serve the State of Illinois. The facility must meet federal biosafety requirements to continue to secure federal funding, including all standards set by the current edition (6th Edition, Revised June 2020) of Biosafety in Microbiology and Biomedical Laboratories (BMBL) for BSL-2 and BSL-3 laboratories. Biosafety Level 3 (BSL-3) laboratories must be inspected and certified by all applicable regulatory agencies, Center for Disease Control and Prevention/National Institute of Health (CDC/NIH), to assure compliance and registration for select agent testing. The facility will be secure with access controls. The site will be determined and should accommodate parking lot(s) in addition to the laboratory facility. The facility may include, but not limited to, one main lab facility, one clinical laboratory, conference rooms, huddle rooms, a wellness center, an auditorium, a joint laboratory operations center, a large multi-purpose conference room, a receiving area for sample and package drop-off, a main storage space with loading dock and freight elevator, at least one staff lounge with kitchenette, including multiple office spaces with workstations. The facility should accommodate approximately 160 staff, including scientists, administrators, and support staff.

The scope of work should also include gas infrastructure installations as needed for laboratories, including argon, carbon dioxide, and nitrogen gases for equipment such as incubators and mass spectrometers. In addition, each lab will need deionized water and independent temperature and humidity control systems.

All HVAC systems shall be designed, installed and tested in accordance with the CDC, the NIH, and the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

The teams should be able to demonstrate at least one complete BSL-3 laboratory project over \$100,000,000 as the commissioning agent within the last five years. Teams with more experience may be given preference.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

The Commissioning Agent (CxA) must also provide commissioning services to verify compliance with the Illinois Stretch Energy Code, including Section C105 Construction Documents, Section C107 Inspections and Section C408 Maintenance Information and System Commissioning.

It should be noted that the firm selected for Commissioning Services and any associated consultants cannot be a part of the A/E team.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 25 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 573-000-005CM

PROJECT DESCRIPTION: Construct a Public Health Laboratory - Construction Manager Services (Chicago)

PROJECT LOCATION: Department of Public Health
Statewide Program

APPROPRIATION AMOUNT: \$27,100,000

ESTIMATED TOTAL PROJECT COST: \$226,356,700

PROJECT SCOPE OF WORK:

The Capital Development Board (CDB) requests qualifications from Construction Management firms to provide Construction Management Services at Agency Professional Services in connection with the above project. Firm acting as a Construction Manager (CM) must be pre-qualified with the CDB as a CM.

DESCRIPTION OF PROJECT

Construction of a new state-of-the-art public health laboratory facility to serve the State of Illinois. The facility must meet federal bio-safety requirements to continue to secure federal funds, including all standard set by the Biosafety in Microbiology and Biomedical Laboratories (BMBL) for BSL-2 and BSL-3 laboratories. Biosafety Level 3 (BSL-3) lab must be inspected and certified by the Center for Disease Control (CDC) for use with select agent testing and registry.

The Chicago Laboratory will be a multi-story building of approximately 120,000 gross square feet. The facility will be secure with access controls. The site will be determined and should accommodate parking lot(s) in addition to the laboratory facility.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

An independent third-party commissioning agent will be selected and assigned to this project.

The selected A/E will be expected to complete an approved design within 18-24 months of the executed contract. The design timeline in the PSB front end pages do not apply to this project.

Project Delivery Method: Single prime contracts with protected subs will be used on this project as required by the Illinois Procurement Code. The CM will need to assist with planning, reviewing, meeting and monitoring the project schedule and minority-owned and/or women-owned business enterprise goals (MBE/WBE) as defined in the contract documents. The coordination and monitoring of the scheduling of the work will be the responsibility of the CM.

OUTLINE OF REQUIRED CONSTRUCTION MANAGEMENT SERVICES

CM at Agency: CDB shall contract directly with all prime construction contractors.

Construction management services required under this contract may include, but are not limited to, the following:

Scheduling

- Develop a comprehensive critical path project schedule with input from the Illinois Department of Public Health (IDPH), the CDB and the A/E that includes adequate detail to actively track progress from the start of the design development phase through project close-out.
- Investigate and recommend a schedule for the purchase of materials and equipment requiring long lead-time procurement.
- Develop a final project construction schedule (computerized CPM).
- Develop bid schedule(s).
- Keep construction schedule current.
- Provide a monthly executive summary including actual vs. projected progress and recommendations.

Estimating and Budget Control

- Review and evaluate the total project budget, including facility development and construction costs, site costs and building construction costs with escalation and contingencies. Prepare a detailed construction cost estimate based on design documents prepared by the A/E.

- Update detailed construction cost estimate as the A/E refines construction phase documents. Formal submittal of construction cost estimate is required in conjunction with each A/E submittal.
- If the estimate exceeds the construction cost budget at any stage of design, make recommendations for possible cost reductions or bid alternates to bring the project within budget.
- Recommend construction contingency for each contract.
- Assist in review and evaluation of bids received.
- Provide written explanation of bids differing substantially from the CM and the A/E's estimate.
- Provide budget management and financial reporting.
- Review RFI's, change orders and contractor pay requests.

Scope and Design Document Review and Input

- Review project scope with the A/E, the CDB and the IDPH.
- Review and comment on constructability of the A/E's design and details.
- Make recommendations on feasibility of construction methods and possible economies.
- Evaluate and make recommendations on primary and secondary building materials, systems, equipment and special requirements.
- Assist the A/E in separation of the construction documents into divisions for various categories of work.
- Assist the A/E in coordinating the drawings and specifications.
- Assist the A/E and the IDPH with coordination of the movable equipment planning.
- Develop a site mobilization and construction staging plan.

Construction Outreach Services

- Assist the CDB and the A/E in marketing the project to the construction community.
- Assist the CDB with the MBE/WBE outreach and contractor prequalification opportunities.
- Assist in conducting the pre-bid conference(s).

Coordination of Construction

- Develop construction project organization.
- Prepare the minutes of all meetings or conferences and distribute.
- Assist in the identification and assignment of long lead-purchase items.
- Assist the A/E with plan interpretation.
- Coordinate problem resolution among project team members.
- Assist the A/E to coordinate testing and balancing of mechanical systems.
- Coordinate equipment commissioning and training as required.
- Coordinate punch list preparation and substantial completion.
- Coordinate close-out and final acceptance.

Document Management

- Organize and maintain files for all documents generated through the course of the project.
- Maintain and manage submittals and submittal logs, RFI's, RFP's, CO's and all other construction-related documents.
- Collect and maintain MBE/WBE utilization data as directed by the CDB.
- Collect LEED submittal data as required for submittal for certification.

GENERAL CONDITIONS

- Coordinate with federal, state and city agencies as necessary.
- Coordinate with the CDB to help contractors achieve MBE/WBE goals in contracting and labor force.
- Establish site logistics, including traffic management plan, site staging and mobilization.
- Provide field offices, access roads, parking areas, etc.- Provide site security.
- Provide temporary utilities within the building will be coordinated with the project specifications. Outside site conditions and other general conditions items as requested by the CDB.
- Cleaning services of construction site will be provided at an appropriate time determined by the CDB.

Additional information regarding insurance requirements, payment and other contractual issues may be found in the CDB publication SDC 2026, which is available in the Reference Library on our website.

PROCUREMENT OF CONSTRUCTION MANAGEMENT SERVICES

The selection of the CM firm will be based on experience, location and capability of providing the full range of pre construction and construction phase services.

As the initial step in the selection process, pre-qualified CM firms shall submit a Statement of Qualifications, as outlined, for review by the Selection Committee. The Selection Committee will establish a short list of CM firms, conduct interviews and make a recommendation for selection to the CDB Board.

PRE-QUALIFICATION REQUIREMENTS

CM firms must be pre-qualified as a Construction Manager/Program Manager with the CDB prior to the submittal deadline to be considered for this project. Pre-qualification information and required forms are available on the CDB website: <https://cdb.illinois.gov/business/library/all-documents.html>, in the Reference Library.

STATEMENT OF QUALIFICATIONS

A Statement of Qualifications for this project shall be submitted by each firm that desires to be considered for this project. The Statement of Qualifications shall include:

- Submittal letter signed by an officer of the company attesting to the validity of the contents of the Statement of Qualifications.
- Summary of firm's qualifications, history, location, size, philosophy, etc. (no more than three pages).
- Firm's understanding of and approach to this project, including any unique or outstanding characteristics (no more than two pages).
- Prior firm experience in successful planning and construction of similar projects (no more than five pages per project).
- Prior firm experience in LEED documentation and commissioning services.

Firms shall submit descriptions of three to five projects which were completed within the past seven years and had a minimum project budget of \$100 million, that matches the scope of this project and where the firm provided both pre-construction and construction phase services as a CM at Agency.

Include the following information for each project:

- Project description - size/type of building.
- Project location - urban or suburban setting, site constraints.
- Project budget.
- Scope of CM work.
- Unique characteristics and challenges.
- Specific accomplishments.
- Schedule - length of project, was project completed on time? Why/why not?
- Construction budget.
- Construction cost estimate - original contract value - final construction cost - discuss/explain changes in project cost between original estimate and final cost.
- Number of change orders - cost of all changes - percentage of changes due to changes in project scope.
- Number of RFI's.
- Services provided for LEED certified projects, including project certification level.
- CM's project staff, including principal, project manager, site superintendent.
- CM's consultants (if any).
- Owner/client contact information.
- Architectural firm, project manager, project designer, contact information.
- Personnel (no more than 20 pages).
- List of personnel to be assigned to the project and their positions; at a minimum include project executive, project manager, site superintendent, estimator and scheduler. Include a resume for each person, including education, experience, time with firm and recent projects.
- Deliverables (no more than 10 pages, including examples).
- A description of the deliverables that the CM will provide throughout the course of the project. Include examples where applicable (e.g. schedules, submittal logs).

The Statement of Qualifications should be in a single PDF document organized into six sections as follows:

Section 1: Submittal letter.

Section 2: General description of firm, philosophy, accomplishments, value.

Section 3: General description of project understanding and challenges.

Section 4: Relevant project experience.

Section 5: Resumes of personnel to be assigned to the project and description of their responsibilities.

Section 6: Description of deliverables.

Company brochures will not be reviewed.

The Statement of Qualifications submittal shall be in the form described above; submittal shall not be made using the CDB 330 form.

REVIEW OF SUBMITTALS AND CREATION OF THE SHORT-LIST

Statements of Qualifications submitted by pre-qualified firms will be reviewed by the Selection Committee. The Selection Committee will prepare a short list of three to five firms for the purpose of conducting interviews. Upon completion of the interview process, the CDB will rank the short-listed firms and that ranking will be submitted to the CDB Board for approval.

Upon approval, the CDB will begin negotiations with the successful firm. All applicants will be notified in writing of their prequalification status, short list status and Board approval status. Short-listed firms will be notified of any additional information required before the interviews.

KEY ELEMENTS OF THE SELECTION COMMITTEE REVIEW

- Firm's relevant experience on similar projects.
- Specific relevant experience of the key individuals assigned.
- Size of organization.- Willingness and ability to meet time requirements
- Track record indicating an ability to work cooperatively and collaboratively with other members of a large project team on similar projects.
- Record of timely completion on similar projects.
- Proven quality of performance of the CM firm throughout all phases of the design and construction process.
- Inclusion of MBE/WBE/VBE/PBE.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 25 percent is applicable to the A/E team. (Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 630-000-325

PROJECT DESCRIPTION: Demolish and Construct Storage Buildings, Renovate Restroom and Breakroom

PROJECT LOCATION: Department of Transportation
Statewide Program

APPROPRIATION AMOUNT: \$338,000

ESTIMATED TOTAL PROJECT COST: \$4,220,000

PROJECT SCOPE OF WORK:

The West City Team Section Headquarters is an 8-building facility established in 1967. The scope of work is to demolish a recently acquired two-story, single-family residence and construct an approximately 10,000 square feet of vehicle storage building. The work also includes constructing a new wash bay. Site work will include access pavement to the new storage building and altering the perimeter fence to enclose the new storage building.

The Zeigler Team Section Sub Headquarters is a 4-building site established in 1958. The Office/Garage/Equipment Storage Building (D0910) is a 3,456 square foot, 1-story building constructed in 1958. The scope of work provides for renovating the restroom and office area for ADA/IAC compliance and providing insulation and heat to the 3 storage/maintenance bays.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

If hazardous materials are encountered, they will be addressed outside of this contract.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

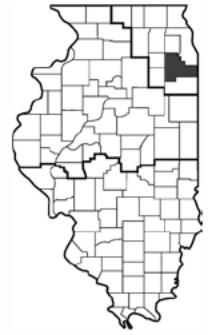
A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

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A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 630-036-010

PROJECT DESCRIPTION: Demolish Buildings and Construct Office/Maintenance Building and Brine Station

PROJECT LOCATION: Department of Transportation
District 1: New Lenox Team Section Headquarters - Will County

APPROPRIATION AMOUNT: \$12,900,000

ESTIMATED TOTAL PROJECT COST: \$37,500,000

PROJECT SCOPE OF WORK:

The New Lenox Maintenance Yard is an 8-building facility established in 1968.

The scope of work provides for the demolition of buildings D0141, D0142, and D0143 and constructing new buildings for vehicle storage and maintenance. The buildings shall include, but not limited to, offices, truck and equipment bays for 75 pieces, wash bays, storage rooms, break rooms, restrooms, mechanics bays with lifts, sign shop workspace and parts rooms. The work will also include constructing a brine generation building, including all necessary equipment and storage.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The scope shall develop a project phasing plan to support limited site occupancy during the construction.

Temporary office and restroom trailers and temporary power to remaining facilities are required during the duration of the construction.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

If hazardous materials are encountered, they will be addressed outside of this contract.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 630-156-003

PROJECT DESCRIPTION: Construct Addition, Demolish and Construct Buildings and Addition

PROJECT LOCATION: Department of Transportation
District 2: Geneseo Team Section Headquarters - Henry County

APPROPRIATION AMOUNT: \$2,210,000

ESTIMATED TOTAL PROJECT COST: \$6,050,000

PROJECT SCOPE OF WORK:

The Maintenance Facilities Building (D0207) is a 6,520 square foot, 2-story building constructed in 1956. The scope of the work provides for the construction of an approximately 600 square feet building addition to accommodate new offices and locker rooms. The work also includes relocating the central air unit, replacing select flooring throughout the building, replacing fixtures in the existing bathroom, and repairing or replacing roof, gutters and downspouts.

The Material Storage Building (D0255) is a 3,600 square foot, 1-story building constructed in 1965. The scope of work includes the demolition of the existing Material Storage Building and constructing an approximately 3,200 square feet heated building with three overhead doors and floor drains.

The Brine Processing Building (D0178) is a 576 square foot, 1-story building constructed in 1985. The scope of work includes the demolition of the existing Brine Processing Building and the construction of a new heated pole building for brine generation, including overhead door and all necessary equipment and storage.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

If hazardous materials are encountered, they will be addressed outside of this contract.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333

A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 630-300-005

PROJECT DESCRIPTION: Demolish and Construct Vehicle Maintenance Building

PROJECT LOCATION: Department of Transportation
District 4: Macomb Team Section Headquarters - McDonough County

APPROPRIATION AMOUNT: \$3,400,000

ESTIMATED TOTAL PROJECT COST: \$5,800,000

PROJECT SCOPE OF WORK:

The Maintenance Storage Building (D0418) is a 16,100 square foot, 1-story building constructed in 1972.

The scope of work provides for demolition of building D0418 and construction of a new drive-through vehicle maintenance building with offices, truck and equipment parking for 18 pieces, wash bay, storage rooms, a breakroom, restrooms, and mechanics bays with lifts. Site work will be to tie the building into existing yard pavement.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

Temporary office trailers with restrooms and temporary yard power to existing facilities will be required during the duration of construction.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

If hazardous materials are encountered, they will be addressed outside of this contract.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

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A/E SELECTION COMMITTEE RECOMMENDATIONS

7/14/2026



CDB PROJECT NO: 630-634-001

PROJECT DESCRIPTION: Demolish and Construct Two-Story Office, Upgrade Electrical/Mechanical Systems

PROJECT LOCATION: Department of Transportation
District 4: Peoria Traffic Operations Sign Shop - Peoria County

APPROPRIATION AMOUNT: \$450,000

ESTIMATED TOTAL PROJECT COST: \$6,250,000

PROJECT SCOPE OF WORK:

The Peoria Traffic Sign Shop Building (IDOT634-0001) is a 25,886 square foot, two-story building constructed in 2006.

The scope of work provides for an initial assessment of the building's utility infrastructure, and any electrical and mechanical system upgrades necessary to support the continued operation of the remaining portion of the building. The work also includes the demolition of approximately 10,000 square feet of the original two-story building, leaving the metal building additions intact. The work will include construction of a roughly 10,000 square foot two-story conditioned building with office areas, restrooms, ready room/break room, training room, storage areas, and an elevator to meet accessibility requirements.

This work may include, but is not limited to, architectural, structural, civil, plumbing, electrical, heating, ventilation, and data.

The work shall include temporary utilities to support the remaining portion of the building during construction.

A minimum of LEED Silver certification or equivalent green building standard certification will be required.

If hazardous materials are encountered, they will be addressed outside of this contract.

If applicable, the design will need to comply with the Illinois Stretch Energy Code.

The A/E will be responsible and must utilize or be a qualified environmental firm for preparing/submitting plans and reports in accordance with Section 669 of IDOT's Standard Specifications for Road and Bridge Construction. The A/E will also be responsible for monitoring all soil excavation, ensuring contractor compliance and measurement for payment in construction.

The A/E will need to determine if any components of this project are eligible for a utility company or other energy grant/rebate and will be responsible for preparing and submitting the grant application if the project qualifies for the rebate.

The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. The A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesigning the project should bids received exceed project funding.

A combined MBE/WBE goal of 20 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A combined VBE/PBE goal of 3 percent is applicable to the A/E team.

PROFESSIONAL SERVICES BULLETIN VOLUME: 333



MEMORANDUM

TO: Capital Development Board

FROM: Trevor Parnell, Professional Services Administrator

DATE: July 14, 2026

RE: Illinois Stretch Energy Code Rules (71 IAC 600)

The Capital Development Board ("CDB") is proposing amendments to its administrative rules. Pursuant to 2 Ill. Adm. Code 1650.410, CDB requests Board approval of the rule revisions summarized below.

These proposed amendments implement the requirements of Public Act 102-0662, the Energy Transition Act (formerly the Climate and Equitable Jobs Act ("CEJA")), which was enacted on September 15, 2021. The Act directs CDB to develop and adopt an Illinois Stretch Energy Code for residential and commercial buildings by the end of 2024 and update it in 2026, 2029 and 2032 to reflect revised site energy index values, ensuring that the Stretch Code continues to advance energy efficiency and building performance over time.

The Illinois Energy Conservation Advisory Council approved the proposed 2026 Illinois Stretch Energy Code amendments on September 30, 2025.

The proposed amendments to Title 71, Part 600 of the Illinois Administrative Code incorporate the updated Illinois Stretch Energy Code and make minor technical and editorial corrections to the Illinois Base Energy Code.

Key Items Regarding the Illinois Stretch Energy Code

A cost-effectiveness analysis was conducted to evaluate the proposed Illinois Stretch Energy Code. The analysis demonstrates that compliance with both the residential and commercial stretch codes is cost-effective, resulting in positive lifecycle cash flow and reductions in greenhouse gas emissions. Key findings include:

- Compliance with both the residential and commercial stretch codes is cost-effective and provides positive lifecycle economic benefits while reducing greenhouse gas emissions.
 - The residential stretch code has an estimated simple payback period of 11.4 years.
 - The commercial stretch code has an estimated simple payback period of 8.2 years.

- Each amendment was evaluated and determined to be cost-effective, except for the commercial thermal envelope provisions (Sections C402.1.2, C402.1.3, and C402.5). However, when evaluated as a comprehensive package, the commercial stretch code remains cost-effective overall.

2026 Illinois Stretch Energy Code Summary

Residential

- Improved Air Leakage
 - This amendment reduces air-leakage rate from 3.0 to 2.5 ACH50 as well as updates air leakage testing procedure to mirror commercial multifamily.
- Duct Location
 - This amendment requires ducts to be in conditioned spaces and R8 insulation for ducts in basements or crawlspaces.
- Balanced Ventilation
 - This amendment requires an ERV or HRV in new construction.
- TC Multiplier
 - This amendment removes 1.15 TC multiplied from the simulated performance path.
- Increased window performance
 - This amendment decreases the vertical fenestration U-factor from 0.28 to 0.27.
- Credit Values to meet CEJA Targets
 - Electric: 16 credits
 - Gas: 31 credits

Commercial

- Air Leakage
 - This amendment reduces air-leakage rate from 0.35 cfm/ft² to 0.20 cfm/ft².
- Envelope Improvements
 - This amendment increases thermal performance of the opaque envelope and fenestration measures in the prescriptive path. IECC voted to retain SHGC values in the 2024 IECC.
- Horticultural lighting
 - This amendment increases the minimum requirement for photosynthetic photon efficacy of horticulture lighting from 1.7 to 2.1 $\mu\text{mol/J}$.
- Electric Readiness
 - This amendment limits electric readiness R-2 buildings to match the proposed commercial base code.

- Resource CRA
 - This amendment retitles Resource CRA to an Appendix to allow for local adoption.

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TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY

CHAPTER I: CAPITAL DEVELOPMENT BOARD

SUBCHAPTER d: ENERGY CODES

PART 600

ILLINOIS ENERGY CODES

SUBPART A: GENERAL

Section	
600.100	Definitions
600.110	Adoption and Modification of the Illinois Energy Codes
600.120	Illinois Energy Conservation Advisory Council
600.125	Illinois Energy Conservation Advisory Council Meetings
600.130	Revisions to the Code

SUBPART B: STATE FUNDED FACILITIES

Section	
600.200	Illinois Commercial Stretch Energy Code
600.210	Exemptions
600.220	Compliance

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section	
600.300	Illinois Energy Conservation Code
600.305	Illinois Commercial Stretch Energy Code
600.310	Exemptions
600.320	Local Jurisdiction
600.330	Compliance
600.340	Application to Home Rule Units

SUBPART D: RESIDENTIAL BUILDINGS

Section	
600.400	Illinois Energy Conservation Code
600.405	Illinois Residential Stretch Energy Code
600.410	Exemptions
600.420	Local Jurisdiction

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600.430 Compliance
600.440 Application to Home Rule Units

600.APPENDIX A Illinois Energy Conservation Code Amendments to the 2024 International Energy Conservation Code
600.APPENDIX B Illinois Commercial Stretch Energy Code Amendments to the 2024 International Energy Conservation Code Final Draft
600.APPENDIX C Illinois Residential Stretch Energy Code Amendments to the 2021 International Energy Conservation Code

AUTHORITY: Implementing and authorized by the Capital Development Board Act [20 ILCS 3105] and the Energy Efficient Building Act [20 ILCS 3125].

SOURCE: Adopted by emergency rulemaking at 28 Ill. Reg. 11355, effective July 26, 2004, for a maximum of 150 days; emergency rules expired December 22, 2004; adopted at 29 Ill. Reg. 777, effective January 1, 2005; new Part adopted by emergency rulemaking at 29 Ill. Reg. 5736, effective April 8, 2005, for a maximum of 150 days; emergency expired September 4, 2005; emergency rulemaking repealed at 29 Ill. Reg. 6093, effective April 18, 2005, for a maximum of 150 days; emergency expired September 14, 2005; old Part repealed at 29 Ill. Reg. 16414 and new Part adopted at 29 Ill. Reg. 14790, effective April 8, 2006; amended at 31 Ill. Reg. 14422, effective October 9, 2007; emergency amendment at 33 Ill. Reg. 12407, effective August 18, 2009, for a maximum of 150 days; amended at 33 Ill. Reg. 16702, effective November 23, 2009; emergency rulemaking at 34 Ill. Reg. 2582, effective January 29, 2010, for a maximum of 150 days; emergency expired June 27, 2010; amended at 34 Ill. Reg. 11398, effective July 26, 2010; amended at 37 Ill. Reg. 789, effective January 11, 2013; amended at 37 Ill. Reg. 12822, effective July 23, 2013; amended at 40 Ill. Reg. 2754, effective January 20, 2016; amended at 43 Ill. Reg. 8707, effective August 5, 2019; amended at 47 Ill. Reg. 17974, effective November 27, 2023; amended at 48 Ill. Reg. 14276, effective January 1, 2025; amended at 50 Ill. Reg. _____, effective _____.

SUBPART A: GENERAL

Section 600.100 Definitions

Definitions of terms in the International Energy Conservation Code, incorporated by reference in Subpart C of this Part, apply, as do the following definitions:

"Act" means the Capital Development Board Act [20 ILCS 3105].

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"Authority Having Jurisdiction" or "AHJ" means the organization, office or individual responsible for approving equipment, materials, an installation or procedure.

"CDB" or "Board" means the Illinois Capital Development Board.

"Commercial Facility" means any building except a building that is a residential building as defined in the EEB Act. [20 ILCS 3125/10]

"Council" means the Illinois Energy Conservation Advisory Council appointed under Section 600.120 and whose purpose it is to recommend modifications to the Illinois Energy Conservation Code.

"EEB Act" means the Energy Efficient Building Act [20 ILCS 3125].

"IECC" means the International Energy Conservation Code.

"Illinois Energy Conservation Code" means:

With respect to the privately funded commercial facilities covered by Subpart C Section 600.300:

This Part, all additional requirements incorporated within Subpart C (including the 2024 International Energy Conservation Code that encompasses ASHRAE 90.1, including all published errata but excluding published supplements, and any statutorily authorized adaptations to the incorporated standards adopted by CDB; and

With respect to the residential buildings covered by Subpart D Section 600.400:

This Part, all additional requirements incorporated within Subpart D (including the 2024 International Energy Conservation Code, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

"Illinois Commercial Stretch Energy Code" or "Commercial Stretch Code" means:

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With respect to the State facilities covered by Subpart B and privately funded commercial facilities covered by Subpart C Section 600.305:

This Part, all additional requirements incorporated within Subparts B and C (including the 2024 International Energy Conservation Code Commercial Provisions that encompasses ASHRAE 90.1, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB;

"Illinois Residential Stretch Energy Code" or "Residential Stretch Code" means:

With respect to the residential buildings covered by Subpart D Section 600.405:

This Part, all additional requirements incorporated with Subpart D (including the 2024 International Energy Conservation Code Residential Provisions, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB.

"Municipality" means any city, village, or incorporated town. [20 ILCS 3125/10]

"Residential Building" means a detached one-family or 2-family dwelling or any building that is 3 stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "residential building" means a building containing one or more dwelling units, not exceeding 4 stories above grade, where occupants are primarily permanent. [20 ILCS 3125/10]

"State Funded Building" means and includes buildings under the jurisdiction of each officer, department, board, commission, institution and body politic and corporate of the State, including the Illinois Building Authority, and any other person expending or encumbering State or federal funds by virtue of an appropriation or other authorization by the General Assembly or federal

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authorization or grant. This includes State funded *housing, hospitals, penitentiaries, laboratories, educational facilities, administrative facilities, recreational facilities, environmental equipment and parking facilities* [20 ILCS 3105/4.01].

(Source: Amended at 50 Ill. Reg. _____, effective _____)

Section 600.110 Adoption and Modification of the Illinois Energy Codes

- a) The purpose of the Illinois Energy Conservation Code is to implement Section 15 of the Energy Efficient Building Act [20 ILCS 3125] that requires CDB to officially adopt, as a minimum requirement for commercial structures and as a minimum and maximum requirement for residential buildings, the 2024 International Energy Conservation Code, including all published errata but excluding any published supplements, to apply that Illinois Energy Conservation Code to all commercial and residential structures in Illinois, and to assist local code officials with enforcing the requirements of the Illinois Energy Conservation Code. The 2024 Illinois Energy Conservation Code will become effective on November 30, 2025.
- b) The purpose of the Illinois Stretch Energy Code as described in Subparts B, C, and D (State facilities, privately-funded commercial facilities and residential buildings) is to implement Section 55 of the Energy Efficient Building Act [20 ILCS 3125] that requires CDB to officially adopt, as a minimum requirement for State facilities, commercial structures and residential buildings in municipalities that have adopted the Illinois Stretch Energy Code, an energy code that meets the site energy indexes as outlined in Section 55 of the Energy Efficient Building Act.
- c) The Illinois Energy Conservation Code as described in Subpart C (privately-funded commercial facilities) is effective April 8, 2007. The Illinois Energy Conservation Code as described in Subpart D (residential buildings) is effective January 29, 2010. The Illinois Stretch Energy Code as described in Subparts B, C and D (State facilities, privately-funded commercial facilities and residential buildings) is effective January 1, 2025.
- d) Application of the Codes
 - 1) State Facilities. The Illinois Commercial Stretch Energy Code as described in Subpart B of this Part applies to *all projects to which an*

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energy conservation code is applicable that are authorized or funded in any part by the Board after July 1, 2024. [20 ILCS 3125/55]

- 2) Privately Funded Commercial Facilities and Residential Buildings. The Illinois Energy Conservation Code or the Illinois Stretch Energy Code if adopted by the local municipality as described in Subparts C and D of this Part applies *to any new building or structure in this State for which a building permit application is received by a municipality or county.* [20 ILCS 3125/20]
 - A) *Additions, alterations, renovations, or repairs to an existing building, building system or portion thereof shall conform to the provisions of the Code as they relate to new construction without requiring the unaltered portion of the existing building or building system to comply with the Code.* [20 ILCS 3125/20(c)]
 - B) All exceptions listed in the Code related to additions, alterations, renovations, or repairs to an existing building are acceptable provided the energy use of the building is not increased.
- e) This Code, together with the standards incorporated by reference in this Part, has the force of a building code and is administrative law applicable in the State of Illinois.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

SUBPART B: STATE FUNDED FACILITIES

Section 600.200 Illinois Commercial Stretch Energy Code

- a) The 2024 IECC, including published errata but excluding published supplements, available from the Capital Development Board, 401 S. Spring St., 3rd Floor, Springfield, IL 62706 (cdb.energycodes@illinois.gov) through copyright agreement with International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Commercial Stretch Energy Code, as described in this Subpart as applicable to State funded facilities, with the modifications outlined in subsection (c).

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- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to IECC
Under Section 55 of the EEB Act, when applying the Illinois Commercial Stretch Energy Code to State funded facilities, CDB may modify the incorporated standards to meet objectives outlined in the EEB Act. Modifications, additions or omissions to the IECC are specified in Appendix B and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section 600.300 Illinois Energy Conservation Code

- a) The 2024 IECC, including published errata but excluding published supplements published May 2024, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Energy Conservation Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to IECC
Under Section 15 of the EEB Act, when applying the Illinois Energy Conservation Code to privately funded commercial facilities, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the EEB Act are maintained. Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

Section 600.305 Illinois Commercial Stretch Energy Code

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NOTICE OF PROPOSED AMENDMENTS

- a) The 2024 IECC, including published errata but excluding published supplements published May 2024, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Commercial Stretch Energy Code, as described in this Subpart as applicable to privately funded commercial facilities, with the modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to the IECC
Under Section 55 of the EEB Act, when applying the Illinois Commercial Stretch Energy Code to privately funded commercial facilities, CDB may modify the incorporated standards to meet objectives outlined in the EEB Act. Modifications, additions or omissions to the IECC are specified in Appendix B and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

Section 600.330 Compliance

- a) Compliance with the Illinois Energy Conservation Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ). Minimum compliance shall be demonstrated by submission of one of the following:
 - 1) The compliance forms published in the ASHRAE 90.1 User's Manual; or
 - 2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or
 - 3) Other comparable compliance materials that meet or exceed, as determined by the authority having jurisdiction, the compliance forms published in the ASHRAE 90.1 User's Manual or the U.S. Department of Energy's COMcheck code compliance tool; or

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- 4) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325]; or
 - 5) Compliance materials required by C407 Simulated Building Performance or C410 Passive Building Compliance Option when those respective compliance paths are utilized.
- b) Compliance with the Illinois Commercial Stretch Energy Code as described by this Subpart C (applicable to commercial facilities) shall be determined by the local authority having jurisdiction (AHJ). Minimum compliance shall be demonstrated by submission of one of the following:
- 1) Buildings certified in compliance with Passive House Institute (PHI) or Passive House Institute U.S. (PHIUS) programs; or
 - 2) Compliance Certificates generated by the U.S. Department of Energy's COMcheck code compliance tool; or
 - 3) The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code; or
 - 4) The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325].

(Source: Amended at 48 Ill. Reg. 14276, effective January 1, 2025)

SUBPART D: RESIDENTIAL BUILDINGS

Section 600.400 Illinois Energy Conservation Code

- a) The 2024 IECC, including published errata but excluding published supplements published May 2024, available from the International Code Council at 200 Massachusetts Ave, NW Suite 250, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois

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Energy Conservation Code, as described in this Subpart as applicable to residential buildings, with the modifications outlined in subsection (c).

- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to IECC
Under Section 15 of the EEB Act, when applying the Illinois Energy Conservation Code to residential buildings, CDB may modify the incorporated standards to respond to the unique economy, population distribution, geography and climate of Illinois, as long as the objectives of the Act are maintained pursuant to that statutory authority. Modifications, additions or omissions to IECC are specified in Appendix A and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

Section 600.405 Illinois Residential Stretch Energy Code

- a) The 2024 IECC, including published errata but excluding published supplements available from the International Code Council at 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001, phone: 1-888-ICC-SAFE (422-7233), www.iccsafe.org, is hereby incorporated into the Illinois Residential Stretch Energy Code, as described in this Subpart as applicable to residential buildings, with modifications outlined in subsection (c).
- b) All incorporations by reference in this Section are of the cited standards as they existed on the date specified. These incorporations include no later editions or amendments.
- c) Modifications to the IECC
Under Section 55 of the EEB Act, when applying the Residential Stretch Energy Code to privately funded residential buildings, CDB may modify the incorporated standards to meet objectives outlined in the EEB Act. Modifications, additions or omissions to the IECC are specified in Appendix C and are rules of the CDB and are not requirements of the IECC.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

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Section 600.APPENDIX B Illinois Commercial Stretch Energy Code Amendments to the 2024 International Energy Conservation Code

The following Code sections shall be referenced in place of the corresponding 2024 IECC sections.

CHAPTER 1 [CE] SCOPE AND ADMINISTRATION

PART 1 – SCOPE AND APPLICATION

**SECTION C101
SCOPE AND GENERAL REQUIREMENTS**

C101.1 Title. This code shall be known as the 2026 Illinois Commercial Stretch Energy Code and shall mean:

With respect to the State facilities covered by 71 Ill. Adm. Code 600.Subpart B:

This Part, all additional requirements incorporated within Subpart B (including the 2024 International Energy Conservation Code Commercial Provisions, including all published errata but excluding published supplements published May 2024 that encompass ASHRAE 90.1-2022), and any statutorily authorized adaptations to the incorporated standards adopted by CDB are effective December 31, 2026.

With respect to the privately funded commercial facilities covered by 71 Ill. Adm. Code 600.Subpart C:

This Part, all additional requirements incorporated within Subpart C (including the 2024 International Energy Conservation Code Commercial Provisions, including all published errata and excluding published supplements published May 2024 that encompass ASHRAE 90.1-2022), and any statutorily authorized adaptations to the incorporated standards adopted by CDB is effective upon adoption by a Municipality and takes the place of the Illinois Energy Conservation Code with respect to commercial buildings.

No unit of local government, including any home rule unit, may regulate energy efficient building standards for commercial buildings in a manner that is less stringent than the standards established pursuant to this Illinois Commercial Stretch Energy Code.

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C101.1.1 Adoption. The Board shall adopt amendments to this Code and include site energy index standards as established in the Energy Efficient Building Act [20 ILCS 3125/55] as follows:

By June 30, 2024 with a site energy index no greater than .60 of the 2006 IECC;
By December 31, 2026 with a site energy index no greater than .50 of the 2006 IECC;
By December 31, 2029 with a site energy index no greater than .44 of the 2006 IECC;
By December 31, 2032 with a site energy index no greater than .39 of the 2006 IECC.

C101.2.1 Appendices. Appendices CG, CI, CJ, and CK are hereby adopted into the *Illinois Commercial Stretch Energy Code*. Provisions in other appendices shall not apply unless specifically adopted by the municipality.

C101.4 Compliance. Commercial buildings shall meet the provisions of the Illinois Commercial Stretch Energy Code covered by 71 Ill. Adm. Code 600 Subpart C. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Commercial Stretch Energy Code. Minimum compliance shall be demonstrated by submission of:

C101.4.1 Compliance materials. The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code; or

C101.4.2 Professional seals. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325]; or

C101.4.3 COMcheck.TM Compliance Certificates generated by the U.S. Department of Energy's COMcheckTM Code compliance tool.

SECTION C102 APPLICABILITY

C102.1.1 Mixed residential and commercial buildings. Where a building includes both residential building and commercial building portions, each portion shall be separately

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considered and meet the applicable provisions of the Illinois Energy Conservation Code or the Illinois Stretch Energy Code if adopted by the municipality.

PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION C104

ALTERNATIVE MATERIALS, DESIGN AND METHODS OF

CONSTRUCTION AND EQUIPMENT

C104.1.1 Above code programs. Buildings certified in compliance with Passive House Institute (PHI) or Passive House Institute U.S. (PHIUS) programs, or buildings that comply with Appendix CC, shall be deemed to meet the requirements of this code where such buildings also meet the requirements identified in Table C407.2(1).

SECTION C105

CONSTRUCTION DOCUMENTS

C105.2.2 Electrification system. The construction documents shall provide details for additional electric infrastructure, including branch circuits, conduit, pre-wiring, panel capacity, and electrical service capacity, as well as interior and exterior spaces designated for future electric equipment, in compliance with the provisions of this code.

SECTION C202

GENERAL DEFINITIONS

COMMERCIAL CLOTHES DRYING APPLIANCES. Clothes drying appliances meeting the definition of clothes dryer (Type 2) in the International Fuel Gas Code, or tested in accordance with UL 2158 or UL 1240 and installed in a commercial laundry establishment.

COMMERCIAL COOKING APPLIANCES. Commercial cooking appliances used in a commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local exhaust ventilation system. Such appliances include deep fat fryers, upright broilers, griddles, broilers, steam-jacketed kettles, hot-top ranges, under-fired broilers (charbroilers), ovens, barbecues, rotisseries and similar appliances.

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REPLACEMENT COST. The cost to construct or replace an entire building with equal quality, construction type, and square footage, at current construction market labor and material rates.

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term “RESIDENTIAL BUILDING” means a building containing one or more dwelling units, not exceeding four stories above grade, where occupants are primarily permanent. See 20 ILCS 3125/10.

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or is more than 50% of the market value replacement cost of the structure before the improvement or repair is started. Where the structure has sustained substantial damage, as defined in the International Building Code, any repairs are considered substantial improvement regardless of the actual repair work performed. Substantial improvement does not include the following:

1. Improvement of a building ordered by the code official to correct health, sanitary or safety code violations and that are the minimum necessary to assure safe living conditions.
2. Alteration of a historic building where the alteration will not affect the designation as a historic structure.

**SECTION C401
GENERAL**

C401.2 Application. Commercial buildings shall comply with Section C401.2.1, C401.2.2, or C401.2.3.

C401.2.1 Commercial buildings shall comply with one of the following:

1. **Prescriptive Compliance.** The Prescriptive Compliance option requires compliance with Sections C402 through C406, Section C408 and appendices CG, CI, and CJ. Dwelling units and sleeping units in Group R-2 buildings shall be deemed to be in compliance with this chapter, provided that they comply with Section R406.

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2. Simulated Building Performance. The Simulated Building Performance option requires compliance with Section C407.

Exception: Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5.

C401.2.2 ASHRAE 90.1. Commercial buildings shall comply with the requirements of ANSI/ASHRAE/IES 90.1, and the requirements of the sections indicated within Table C401.2.2.

TABLE C401.2.2 REQUIREMENTS FOR ASHRAE 90.1 COMPLIANCE

SECTION ^a	TITLE
New Construction	
C405.4	Horticultural lighting
Appendix CG	Electric Vehicle Power Transfer Infrastructure
Appendix CI	Demand Responsive Controls
Appendix CJ	Electrical energy storage system
Appendix CK	Total Building Performance Pathway
C405.17	Electric infrastructure
Additions and Alterations	
C502.3.7	Additional energy efficiency credits
C503.3.2	Mechanical system acceptance testing
C503.3.3	Duct testing
C503.3.4	Controls
C503.3.5	System sizing
C503.6	Additional energy efficiency credits

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C505.1.3	Additional energy efficiency for changes of occupancy
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^a Reference to a code section includes all the relative subsections as indicated in the table.

C401.2.3 Passive building compliance option. The passive building compliance option requires compliance with Section C410.

**SECTION C402
BUILDING THERMAL ENVELOPE REQUIREMENTS**

Modify the following rows and footnotes in Table C402.1.2:

Table C402.1.2 OPAQUE BUILDING THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD ^{a,b}				
Climate Zone	4 Except Marine		5 and Marine 4	
	All Other	Group R	All Other	Group R
Roofs				
Insulation entirely above roof deck	U-0.030	U-0.030	U-0.030	U-0.030
Attic and other	U-0.020	U-0.020	U-0.020	U-0.020
Walls, above grade ⁱ				
Mass ^f	U-0.055	U-0.055	U-0.055	U-0.055
Metal Building	U-0.048	U-0.048	U-0.048	U-0.048
Metal framed	U-0.044	U-0.044	U-0.044	U-0.044
Wood framed and other ^c	U-0.043	U-0.043	U-0.043	U-0.043
Walls, below grade				
Below-grade wall ^c	C-0.092	C-0.092	C-0.092	C-0.063
Floors				
Mass ^d	U-0.057	U-0.051	U-0.053	U-0.051
^h Garage doors having a single row of fenestration shall have an assembly U-factor less than or equal to 0.36 provided that the fenestration area is not less than 14 percent and not more than 25 percent of the total door area. ⁱ Walls, above grade U-factors include thermal bridging impact calculated in accordance with Section C402.7.				

Modify the following rows and footnotes in Table C402.1.3:

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Table C402.1.3 OPAQUE BUILDING THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, R-VALUE METHOD ^a				
Climate Zone	4 Except Marine		5 and Marine 4	
	All Other	Group R	All Other	Group R
Roofs				
Insulation entirely above roof deck	R-33ci	R-33ci	R-33ci	R-33ci
Attic and other	R-53	R-53	R-53	R-53
Walls, above grade ⁱ				
Mass ^f	R-24+10ci or R-18ci	R-24+10ci or R-18ci	R-24+10ci or R-18ci	R-24+10ci or R-18ci
Metal Building	R-13+14.9ci	R-13+14.9ci	R-13+14.9ci	R-13+14.9ci
Metal framed ^{h,i}	R-21+14ci or R-24+12ci	R-21+14ci or R-24+12ci	R-21+14ci or R-24+12ci	R-21+14ci or R-24+12ci
Wood framed and other ^{h,i}	R-21+6ci or R-25+4ci	R-21+6ci or R-25+4ci	R-21+6ci or R-15+10ci	R-21+6ci or R-15+10ci
Walls, below grade				
Below-grade wall ^d	R-10ci	R-10ci	R-10ci	R-15ci
Floors				
Mass ^e	R-14.6ci	R-16.7ci	R-16.7ci	R-16.7ci
c.. Reserved.				

Modify the following rows and footnotes in Table C402.5:

TABLE C402.5 – BUILDING THERMAL ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS		
CLIMATE ZONE	4 EXCEPT MARINE	5 AND MARINE 4
Vertical fenestration		
U-factor		
Fixed fenestration	U-0.28	U-0.28
Operable fenestration	U-0.32	U-0.32
Entrance doors	U-0.60	U-0.60
Skylights		
U-factor	0.40	0.40

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SHGC	0.40	0.40
PF=Projection Factor. a. U-factor shall be rated in accordance with NFRC 100. b. SHGC shall be rated in accordance with NFRC 200.		

C402.5.1.3 Fenestration orientation.

The vertical fenestration shall comply with either equation (a) or (b):

- a. $AW \leq (AT)/4$ and $AE \leq (AT)/4$
- b. $AW \times SHGCW \leq (AT \times SHGCC)/5$ and $AE \times SHGCE \leq (AT \times SHGCC)/5$

Where:

- AW = West-oriented vertical fenestration area (oriented within 45 degrees of true west to the south and within 22.5 degrees of true west to the north in the Northern Hemisphere)
- AE = East-oriented vertical fenestration area (oriented within 45 degrees of true east to the south and within 22.5 degrees of true east to the north in the Northern Hemisphere)
- AT = Total vertical fenestration area
- SHGCC = SHGC criteria in Table C402.5
- SHGCE = SHGC for east-oriented fenestration
- SHGCW = SHGC for west-oriented fenestration

Exceptions:

- 1. Buildings with shade on 75% of the east-oriented and west-oriented vertical fenestration areas from permanent projections, existing buildings, existing permanent infrastructure, or topography at 9 a.m. and 3 p.m., respectively, on the summer solstice (June 21).
- 2. Alterations and additions with no increase in vertical fenestration area.
- 3. Buildings where the east-oriented and west-oriented vertical fenestration area does not exceed 20% of the gross wall area for each of those façades, and SHGC on those facades is no greater than 90% of the criteria in Table C402.5.

C402.5.3.1 Increased skylight SHGC. Skylights shall be permitted a maximum SHGC of 0.40 where located above *daylight zones* provided with *daylight responsive controls*.

C402.5.3.2 Increased skylight U-factor. Where skylights are installed above *daylight zones* provided with *daylight responsive controls*, a maximum *U-factor* of 0.45 shall be permitted.

C402.5.3.3 Dynamic glazing. Where *dynamic glazing* is intended to satisfy the SHGC and VT requirements of Table C402.5, the ratio of the higher to lower *labeled* SHGC shall be greater than or equal to 2.4, and the *dynamic glazing* shall be automatically controlled to modulate the

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amount of solar gain into the space in multiple steps. *Dynamic glazing* shall be considered separately from other *fenestration*, and area-weighted averaging with other *fenestration* that is not *dynamic glazing* shall not be permitted.

Exception: *Dynamic glazing* is not required to comply with this section where both the lower and higher *labeled* SHGC already comply with the requirements of Table C402.5.

C402.5.3.4 Area-weighted *U*-factor. An area-weighted average combining vertical fixed *fenestration* and vertical operable *fenestration* in accordance with Equation 4-12 shall be permitted to demonstrate compliance with the *U*-factor requirements for those categories in Table C402.5. Entrance door and skylight *U*-factors shall be permitted to be averaged separately by *fenestration* product category. All *U*-factors shall be rated in accordance with NFRC 100.

$$\sum[(U_1 * A_1) \dots (U_n * A_n)] \leq (U_{\text{fixed}} * A_{\text{fixed}} + U_{\text{operable}} * A_{\text{operable}}) \quad (\text{Equation 4-12})$$

where:

U_1 = rated *U*-factor of the 1st vertical fenestration assembly

A_1 = area of the 1st vertical fenestration assembly

U_n = rated *U*-factor of the nth vertical fenestration assembly

A_n = area of the nth vertical fenestration assembly

U_{fixed} = *U*-factor for vertical fixed fenestration in Table C402.4

A_{fixed} = total area of the vertical fixed fenestration assemblies

U_{operable} = *U*-factor for vertical operable fenestration in Table C402.4

A_{operable} = total area of the vertical operable fenestration assemblies.

C402.6.2 Air leakage compliance. *Air leakage* of the *building thermal envelope* shall be tested by an *approved* third party in accordance with Section C402.6.2.1. The measured *air leakage* shall not be greater than 0.20 cfm/ft² (1.0 L/s × m²) of the *building thermal envelope* area at a pressure differential of 0.3 inch water gauge (75 Pa) with the calculated *building thermal envelope* surface area being the sum of the above- and below-grade *building thermal envelope*.

Exceptions:

1. Where the measured *air leakage* rate is greater than 0.20 cfm/ft² (1.0 L/s × m²) but is not greater than 0.30 cfm/ft² (1.5 L/s × m²), the *approved* third party shall perform a diagnostic evaluation using a smoke tracer or infrared imaging. The evaluation shall be conducted while the building is pressurized or depressurized along with a visual inspection of the *air barrier* in accordance with ASTM E1186. All identified leaks shall be sealed where such sealing can be made without damaging existing building components. A report specifying the corrective actions taken to seal leaks shall be deemed to establish compliance with the requirements of this section where submitted to the *code official* and the *building* owner. Where the measured *air leakage* rate is greater than 0.30 cfm/ft² (1.5 L/s × m²), corrective actions must be made to the *building* and an additional test completed for which the results are 0.30 cfm/ft² (1.5 L/s × m²) or less.
2. Buildings in Climate Zone 2B.
3. Buildings larger than 25,000 square feet (2323 m²) floor area in Climate Zones 0 through 4, other than Group I and R occupancies, that comply with Section C402.6.2.3.
4. As an alternative, *buildings* or portions of *buildings* containing Group I-1 and R-2 occupancies shall be permitted to be tested by an *approved* third party in accordance

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with Section C402.6.2.2. The reported *air leakage* of the *building thermal envelope* shall not be greater than 0.27 cfm/ft² (1.4 L/s × m²) of the *testing unit enclosure area* at a pressure differential of 0.2 inch water gauge (50 Pa).

C402.6.6 Vestibules. *Building entrances* shall be protected with an enclosed vestibule. Doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time. The installation of one or more revolving doors in the *building entrance* shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors.

Exceptions: Vestibules are not required for the following:

1. Reserved
2. Doors not intended to be used by the public, such as doors to mechanical or electrical equipment rooms, or intended solely for employee use.
3. Doors opening directly from a sleeping unit or dwelling unit.
4. Doors that open directly from a space less than 3,000 square feet (279 m²) in area, in buildings less than 75 feet (23 m) in height.
5. Doors that open directly from a space less than 1,000 square feet (93 m²) in area, in buildings 75 feet (23 m) and greater in height.
6. Revolving doors.
7. Doors used primarily to facilitate vehicular movement or material handling and adjacent personnel doors.

SECTION C405
ELECTRICAL POWER AND LIGHTING SYSTEMS

C405.4 Horticultural lighting. Permanently installed luminaires shall have a photosynthetic photon efficacy of not less than 2.1 micromoles per joule (μmol/J). Luminaires for horticultural lighting in greenhouses shall be controlled by a device that automatically turns off the luminaire when sufficient daylight is available. Luminaires for horticultural lighting shall be controlled by a device that automatically turns off the luminaire at specific programmed times.

Exception: Cannabis facilities subject to 410 ILCS 705/10-45 – the Cannabis Regulation and Tax Act.

C405.17 Electric infrastructure. New group A-1, A-2, A-3, B, E, M, and R occupancies, as defined in Chapter 3 of the International Building Code, that use fossil fuels for low-capacity space heating, low-capacity service water heating, non-commercial cooking, or non-commercial clothes drying shall install electric infrastructure in accordance with Sections C405.17.1 through C405.17.5 and C105.2.2.

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C405.17.1 Low-capacity space heating. Locations of fossil fuel warm-air heating systems with air handling or roof top units packaged with or connected to exterior condensing units with capacity less than 65,000 Btu/hr shall be provided with all of the following:

1. Infrastructure for a future air source heat pump with auxiliary electric resistive heating shall be provided in accordance with all of the following:
 - a. Space and capacity shall be reserved on the electrical panel for a future 15kW load.
 - b. A raceway sized to serve the future load shall begin at the electrical panel and terminate within 6 ft (2 m) of the location of the air handler and shall be in a location with ready access.
2. Infrastructure sized for a future air source heat pump shall be provided to the exterior condensing unit or packaged roof top unit in accordance with all of the following:
 - a. The electrical panel shall reserve 6 kW of spare capacity to accommodate a future air source heat pump.
 - b. The wire size used in the branch circuit serving the exterior condensing unit shall be increased 2 sizes between the electrical panel and the equipment disconnecting means according to NEC Table 310.16 to ensure compatibility with a future air source heat pump condenser sized in accordance with the requirements of Section C403.1.1.

Exception to C405.17.1 part 2: Where a branch circuit exists for space cooling equipment with the capacity to serve heat pump space heating equipment sized in accordance with the requirements of Section C403.1.1.

C405.17.2 Low-capacity water heating. Locations of fossil fuel water heaters with an input rating of less than 300,000 Btu/hr (88kW) shall comply with C405.17.2.1 or C405.17.2.2.

C405.17.2.1 Unit sized water heaters. Locations of fossil fuel water heaters with an input rating of not more than 50,000 Btu/hr shall comply with all of the following:

1. An individual 30 ampere, 208/240-volt branch circuit shall be provided and terminate within 6 ft (2 m) of the water heater and shall be in a location with ready access.
2. The branch circuit overcurrent protection device and the termination of the branch circuit shall be labeled "For future electric water heater".
3. The space for containing the future water heater shall have a height of not less than 7 ft (2 m), a width of not less than 3 ft (1 m), a depth of not less than 3ft (1 m) and with a volume of not less than 700 ft3 (20 m3).

Exception: Where the space containing the water heater provides for air circulation sufficient for the operation of a heat pump water heater, the minimum room volume shall not be required.

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C405.17.2.2 Other water heaters. Locations of fossil fuel water heaters with an input rating above 50,000 Btu/hr but not greater than 300,000 Btu/hr shall be provided with 4" raceway terminating within 6 ft (2 m) of the water heater in a location with ready access. Space for an appropriately sized future breaker shall be reserved on the electrical panel.

C405.17.3 Non-commercial cooking. Locations of fossil fuel ranges, cooktops and ovens that are not commercial cooking appliances shall be provided with a dedicated individual branch circuit in accordance with all of the following:

1. The branch circuit shall be rated for 208/240-volts and not less than 50 amps.
2. The branch circuit shall terminate within 3 ft (1 m) of the appliance and shall be in a location with ready access.
3. The point of origin and termination of the branch circuit shall be labeled "For future electric cooking appliance".

C405.17.4 Non-commercial clothes drying. Locations of fossil fuel clothes drying appliances that are not commercial clothes drying appliances shall be provided with a dedicated individual branch circuit in accordance with all of the following:

1. The branch circuit shall be rated for 208/240-volts and not less than 30 amps.
2. The branch circuit shall terminate within 3 ft (1 m) of the appliance and shall be in a location with ready access.
3. The point of origin and termination of the branch circuit shall be labeled "For future electric clothes drying appliance".

C405.17.5 Onsite Transformers. Enclosed spaces and underground vaults containing onsite electric transformers on the building side of the electric utility meter shall have sufficient space to accommodate transformers sized to serve the additional electric loads identified in C405.17.1, C405.17.2, C405.17.3 and C405.17.4.

SECTION C406
ADDITIONAL EFFICIENCY, RENEWABLE, AND LOAD
MANAGEMENT REQUIREMENTS

C406.1.1 Additional energy efficiency credit requirements. Buildings shall comply with measures from C406.2 to achieve not less than the number of required efficiency credits from Table C406.1.1(1) based on building occupancy group and climate zone including any energy credit adjustments in accordance with C406.1.1.1. Where a project contains multiple occupancies, the total required energy credits from each building occupancy shall be weighted by the gross conditioned floor area to determine the weighted average project energy credits

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required. Accessory occupancies shall be included with the primary occupancy group for purposes of Section C406.

Exception:

1. Portions of buildings devoted to manufacturing or industrial use.

C406.1.1.1 Buildings without heat pumps. The number of efficiency credits required by Section C406.1.1 shall be multiplied by 1.25 for the following:

1. Buildings using purchased energy for space heating or service water heating that is not electricity.
2. Buildings with electric storage water heaters that are not heat pumps.
3. Buildings with total heat pump space heating capacity less than the space heating load at heating design conditions calculated in accordance with Section C403.1.1.

Exceptions:

1. Portions of buildings devoted to manufacturing.
2. Buildings complying with all of the following:
 - 2.1. The building's peak heating load calculated in accordance with Section C403.1.1 is greater than the building's peak cooling load calculated in accordance with Section C403.1.1.
 - 2.2. The building's total heat pump space heating capacity is not less than 50 percent of the building's space heating load at heating design conditions calculated in accordance with Section C403.1.1.
 - 2.3. Any energy source, other than electricity or on-site renewable energy, is used for space heating only where a heat pump cannot provide the necessary heating energy to satisfy the thermostat setting.

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- 2.4. Electric resistance heat is used only in accordance with Section C403.4.1.1.
3. Low-energy buildings complying with Section C402.1.1.1.
4. Portions of buildings in Utility and Miscellaneous Group U, Storage Group S, Factory Group F or high-Hazard Group H as defined in the International Building Code.

C406.1.1.2 Building core/shell and build-out construction. Where separate permits are issued for core and shell *buildings* and build-out construction, compliance shall be in accordance with the following requirements.

1. Core and shell *buildings* or portions of *buildings* shall comply with one of the following:
 - 1.1. Where the permit includes a central HVAC system or *service water heating* system with chillers, heat pumps, boilers, *service water heating* equipment or loop pumping systems with heat rejection, the project shall achieve not less than 50 percent of the energy credits required by Section C406.1.1 and C406.1.1.1 in accordance with Section C406.2.
 - 1.2. Alternatively, the project shall achieve not less than 33 percent of the energy credits required by Section C406.1.1 and C406.1.1.1.
2. For core and shell buildings or portions of *buildings*, the energy credits achieved shall be subject to the following adjustments:
 - 2.1. Lighting measure credits shall be determined only for areas with final lighting installed.
 - 2.2. Where HVAC or *service water heating* systems are designed to serve the entire *building*, full HVAC or *service water heating* measure credits shall be achieved.
 - 2.3. Where HVAC or *service water heating* systems are designed to serve individual areas, HVAC or *service water heating* measure credits achieved shall be reduced in proportion to the floor area with final HVAC systems or final *service water heating* systems installed.
3. Build-out construction shall be deemed to comply with Section C406.1 where one of the following applies:
 - 1.1. Where heating and cooling generation is provided by a previously installed central system, the energy credits achieved in accordance with Section C406.2 under the build-out project are not less than 33 percent of the credits required by Section C406.1.1 and C406.1.1.1.
 - 1.2. Where heating and cooling generation is provided by an HVAC system installed in the build-out, the energy credits achieved in accordance with Section C406.2 under the build-out project are not less than 50 percent of the credits required by Section C406.1.1 and C406.1.1.1.

SECTION C407
SIMULATED BUILDING PERFORMANCE

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C407.2 Mandatory requirements. Compliance based on simulated building performance requires that a proposed design meet all of the following:

1. The requirements of the sections indicated within Table C407.2(1).
2. A site energy use that is less than or equal to the percent of the site energy use (SEUC) of the standard reference design calculated in Equation 4-34. The reduction in site energy use of the proposed design associated with on-site and off-site renewable energy shall not be included in the total site energy use.

$$\text{PSEUC} = 100 \times (0.80 + 0.25 - \text{ECr}/1000) \text{ (Equation 4-34)}$$

PSEUC = Percentage of site energy use of the standard reference design

ECr = Energy efficiency credits required for the building in accordance with Section C406.1 (do not include load management and renewable credits)

Add the following rows to Table C407.2(1) as follows:

TABLE C407.2(1)
REQUIREMENTS FOR SIMULATED BUILDING PERFORMANCE

SECTION ^a	TITLE
Envelope	
C402.5.1.3	Fenestration orientation
C405.17	Electric infrastructure
Appendix CG	Electric vehicle power transfer infrastructure
Appendix CI	Demand responsive controls
Appendix CJ	Electrical energy storage system

Modify Table C407.4.1(1) as follows:

TABLE C407.4.1(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

Vertical fenestration other than opaque doors	Area 1. The proposed vertical fenestration area; where the proposed vertical fenestration area is less than 40% of the above-grade wall area.	As proposed
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	2. 40% of above grade wall area; where the proposed vertical fenestration area is 40% or more of the above grade wall area 3. Fenestration orientation shall comply with Section C402.5.1.3	
	U-factor: as specified in Table C402.5	As proposed
	1. SHGC: as specified in Table C402.5 except that for climates with no requirement (NR) SHGC = 0.40 shall be used. 2. Fenestration SHGC shall comply with Section C402.5.1.3	As proposed
	External shading and PF: none	As proposed

SECTION C410-PASSIVE BUILDING COMPLIANCE OPTION

C410.1 Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later) Standard must include performance calculations by Phius-approved software or the use of the Phius Prescriptive Path.

C410.1.1 Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter must be provided to the code official.

C410.1.2 Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024 (or later) final certificate must be provided to the code official.

C410.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

C410.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

C410.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

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C502.3.7.1 Additions not served by heat pumps. The number of efficiency credits required by Section C502.3.7 shall be multiplied by 1.25 for the following:

1. Additions using purchased energy that is not electricity for space heating or service water heating.
2. Additions served by electric storage water heaters that are not heat pumps.
3. Additions served by total heat pump space heating capacity less than the peak space heating load at heating design conditions calculated in accordance with Section C403.1.1.

Exceptions: Additions complying with all of the following:

1. The addition's peak heating load calculated in accordance with Section C403.1.1 is greater than the addition's peak cooling load calculated in accordance with Section C403.1.1.
2. The addition's total heat pump space heating capacity serving the addition is not less than 50 percent of the addition's space heating load at heating design conditions calculated in accordance with Section C403.1.1.
3. Any energy source other than electricity or onsite renewable energy is used for space heating serving the addition only where a heat pump cannot provide the necessary heating energy to satisfy the thermostat setting.
4. Electric resistance heat serving the addition is used only in accordance with Section C403.4.1.1.

SECTION C503 ALTERATIONS

C503.6 Additional requirements for substantial improvements. Alterations that are substantial improvements shall comply with measures from Sections C402.5 and C405.17 and meet a site energy use intensity (EUI) by building type in accordance with ASHRAE Standard 100 Table 7-2a. Replacement cost shall be determined by a registered design professional or approved agency and approved by the code official. Where a project contains multiple occupancies, site EUI requirements shall be weighted by the gross conditioned floor area to determine the weighted average site EUI required. Accessory occupancies, other than Groups F or H, shall be included with the primary occupancy group for the purposes of this section.

Exceptions:

1. Alterations that do not contain conditioned space.
2. Portions of buildings devoted to manufacturing or industrial use.
3. Alterations to buildings where the building after the alteration complies with Section C407.
4. Alterations that are permitted with an addition complying with Section C502.3.7.

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5. Group R occupancies that achieve an ERI score of 80 or below without on-site renewable energy included in accordance with RESNET/ICC 301, for each dwelling unit.

**SECTION C505
CHANGE OF OCCUPANCY OR USE**

C505.1.3 Additional energy efficiency for changes of occupancy. Where a space is converted from one occupancy type to another occupancy type, it shall comply with Section C406.1.1.1.

Exceptions:

1. Alterations complying with Section C503.6.
2. Where no less than 50% of the peak space heating and peak water heating load of the building is served by heat pump equipment.

**Appendix CG
Electric Vehicle Charging Infrastructure**

This Appendix is adopted into the 2026 Illinois Commercial Stretch Energy Code and is mandatory.

Remove the following User Note:

User notes:

About this appendix: Appendix CG can be adopted by authorities having jurisdiction seeking electric vehicle charging infrastructure requirements.

SECTION CG101—ELECTRIC VEHICLE POWER TRANSFER

CG101.1 Definitions.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, electric vehicle supply equipment (EVSE), a rechargeable storage battery, a fuel cell, a photovoltaic array or another source of electric current. Plug-in hybrid electric vehicles are electric vehicles having a second source of motive power. Off-road, self-propelled electric mobile equipment, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not considered electric vehicles.

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CG101.2.6 EVSE installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be *listed* and *labeled* in accordance with UL 2202 or UL 2594. *EVSE* shall be accessible in accordance with Section 1107 of the 2024 *International Building Code*.

**Appendix CI
Demand Responsive Controls**

This Appendix is adopted into the 2026 Illinois Commercial Stretch Energy Code and is mandatory.

Remove the following User Note:

User notes:

About this appendix: Appendix CI can be adopted by authorities having jurisdiction seeking demand responsive controls to be integrated into heating and cooling systems, water heating systems and lighting systems.

**Appendix CJ
Electrical Energy Storage Systems**

This Appendix is adopted into the 2026 Illinois Commercial Stretch Energy Code and is mandatory

Remove the following User Note:

User notes:

About this appendix: This voluntary appendix provides requirements for electric energy storage readiness provisions.

SECTION CJ101—ELECTRICAL ENERGY STORAGE SYSTEM

CJ101.1 Electrical energy storage system. Buildings shall comply with Section CJ101.1.3 and either Section CJ101.1.1 or CJ101.1.2.

CJ101.1.1 Electrical energy storage system (ESS) capacity. Each building shall have one or more ESS with a total rated energy capacity and rated power capacity as follows:

1. ESS-rated energy capacity (kWh) $\geq 1.0 \times$ installed on-site renewable electric energy system rated power (kWDC).
2. ESS-rated power capacity (kW) $\geq 0.25 \times$ installed on-site renewable electric

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energy system rated power (kWDC).

Where installed, DC-coupled battery systems shall meet the requirements for rated energy capacity alone.

CJ101.1.2 Electrical energy storage system (ESS) ready. Each building shall have one or more reserved

ESS-ready areas to accommodate future electrical storage.

CJ101.1.3 Electrical energy storage installed or -ready area. Areas where ESS is installed and ESS-ready areas shall comply with Sections CJ101.1.3.1 through CJ101.1.3.4.

CJ101.1.2.1 ESS-installed or -ready location. Each ESS-installed or -ready area shall be located in accordance with Section 1207 of the 2024 *International Fire Code or NFPA 855*. For the purposes of locating and designing means of egress, ESS-installed or ready areas shall comply with either (1) means of egress requirements for Group H occupancies of the 2024 International Fire Code or (2) Sections 7.2.1.4.2(3) and 7.11 of NFPA 101 (2015).

CJ101.1.2.2 ESS-installed or -ready minimum area requirements. Each ESS-installed or -ready area shall be sized in accordance with the spacing requirements of Section 1207 of the 2024 *International Fire Code or NFPA 855* and the UL 9540 or UL 9540A designated rating of the planned system. Where rated to UL 9540A, the area shall be sized in accordance with the manufacturer's instructions.

CJ101.1.2.3 Electrical distribution equipment. The on-site electrical distribution equipment shall have sufficient capacity, rating and space to allow the installation of overcurrent devices and circuit wiring in accordance with NFPA 70 for future electrical ESS complying with the capacity criteria of Section CJ101.1.2.4.

CJ101.1.2.4 ESS-installed or -ready minimum system capacity. Compliance with ESS-installed or -ready requirements in Sections CJ101.1.2.1 through CJ101.1.2.3 shall be based on a minimum total energy capacity and minimum rated power capacity as follows:

1. ESS-rated energy capacity (kWh) $\geq$ gross conditioned floor area of the three largest floors (ft²) $\times$ 0.0008 kWh/ft².
2. ESS-rated power capacity (kW) $\geq$ gross conditioned floor area of the three largest floors (ft²) $\times$ 0.0002 kW/ft².

Appendix CK

Total Building Performance Pathway

CK101 Scope. This section establishes criteria for buildings that demonstrate compliance using total building performance utilizing site energy in accordance with Section 4.2.1.1 of ANSI/ASHRAE/IESNA 90.1.

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CK102 Compliance based on site energy. Buildings shall comply with ANSI/ASHRAE/IESNA 90.1 as modified by this section.

CK102.1 Terms. For the purposes of compliance with this appendix, terminology in ANSI/ASHRAE/IESNA 90.1 shall be modified as follows:

1. Replace references to energy cost with references to site energy in Sections G1.2.2, G1.3.2, G2.1, G2.5 and G2.4.2 section heading.
2. Baseline building performance shall be defined as "the annual site energy cost for a building design intended for use as a baseline for rating above-standard design or when using the Performance Rating Method as an alternative path for minimum standard compliance in accordance with Section 4.2.1.1".
3. Proposed building performance shall be defined as "the annual site energy calculated for a proposed design."

CK102.2 Section 4.2.1.1. Section 4.2.1.1 shall be replaced with the following:

New buildings shall comply with Section 4.2.2 through 4.2.5 and either the provisions of:

- a. Sections 5, "Building Envelope"; 6, "Heating, Ventilating, and Air Conditioning"; 7, "Service Water Heating"; 8, "Power"; 9, "Lighting"; 10, "Other Equipment"; and 11, "Additional Efficiency Requirements"; or
- b. Normative Appendix G, "Performance Rating Method".

When using Normative Appendix G, the Performance Index (Site Energy) of new buildings, additions to existing buildings, and/or alterations to existing buildings shall be less than or equal to the Performance Index Target (PI t) when calculated in accordance with the following:

$$PI_t = [BBUE + (BPF_{site} \times BBRE) - PRE] / BBP$$

Where:

- PI = Performance Index (Site Energy) calculated in accordance with Section G1.2.
- BBUE = Baseline building unregulated site energy, the portion of the annual site energy of a baseline building design that is due to unregulated energy use.
- BBRE = baseline building regulated site energy, the portion of the annual site energy cost of a baseline building design that is due to regulated energy use.

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- BPF = building performance factor from Table 4.2.1.1. For building area types not listed in Table 4.2.1.1 use "All others." Where a building has multiple building area types, the required BPF shall be equal to the area-weighted average of the building area types based on their gross floor area. Where a project includes an existing building and an addition, the required BPF shall be equal to the area-weighted average, based on the gross floor area, of the existing building BPF determined as described in Section 4.2.1.3 and the addition BPF from Table 4.2.1.1.
- BBP = Baseline building performance.
- PBP = Proposed building performance, including the reduced, annual site energy associated with all on-site renewable energy generation systems.
- PBPnre = Proposed building performance without any credit for reduced annual energy from on-site renewable energy generation systems.
- PBPpre = Proposed building performance, excluding any renewable energy system in the proposed design and including an on-site renewable energy system that meets but does not exceed the requirements of Section 10.5.1.1 modeled following the requirements for a budget building design in Table 12.5.1.
- PRE = $PBPnre - PBPpre$

When $(PBPpre - PBP)/BBP > 0.05$, new buildings, additions to existing buildings, and/or alterations to existing buildings shall comply with the following:

$$PCSEI + [(PBPnre - PBP)/BBP] - 0.05 < PCSEIt$$

When $(PBPpre - PBP)/BBP > 0.05$, new buildings, additions to existing buildings, and/or alterations to existing buildings shall comply with the following:

$$PCI + [(PBPpre - PBP)/BBP] - 0.05 < PCIIt$$

Informative Notes:

1. PBPnre = proposed building performance, no renewable energy
2. PBPpre = proposed building performance, prescriptive renewable energy
3. PRE = prescriptive renewable energy

CK102.3 Building performance factors. Table 4.2.1.1 Building Performance Factor (BPF) shall be replaced with Table CK102.3.

Table CK102.3 Building Performance Factors (BPF), Site Energy

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Building Area Type	Climate Zone	
	4A	5A
Multifamily	0.61	0.56
Healthcare/hospital	0.62	0.65
Hotel/motel	0.65	0.63
Office	0.47	0.49
Restaurant	0.66	0.69
Retail	0.47	0.52
School	0.42	0.44
Warehouse	0.38	0.46
All others	0.55	0.57

CK102.4 Section G1.2.2. Section G1.2.2 shall be replaced with the following:

The performance of the proposed design is calculated in accordance with provisions of this appendix using the following formula:

$$\text{Performance Site Energy Index} = \frac{\text{Proposed building performance}}{\text{Baseline building performance}}$$

Both the proposed building performance and the baseline building performance shall include all end-use load components within and associated with the building when calculating the Performance Site Energy Index.

CK102.5 Section G1.3.2. Item a. in Section G1.3.2 shall be replaced as follows, and item r. added as follows:

- a. The following documentation shall be submitted to the rating authority: The simulation program used, the version of the simulation program, and the results of the energy analysis including the calculated values for the baseline building unregulated site energy (BBUE), baseline building regulated site energy (BBRE), Building Performance Factor (BPF), baseline building performance, the proposed

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- building performance, Performance Site Energy Index (PCSEI), and Performance Site Energy Index Target (Plt).
- p. For any exceptional calculation methods employed, document the predicted energy savings by energy type, the site energy savings, a narrative explaining the exceptional calculation method performed, and theoretical or empirical information supporting the accuracy of the method.

CK102.6 Section G2.4.2. Section G2.4.2 shall be renamed "Annual Site Energy". The informative note for sections G2.4.2 and G2.4.2.2 shall be removed. The first sentence in section G2.4.2. shall be replaced with the following:

The baseline building performance and proposed building performance shall be determined using conversion factors in Table CK102.6.

Table CK102.6 Units of Fuel to Site Energy Conversion Factors

Building Project Energy Source	Units	Site energy Btu/unit (W-h/unit)
Electricity	kWh	3,412
Natural Gas	Therm (GJ)	100,000 (277,778)
Propane	Therm (GJ)	100,000 (277,778)
Distillate fuel oil	Gallon (L)	137,600 (10,651)

CK102.7 Section G2.5. Section G2.5, item e shall be replaced with the following:

- e. The Performance Site Energy Index calculated with and without the exceptional calculation method.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

Section 600.APPENDIX C Illinois Residential Stretch Energy Code Amendments to the 2024 International Energy Conservation Code

The following Code sections shall be referenced in place of the corresponding 2024 IECC sections.

PART 1 – SCOPE AND APPLICATION

**SECTION R101
SCOPE AND GENERAL REQUIREMENTS**

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R101.1 Title. This code shall be known as the 2026 Illinois Residential Stretch Energy Code or "this Code" and shall mean:

With respect to the residential buildings covered by 71 Ill Adm Code 600 Subpart D:

This Part, all additional requirements incorporated within Subpart D (including the 2024 International Energy Conservation Code Residential Provisions, including all published errata but excluding published supplements) and any statutorily authorized adaptations to the incorporated standards adopted by CDB is effective upon adoption by a Municipality and takes the place of the Illinois Energy Conservation Code with respect to residential buildings.

No unit of local government, including any home rule unit, may regulate energy efficient building standards for residential buildings in a manner that is less stringent than the standards established pursuant to this Illinois Residential Stretch Energy Code.

R101.1.1 Adoption. The Board shall adopt amendments to this Code and include site energy index standards as established in the Energy Efficient Building Act [20 ILCS 3125/55] as follows:

By June 30, 2024 with a site energy index no greater than .50 of the 2006 IECC;
By December 31, 2026 with a site energy index no greater than .40 of the 2006 IECC;
By December 31, 2029 with a site energy index no greater than .33 of the 2006 IECC;
By December 31, 2032 with a site energy index no greater than .25 of the 2006 IECC.

R101.2.1 Appendices. Appendices RE, RJ, RK and RL are hereby adopted into the Illinois Residential Stretch Energy Code. Provisions in other appendices shall not apply unless specifically adopted by the municipality.

R101.4 Compliance. Residential buildings shall meet the provisions of the Illinois Residential Stretch Energy Code covered by 71 Ill Adm. Code 600 Subpart D. The local authority having jurisdiction (AHJ) shall establish its own procedures for enforcement of the Illinois Residential Stretch Energy Code. Minimum compliance shall be demonstrated by submission of:

R101.4.1 Compliance materials. The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code; or

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R101.4.2 Professional seals. The seal of the architect/engineer as required by Section 14 of the Illinois Architectural Practice Act [225 ILCS 305], Section 12 of the Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325]; or

R101.4.3 REScheck.™ Compliance Certificates generated by the U.S. Department of Energy's REScheck™ Code compliance tool.

SECTION R102-APPLICABILITY

R102.1.1 Mixed residential and commercial buildings. Where a building includes both residential building and commercial building portions, each portion shall be separately considered and meet the applicable provisions of the Illinois Energy Conservation Code or the Illinois Stretch Energy Code.

SECTION R104 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT

R104.1.1 Above code programs. The code official or other AHJ shall be permitted to deem a national, state or local energy-efficiency program to exceed the energy efficiency required by this code. Buildings certified in compliance with the Passive House Institute (PHI) or Passive House Institute U.S. (PHIUS) Passive Building Standards programs or buildings that comply with Appendix RC shall be deemed to meet the requirements with this code where such buildings also meet the requirements identified in Table R405.2.

Remove Equation 1-1 from the model code.

Equation 1-1 For Climate Zones 0–2: $TC_{Proposed\ design} \leq 1.08 TC_{Prescriptive\ reference\ design}$
For Climate Zones 3–8: $TC_{Proposed\ design} \leq 1.15 \times TC_{Prescriptive\ reference\ design}$

SECTION R202 GENERAL DEFINITIONS

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GAS HEAT PUMP SPACE HEATING SYSTEM. Gas heat pump space heating systems consist of an outdoor combustion unit and heat exchanger(s) inside the building. The outdoor combustion unit is installed outside the building envelope and uses the heat of combustion to drive a refrigeration cycle that pumps heat into the building. Annual fuel utilization efficiencies (AFUE) greater than 120% and 140% are achieved by pumping the heat of combustion and additional heat from the ambient air into the building. The heat is then distributed indoors via forced air hydronic air handler(s), via floors and other radiant systems, or through combinations of forced air and radiant systems.

RESIDENTIAL BUILDING. A detached one-family or two-family dwelling or any building that is three stories or less in height above grade that contains multiple dwelling units, in which the occupants reside on a primarily permanent basis, such as a townhouse, a row house, an apartment house, a convent, a monastery, a rectory, a fraternity or sorority house, a dormitory, and a rooming house; provided, however, that when applied to a building located within the boundaries of a municipality having a population of 1,000,000 or more, the term "RESIDENTIAL BUILDING" means a building containing one or more dwelling units, not exceeding four (4) stories above grade, where occupants are primarily permanent.

SECTION R401 GENERAL

R401.2 Application. Residential buildings shall comply with either Sections R401.2.1, R401.2.2, R401.2.3 or R401.2.4.

Exception: Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5.

R401.2.1 Prescriptive Compliance Option. The Prescriptive Compliance Option requires compliance with Sections R401 through R404, Section R408 and appendices RE, RJ, RK and RL.

R401.2.4 Passive building compliance option. The Passive building compliance option requires compliance with Section R409.

SECTION R402 BUILDING THERMAL ENVELOPE

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Modify Table R402.1.2 as follows:

TABLE R402.1.2—MAXIMUM ASSEMBLY <i>U</i> -FACTORS ^a AND FENESTRATION REQUIREMENTS		
CLIMATE ZONE	4 EXCEPT MARINE	5 AND MARINE 4
Vertical fenestration <i>U</i> -factor	0.30	0.27 ^d

Modify Table R402.1.3 as follows:

TABLE R402.1.3—INSULATION MINIMUM <i>R</i> -VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT ^a		
CLIMATE ZONE	4 EXCEPT MARINE	5 AND MARINE 4
Vertical fenestration <i>U</i> -factor	0.30	0.27 ^g

R402.2.9.1 Basement wall insulation installation. Where *basement walls* are insulated, the insulation shall be installed from the top of the *basement wall* down to 10 feet (3048 mm) below grade or to within 6 inches (152 mm) of the basement floor, whichever is less, or in accordance with the *proposed design* or the *rated design*, as applicable.

R402.5.1.2 Air leakage testing. The *building* or each *dwelling unit* or *sleeping unit* in the *building* shall be tested for air leakage in accordance with Sections R402.5.1.3 and R402.5.1.4. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827 or ASTM E3158 and reported at a pressure differential of 0.2 inch water gauge (50 Pa).

Exceptions:

1. For heated, attached private garages and heated, detached private garages accessory to one- and two- family dwellings and townhouses not more than three stories above *grade plane* in height, *building thermal envelope* tightness and insulation installation shall be considered acceptable where the items in Table R402.5.1.1, applicable to the method of construction, are field verified. Where required by the *code official*, an *approved* third party independent from the installer shall inspect both *air barrier* and insulation installation criteria. Heated, attached private garage space and heated, detached private garage space shall be thermally isolated from all other habitable, *conditioned spaces* in accordance with Sections R402.2.13 and R402.4.5, as applicable.
2. For attached *dwelling units*, alternative testing is permitted in accordance with Section C402.6.2.2.

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R402.5.1.3 Maximum air leakage rate. The maximum air leakage rate for any *building* or *dwelling unit* under any compliance path shall not exceed 2.5 air changes per hour in Climate Zones 4 and 5. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure differential of 0.2 inch water gauge (50 Pa).

R402.5.1.4 Testing procedure. Testing shall be conducted by an *approved agency*. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope* have been sealed. The written report shall include:

1. The name and place of business of the party conducting the test;
2. The address of the *building* that was tested;
3. The *conditioned floor area* of the dwelling, calculated in accordance with ANSI/BOMA Z65.1, except that *conditioned floor area* shall include areas where the ceiling height is less than 5 feet (1524 mm);
4. Measurement of the air volume lost at an internal pressurization of 0.2 inches water gauge (50 Pa) or 0.3 inches water gauge (75 Pa) if meeting C402.5.2 leakage rates;
5. The air leakage rate in air changes per hour or cubic feet per minute per square foot of *dwelling unit enclosure area*;
6. The date(s) of the test;
7. A certification by the party conducting the test of the accuracy of the test results; and
8. The signature of the party conducting the test.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the
2. intended weatherstripping or other *infiltration* control measures.
3. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but
4. not sealed beyond intended *infiltration* control measures.
5. Interior doors, where installed at the time of the test, shall be open.
6. Exterior or interior terminations for continuous *ventilation* systems and heat recovery ventilators
7. shall be closed and sealed.
8. Heating and cooling systems, where installed at the time of the test, shall be turned off.

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9. Supply and return registers, where installed at the time of the test, shall be fully open.

**SECTION R403
SYSTEMS**

R403.1 Controls. Not less than one thermostat shall be provided for each separate heating and cooling system. The primary heating or cooling system serving the dwelling unit shall comply with Sections R403.1.1, R403.1.2, and RJ102.

R403.3.3 Ductwork located outside conditioned space. *New ductwork shall not be located outside conditioned space.* Supply and return *ductwork* located outside *conditioned space* shall be insulated to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm) in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in diameter. *Ductwork* buried beneath a *building* shall be insulated as required per this section or have an equivalent *thermal distribution efficiency*. Underground *ductwork* utilizing the *thermal distribution efficiency* method shall be *listed* and *labeled* to indicate the *R-value* equivalency.

R403.3.4 Duct systems located in conditioned space. For *duct systems* to be considered inside a *conditioned space*, the *space conditioning equipment* shall be located completely on the conditioned side of the *building thermal envelope*. The *ductwork* shall comply with the following, as applicable:

1. The *ductwork* shall be located completely on the conditioned side of the *building thermal envelope*.
 2. *Ductwork* in ventilated attic spaces or unvented attics with vapor diffusion ports shall be buried within ceiling insulation in accordance with Section R403.3.5 and shall comply with the following:
 - 2.1. The ductwork leakage, as measured either by a rough-in test of the supply and return *ductwork* or a post- construction *duct system* leakage test to outside the *building thermal envelope* in accordance with Section R403.3.7, is not greater than 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m²) of *conditioned floor area* served by the *duct system*.
 - 2.2. The ceiling insulation *R-value* installed against and above the insulated *ductwork* is greater than or equal to the proposed ceiling insulation *R-value*, less the *R-value* of the insulation on the *ductwork*.
 3. *Ductwork* contained within wall or floor assemblies separating unconditioned from *conditioned space* shall comply with the following:
 - 3.1. A *continuous air barrier* shall be installed as part of the building assembly between the *ductwork* and the unconditioned space.
 - 3.2. *Ductwork* shall be installed in accordance with Section R403.3.3.
- Exception:** Where the building assembly cavities containing *ductwork* have been air sealed in accordance with Section R402.5.1

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and insulated in accordance with Item 3.3, *duct* insulation is not required.

- 3.3. Not less than R-10 insulation, or not less than 50 percent of the required insulation *R-value* specified in Table R402.1.3, whichever is greater, shall be located between the *ductwork* and the unconditioned space.
- 3.4. Segments of *ductwork* contained within these building assemblies shall not be considered completely inside *conditioned space* for compliance with Section R405 or R406.
4. Ductwork located in crawl spaces shall comply with the following:
 - 4.1. The crawl space shall be within the *continuous air barrier*.
 - 4.2. *Crawl space wall* insulation shall be installed in accordance with Section R402.2.11.
 - 4.3. The supply and return *ductwork* in the crawl space shall be insulated with not less than R-8 insulation.
5. Ductwork located in basements shall comply with the following:
 - 5.1. The basement shall be within the *continuous air barrier*.
 - 5.2. Basement insulation shall be installed in accordance with Section R402.2.9.
 - 5.3. The supply and return *ductwork* in the basement shall be insulated with not less than R-8 insulation.

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R403.6.1 Heat or energy recovery ventilation. *Dwelling units* shall be provided with a heat recovery or energy recovery *ventilation* system. The system shall be a balanced *ventilation* system with a sensible recovery efficiency (SRE) of not less than 75 percent at 32°F (0°C) at an airflow greater than or equal to the design airflow. The SRE shall be determined from a *listed* value or from interpolation of *listed* values. Construction documents shall include documentation of the SRE.

Delete the following row from Table R403.6.2:

TABLE R403.6.2—FAN EFFICACY FOR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND OUTDOOR AIR VENTILATION SYSTEMS ^a			
SYSTEM TYPE	AIRFLOW RATE (CFM)	MINIMUM EFFICACY (CFM/WATT)	TEST PROCEDURE
Balanced ventilation system without heat or energy recovery	Any	1.2 ^a	ANSI/AMCA 210-ANSI/ASHRAE 51

R403.6.3 Testing. Mechanical *ventilation* systems shall be tested and verified to provide the minimum *ventilation* flow rates required by Section R403.6, in accordance with ANSI/RESNET/ICC 380. Testing shall be conducted by an *approved* agency. A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

Exceptions:

1. Kitchen range hoods that are ducted to the outside with ducting having a diameter of 6 inches (152 mm) or larger, a length of 10 feet (3028 mm) or less, and not more than two 90-degree (1.57 rad) elbows or equivalent shall not require testing.
2. A test by an approved agency shall not be required where the ventilation system has an integrated diagnostic tool used for airflow measurement, and a user interface that communicates the installed airflow rate.
3. Where tested in accordance with Section R403.6.4, testing of each mechanical ventilation system is not required.

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R403.8 Systems serving multiple dwelling units. Except for systems complying with Section R403.9, systems serving multiple *dwelling units* shall comply with Sections C403, C404, and C408 of the *International Energy Conservation Code—Commercial Provisions* instead of Section R403.

**SECTION R405
SIMULATED BUILDING PERFORMANCE**

R405.2 Simulated building performance compliance. Compliance based on simulated building performance requires that a building comply with the following:

1. The requirements of the sections indicated within Table R405.2.
2. The proposed total building thermal envelope thermal conductance (TC) shall be less than or equal to the required total building thermal envelope TC using the prescriptive U-factors and F-factors from Table R402.1.2.
3. The site energy use of the *proposed design* shall be less than or equal to 52 percent of the site energy use of the *standard reference design* for each *dwelling unit* with one or more fuel-burning appliances for space heating, water heating, or both. For all other *dwelling units*, the site energy use of the proposed design shall be less than or equal to 84 percent of the annual site energy use of the *standard reference design*.

Add the following rows to Table R405.2:

**TABLE R405.2
REQUIREMENTS FOR SIMULATED BUILDING PERFORMANCE**

SECTION ^a	TITLE
Appendices	
Appendix RE	Electric Vehicle Charging Infrastructure
Appendix RK	Electric-Ready Residential Building Provisions
Appendix RL	Renewable Energy Infrastructure
Section RJ102	Demand Responsive Heating and Cooling System

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Replace the following rows in Table R405.4.2(1):

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Air leakage rate	For detached one-family dwellings, the air leakage rate at a pressure of 0.2 inch water gauge (50 Pa) shall be as follows: Climate Zones 3, 4 and 5: 2.5 air changes per hour. For detached one-family dwellings that are 1,500 ft ² or smaller and attached dwelling units or sleeping units, the air leakage rate at a pressure of 0.2 inch water gauge (50 Pa) shall be 0.27 cfm/ft ² of the testing unit enclosure area.	The measured air leakage rate. ^a
Mechanical ventilation fan energy	The mechanical ventilation system type shall be the same as in the proposed design. Heat recovery or energy recovery shall be modeled for mechanical ventilation as required by Section R403.6.1. Where mechanical ventilation is specified in the proposed design, the annual vent fan energy use, in units of kWh/yr, shall equal $(8.76 \times B \times M)/ef$ where: B and M are determined in accordance with the air exchange mechanical ventilation rate row of this table. ef = the minimum fan efficacy, as specified in Table R403.6.2, corresponding to the system type at a flow rate of $B \times M$.	As proposed.

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SECTION R406
ENERGY RATING INDEX COMPLIANCE ALTERNATIVE

Add the following rows to Table R406.2:

TABLE R406.2
REQUIREMENTS FOR ENERGY RATING INDEX

SECTION ^a	TITLE
Appendices	
Appendix RE	Electric Vehicle Charging Infrastructure
Appendix RK	Electric-Ready Residential Building Provisions
Appendix RL	Renewable Energy Infrastructure
Section RJ102	Demand Responsive Heating and Cooling System

R406.3 Building thermal envelope. The proposed total building thermal envelope thermal conductance (TC) shall be less than or equal to the required total building thermal envelope TC using the prescriptive U-factors and F-factors from Table R402.1.2.

R406.5 ERI-based compliance. Compliance based on an ERI analysis requires that the rated design and each confirmed as-built dwelling unit be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.5 when compared to the ERI reference design.
Exception:

1. For buildings with 20 or more dwelling units, where approved by the code official, compliance shall be permitted using the Average Dwelling Unit Energy Rating Index, as calculated in accordance with ANSI/RESNET/ICC 301.

TABLE R406.5
MAXIMUM ENERGY RATING INDEX

Climate Zone	Energy Rating Index Without Combustion Equipment ^a	Energy Rating Index With Combustion Equipment ^b
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4	47	36
5	46	40

- a. Any building that contains no combustion equipment.
- b. Any building that contains combustion equipment.

SECTION R408
ADDITIONAL EFFICIENCY REQUIREMENTS

R408.1 Scope. This section provides additional efficiency measures and credits required to comply with Section R401.2.1.

R408.2 Additional energy efficiency credit requirements. Residential buildings with one or more fuel-burning appliance for space heating, water heating, or both, shall earn not less than 31 credits from measures specified in Table R408.2. All other residential buildings shall earn not less than 16 credits from measures specified in Table R408.2. Five additional credits shall be earned for *dwelling units* with more than 5,000 square feet (465 m²) of *living space* located above *grade plane*. To earn credit as specified in Table R408.2 for the applicable *climate zone*, each measure selected for compliance shall comply with the applicable subsections of Section R408 and receive credit as specified in Table R408.2 for the specific Climate Zone. Each *dwelling unit* or *sleeping unit* shall comply with the selected measure to earn credit. Interpolation of credits between measures shall not be permitted.

Delete the following Measure Numbers from Table R408.2: R408.2.1.4, R408.2.4(2), R408.2.4(3), R408.2.5(1), R408.2.5(3), R408.2.7, R408.2.8.

Modify the following rows in Table R408.2:

TABLE R408.2
CREDITS FOR ADDITIONAL ENERGY EFFICIENCY

Measure Number	Measure Description	Credit Value	
		CZ 4	CZ 5
R408.2.2(15)	High performance gas heat pump space heating system option 1	8	11

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R408.2.2(16)	High performance gas heat pump space heating system option 2	11	16
R408.2.4(2) ^c	Reduced total duct system leakage	1	1
R408.2.5(1) ^c	≤2 ACH50	2	2
R408.2.5(2) ^c	≤1.5 ACH50	4	5
R408.2.5(3) ^c	≤1 ACH50	5	7

Remove Section R408.2.1.4 Reduced air leakage.

Add the following options to Section R408.2.2:

15. Greater than or equal to 120 AFUE gas heat pump space heating system. The gas heat pump space heating system shall not be configured to provide cooling.
16. Greater than or equal to 140 AFUE gas heat pump space heating system. The gas heat pump space heating system shall not be configured to provide cooling.
17. For multiple heating systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the heating design load. In Climate Zone 5A, air-source heat pumps shall meet the following requirements for cold climate heat pumps:
 - 17.1 OP at 5°F (-15°C) ≥ 1.75
 - 17.2 Percent of heating capacity at 5°F (-15°C) ≥ 70% of that at 47°F (8.34°C)

R408.2.3.2 Water volume documentation. Where compliance with Section R408.2.3(5) is required, construction documentation or final field inspection shall verify that the compact hot water distribution system meets the prescribed limit in Section R408.3.3(5) with one of the following:

1. Referencing ounces of water per foot of tube on plans as per Table R408.2.3.1.
2. Referencing ounces of water per foot of tube installed as per Table R408.2.3.1.
3. In accordance with Department of Energy's Zero Energy Ready Home National Specification (Rev. 07 or higher) footnote on Hot water delivery systems.

R408.2.4 More efficient thermal distribution system options. The thermal distribution system shall comply with one of the following:

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1. The ductless thermal distribution system or hydronic thermal distribution system is located completely on the conditioned side of the building thermal envelope.
2. Where ductwork is located outside conditioned space, the total leakage of the duct system, measured in accordance with R402.3.7, is one of the following:
 - 2.1. Where the space conditioning equipment is installed at the time of testing, total leakage is not greater than 2.0 cubic feet per minute (0.94 L/s) per 100 square feet (9.29 m²) of conditioned floor area.
 - 2.2. Where the air handler is not installed at the time of testing, 1.75 cubic feet per minute (0.83 L/s) per 100 square feet (9.29 m²) of conditioned floor area. Where the space conditioning equipment is not installed at the time of testing, total leakage is not greater than 1.75 cubic feet per minute (0.83 L/s) per 100 square feet (9.29 m²) of conditioned floor area.

R408.2.5 Improved air sealing and efficient ventilation system options. The measured air leakage rate and ventilation system shall meet one of the following:

1. Less than or equal to 2.0 ACH50.
2. Less than or equal to 1.5 ACH50.
3. Less than or equal to 1.0 ACH50.

R408.2.7 Reserved.

R408.2.8 Reserved.

R408.2.9 Reserved.

Remove Section R408.3 Heat pump equipment and air tightness option.

SECTION R409-PASSIVE BUILDING COMPLIANCE OPTION

R409.1 Phius standard compliance. Compliance based on the Phius CORE 2024 of Phius ZERO 2024 (or later) Standard will include performance calculations by Phius-approved software or the use of the Phius Prescriptive Path.

R409.1.1 Phius documentation. Prior to the issuance of a building permit, a Phius Design Certification letter must be provided to the code official:

R409.1.2 Project certificate. Prior to the issuance of a certificate of occupancy, a Phius 2024 (or later) Final certificate must be provided to the code official.

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R409.2 PHI standard compliance. Compliance based on the most recent PHI standards using PHPP v.10 or later, shall be shown via Low Energy Building, Classic, Plus, or Premium certification by PHI.

R409.2.1 PHI documentation. Prior to the issuance of a building permit, a signed Design Stage Conditional Assurance Letter from a PHI-accredited Passive House Certifier confirming intent to certify the building must be provided to the code official.

R409.2.2 Project certificate. Prior to the issuance of a certificate of occupancy, a copy of either a Certifiers Assurance Letter by an approved PHI-accredited Certifier or a final PHI Certificate to document compliance with Passive House Standards must be provided to the code official.

**CHAPTER 6[RE]
REFERENCED STANDARDS**

ASME	American Society of Mechanical Engineers Two Park Avenue New York, NY 10016-5990
BPVC	Boiler and Pressure Vessel Code
CTA	Consumer Technology Association Technology & Standards Department 1919 S Eads Street Arlington, VA 22202
ANSI/CTA-2045-B – 2018	Modular Communications Interface for Energy Management
ANSI/CTA-2045-A – 2018	Modular Communications Interface for Energy Management
IEC	IEC Regional Centre for North America 446 Main Street 16 th Floor Worcester, MA 01608

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IEC Regional Centre for North America.	IEC 62746-10-1 - 2018: Systems interface between customer energy management system and the power management system - Part 10-1: Open automated demand response
OpenADR	OpenADR Alliance 111 Deerwood Road, Suite 200 San Ramon, CA 94583
OpenADR Alliance.	OpenADR 2.0a and 2.0b – 2019: Profile Specification Distributed Energy Resources
AHRI	Air-Conditioning, Heating, & Refrigeration Institute 2111 Wilson Blvd, Suite 500 Arlington, VA 22201
AHRI 1380-2019 AHRI 1430-2022 (I-P)	Demand Response through Variable Capacity HVAC Systems in Residential and Small Commercial Applications Demand Flexible Electric Storage Water Heaters

SECTION R502
ADDITIONS

R502.2.5 Additional energy efficiency credit requirements for additions. Additions shall comply with sufficient measures from Table R408.2 to achieve not less than 10 credits. Alterations to the existing building that are not part of the addition, but permitted with the addition, shall be permitted to be used to achieve this requirement.

Exceptions:

1. Additions that increase the building's total conditioned floor area by less than 25%.
2. Additions that do not include the addition or replacement of equipment covered in Sections R403.5 or R403.7.
3. Additions that do not contain conditioned space.

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4. Where the addition alone or the existing building and addition together comply with Section R405 or R406.

**SECTION R503
ALTERATIONS**

R503.1.2 Heating and cooling systems. New heating and cooling systems and ductwork that are part of the alteration shall comply with Section R403 and this section. Alterations to existing heating, cooling and systems and ductwork shall comply with this section.

Appendix RE
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Replace the entire Appendix RE with the following text:

This Appendix is adopted into the 2026 Illinois Residential Stretch Energy Code and is mandatory.

EV charging infrastructure shall comply with 765 ILCS 1085 Electric Vehicle Charging Act or a more stringent local requirement adopted by the municipality.

Appendix RJ
DEMAND RESPONSIVE CONTROLS

This Appendix is adopted into the 2026 Illinois Residential Stretch Energy Code and is mandatory.

SECTION RJ101—DEMAND RESPONSIVE WATER HEATING

RJ101.1 Demand responsive water heating. Electric storage water heaters with a rated water storage volume of 40 gallons (150 L) to 120 gallons (450 L) and a nameplate input rating equal to or less than 12 kW shall be provided with *demand responsive controls* in accordance with Table RJ101.1.

Exceptions:

1. Water heaters that are capable of delivering water at a temperature of 180°F (82°C) or greater.
2. Water heaters that comply with Section IV, Part HLW or Section X of the *ASME Boiler and Pressure Vessel Code*.
3. Water heaters that use three-phase electric power.

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TABLE RJ101.1—DEMAND RESPONSIVE CONTROLS FOR WATER HEATING		
EQUIPMENT TYPE	CONTROLS	
	Manufactured before 7/1/2025	Manufactured on or after 7/1/2025
Electric storage water heaters	AHRI 1430 (I-P) or ANSI/CTA-2045-B Level 1 and also capable of initiating water heating to meet the temperature set point in response to a demand response signal.	AHRI 1430 (I-P).

SECTION RJ102—DEMAND RESPONSIVE HEATING & COOLING SYSTEM

RJ102.1 Demand responsive thermostat. The thermostat shall be provided with a *demand responsive control* capable of communicating with the Virtual End Node (VEN) using a wired or wireless bi-directional communication pathway that provides the homeowner the ability to voluntarily participate in utility demand response programs, where available. The thermostat shall be capable of executing the following actions in response to a *demand response signal*:

1. Automatically increasing the zone operating cooling set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).
2. Automatically decreasing the zone operating heating set point by the following values: 1°F (0.5°C), 2°F (1°C), 3°F (1.5°C), and 4°F (2°C).

Thermostats controlling single stage HVAC systems shall comply with Section R403.1.2.1. Thermostats controlling variable capacity systems shall comply with Section R403.1.2.2. Thermostats controlling multi-stage HVAC systems shall comply with either Section R403.1.2.1 or R403.1.2.2. Where a *demand response signal* is not available the thermostat shall be capable of performing all other functions.

Exception: Assisted living facilities.

RJ102.1.1 Single stage HVAC system controls. Thermostats controlling single stage HVAC systems shall be provided with a demand responsive control that complies with one of the following:

1. Certified OpenADR 2.0a VEN, as specified under Clause 11, Conformance.
2. Certified OpenADR 2.0b VEN, as specified under Clause 11, Conformance.
3. Certified by the manufacturer as being capable of responding to a *demand response signal* from a certified OpenADR 2.0b VEN by automatically implementing the control functions requested by the VEN for the equipment it controls.
4. IEC 62746-10-1.
5. The communication protocol required by a controlling entity, such as a utility or service provider, to participate in an automated demand response program.
6. The physical configuration and communication protocol of CTA 2045-A or CTA-2045-B.

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RJ102.1.1.2 Variable capacity and two stage HVAC system controls. Thermostats controlling variable capacity and two stage HVAC system shall be provided with a *demand responsive control* that complies with the communication and performance requirements of AHRI 1380.

SECTION RJ103—REFERENCED STANDARDS

RJ103.1 General. See Table RJ103.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, the standard title, and the section or sections of this appendix that reference this standard.

TABLE RJ103.1—REFERENCED STANDARDS		
STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
AHRI 1430—2022 (I-P)	<i>Demand Flexible Electric Storage Water Heaters</i>	Table RJ101.1
ASME BPVC	<i>ASME Boiler and Pressure Vessel Code</i>	RJ101.1

Appendix RK

ELECTRIC-READY RESIDENTIAL BUILDING PROVISIONS

This Appendix is adopted into the 2026 Illinois Residential Stretch Energy Code and is mandatory.

SECTION RK101—ELECTRIC READINESS

RK101.1 Electric readiness. Water heaters, household clothes dryers, cooking appliances and space heating equipment that use *fuel gas* or *liquid fuel* shall comply with Sections RK101.1.1 through RK101.1.4.

RK101.1.1 Cooking appliances. A dedicated branch circuit outlet with a rating not less than 240 volts and not less than 40 amperes shall be installed and terminate within 3 feet (914 mm) of conventional cooking tops, conventional ovens or cooking appliances combining both and labeled “For future cooking appliances”.

Exception: Cooking appliances not installed in an individual *dwelling unit*.

RK101.1.2 Household clothes dryers. A dedicated branch circuit with a rating not less than 240 volts and not less than 30 amperes shall be installed and terminate within 3 feet (914 mm) of each household clothes dryer and shall be labeled “For future clothes dryer”.

Exception: Clothes dryers not installed in an individual *dwelling unit*.

RK101.1.3 Water heaters. Locations of fossil fuel water heaters shall comply with all of the following:

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1. An individual branch circuit outlet with a rating not less than either 240-volts, 30-amperes shall be installed, and terminate within three feet (304 mm) of each fossil fuel water heater and labeled “For future water heater”.
2. The space for containing the future water heater shall have a height of not less than 7 ft (2 m), a width of not less than 3 ft (1 m), a depth of not less than 3 ft (1 m) and with a volume of not less than 700 ft³ (20 m³).

Exception:

1. Water heaters in a centralized water heating system serving multiple dwelling units in an R-2 occupancy which comply with Section C405.17.
2. Where the space containing the water heater provides for air circulation sufficient for the operation of a heat pump water heater, the minimum room volume shall not be required.

RK101.1.4 Combustion space heating. A designated exterior location(s) in accordance with the following:

1. Natural drainage for condensate from cooling equipment heat pump operation or a condensate drain located within 3 feet (914 mm), and
2. A dedicated branch circuit in compliance with IRC Section E3702.11 based on heat pump space heating equipment sized in accordance with R403.7 and terminating within 3 feet (914 mm) of the location with no obstructions. Both ends of the branch circuit shall be labeled “For Future Heat Pump Space Heater.”

RK101.1.5 Electrification-ready circuits. The unused conductors required by Sections RK101.1.1 through RK101.1.3 shall be labeled with the word “spare.” Space shall be reserved in the electrical panel in which the branch circuit originates for the installation of an overcurrent device. Capacity for the circuits required by Sections RK101.1.1 through RK101.1.3 shall be included in the load calculations of the original installation.

RK101.1.6 Construction documentation. The *construction documents* shall provide details for additional electric infrastructure, including branch circuits, conduit, prewiring, panel capacity and electrical service capacity, as well as interior and exterior spaces designated for future electric equipment.

Appendix RL

RENEWABLE ENERGY INFRASTRUCTURE

This Appendix is adopted into the 2026 Illinois Residential Stretch Energy Code and is mandatory.

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Replace Section RL101.1.2 with the following:

RL101.1.2 Group R occupancies. Buildings in Group R-2, R-3 and R-4 occupancies shall comply with Section C405.15 of the *Illinois Commercial Stretch Energy Code*.

Resource RRA is hereby included in the Illinois Residential Stretch Energy Code as Appendix RRA with the following modifications:

Appendix RRA
ALL-ELECTRIC RESIDENTIAL BUILDINGS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: *This appendix provides code compliance pathways for residential buildings intended to result in all-electric buildings for adopting jurisdictions or individual projects.*

ICC Council Policy-49 Note: *In considering whether to adopt the content in this appendix, jurisdictions in the United States should note that federal law might be found to preempt the provisions it prescribes. See the Public Health and Welfare Act, 42 U.S.C. § 6297: Effect on other law. Whether the content of this appendix or a modification thereof is subject to preemption may depend on court decisions or whether a waiver has been issued by the US Department of Energy pursuant to 42 U.S.C. § 6297(d).*

SECTION RRA101—GENERAL

RRA101.1 Intent. The intent of this appendix is to amend the *International Energy Conservation Code* to reduce greenhouse gas emissions and improve the safety and health of buildings by not permitting combustion equipment in buildings.

RRA101.2 Scope. This appendix applies to new *residential buildings*.

(Source: Amended at 50 Ill. Reg. _____, effective _____)

EMERGENCY PROJECT PROCEED ORDER/CHANGE ORDER REPORT

Project Number	Project Description	Proceed Order or Change Order Number	Total Amount of this Proceed Order, RFP or Mod & Date Executed	Total Amount of Associated RFPs/Mods & Date Executed	Percentage of RFP/Mod Work Completed
810-016-005	Illinois Community College Board -Malcolm X College – Chicago – Cook County – Replace Elevators	CO G-6	\$1,329,100.00 7/7/2026	N/A	0%

*New information is in **bold**.

SUBJECT: *Best Interest of the State Selection / Informational Item*

Project Number	Firm/Job Description	Estimated Total Project Cost
104-145-022	Repair Rotunda Ceiling at Lincoln's Tomb Department of Natural Resources/HPA Lincoln's Tomb Historic Site - Sangamon County <i>SELECTED FIRM:</i> Bailey Edward Design, Inc.	\$300,840
822-010-133	Structural Repairs & Exterior Building Improvements Northern Illinois University Northern Illinois University - DeKalb, DeKalb County <i>SELECTED FIRM:</i> Wiss, Janney, Elstner Associates, Inc.	\$3,753,600

CDB PROJECT NO: 104-145-022

PROJECT DESCRIPTION: Repair Rotunda Ceiling at Lincoln's Tomb

PROJECT LOCATION: Department of Natural Resources/HPA
Lincoln's Tomb Historic Site - Sangamon County

PROJECT AMOUNT: \$300,840

PROJECT SCOPE OF WORK:

The Lincoln's Tomb (6002) is a 6,600 square foot, 1-story building constructed in 1894.

The scope of work provides for restoring the interior finishes to a historically accurate condition by an art conservator, including repairing or refinishing the gold and palladium leaf ceilings, the plaster substrate and all related accessories to prevent all existing plaster defects from telescoping through the new metal leaf ceilings. The work also includes investigation of the palladium leaf in the entry rotunda area to determine the cause of the failure and to prevent it happening again in the future.

ARCHITECT/ENGINEER: Bailey Edward Design, Inc. (29506)
Champaign, IL 61821

CDB PROJECT NO: 822-010-133

PROJECT DESCRIPTION: Structural Repairs & Exterior Building Improvements

PROJECT LOCATION: Northern Illinois University
Northern Illinois University - DeKalb, DeKalb County

PROJECT AMOUNT: \$3,753,600

PROJECT SCOPE OF WORK:

The Northern Illinois University - DeKalb, is a 96-building facility established in 1897. The Visual Arts Building (U1059) is a 104,104 square foot, 5-story building, established in 1970.

The scope of work provides for structural repairs to the exterior concrete building envelope such as crack, spalling and resulting corroded steel reinforcing repairs; north and south exterior main entrance stair repair or replacements, multiple elevated concrete balcony and perimeter railing repairs and improvements, as well as tuckpointing, caulking replacement of building expansion/control joints and windows and doors.

A combined MBE/WBE goal of 18 percent is applicable to the A/E team. Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).

A VBE/PBE goal of 2 percent is applicable to the A/E team.

The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.

ARCHITECT/ENGINEER: Wiss, Janney, Elstner Associates, Inc. (7191)
Northbrook, IL 60062

FY27 PROPOSED CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
August 11, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
September 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
October 13, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
November 10, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
December 8, 2026	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
January 12, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
February 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
March 9, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
April 13, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
May 11, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference
June 8, 2027	11:00 a.m.	Chicago, Springfield, Edwardsville, Peoria, and Video Conference

Meeting Locations:

401 South Spring St. 3 RD Floor Stratton Building Springfield	555 West Monroe 8 th Floor Chicago	5415 North University St. Peoria	99 Supporting Services Drive Suite 1350 Edwardsville
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