

CHAPTER V.

DEPARTMENT OF BUILDINGS.

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ARTICLE I.

The Commissioner of Buildings.

612. There is hereby established an executive department of the municipal government of the city of Chicago, which shall be known as the department of buildings, and shall embrace the commissioner of buildings, an inspector of elevators, a secretary to said commissioner, and such number of inspectors of buildings and other assistants and employes as the city council may, by ordinance, prescribe and establish.

613. There is hereby created the office of commissioner of buildings, who shall be the head of said department of buildings, and shall be an experienced architect or builder. He shall hold his office for the term of two years, and until his successor shall be appointed and qualified.

614. He shall be appointed by the mayor, by and with the advice and consent of the city council, on the first Monday in May, 1881, or as soon thereafter as may be, and biennially thereafter.

615. Said commissioner, before entering upon the duties of his office, shall execute a bond to the city of Chicago, in the sum of twenty-five thousand dollars, with such sureties as the city council shall approve, conditioned for the faithful performance of the duties of his office.

616. He shall have the management and control of all matters and things pertaining to the department of buildings, and the appointment, with the consent of the mayor, of the subordinate officers and assistants named in the first section of this chapter, and may remove them at his pleasure.

617. All subordinate officers, assistants, clerks, and employes in said department shall be subject to such rules and regulations as shall be prescribed from time to time by said commissioner.

618. Said commissioner shall require good and sufficient bonds to be given by all subordinate officers and employes in said depart-

ment, who shall receive, or have the care, custody, or handling of any moneys belonging to the city of Chicago, which said bonds shall be approved by the mayor.

619. It shall be the duty of said commissioner to enforce all ordinances relating to the erection, construction, alteration, repair removal, or safety of buildings.

620. He shall have charge of enforcing the ordinances of the city, concerning the construction and inspection of hoistways, in which an elevator shall be used, and of all passenger and freight, steam and water power elevators, to the end that the said hoistways, elevators, cars, or platforms shall be built and kept in a perfectly safe condition.

621. He shall inquire and examine into all buildings and other places where ashes, shavings or other combustible materials may be stored, collected or deposited, and cause the prompt removal of the same, whenever, in his opinion, the same, if not removed or otherwise disposed of, will expose the city to danger of fires.

622. In every such case, the commissioner shall direct the tenant or occupant of the building or place, to remove or otherwise safely dispose of such ashes, shavings or other combustible materials; and in case such tenant or occupant shall refuse so to do, the said commissioner shall cause the same to be removed at the expense of said tenant or occupant.

623. It shall be the duty of the commissioner, when requested by two or more citizens, representing that ashes or combustible materials are kept in any place in the city in an insecure or illegal manner; or that the ventilation of any room or rooms where any person or persons are employed in any factory, workshop or other place of employment is insufficient; or that the doors or stairways in any such factory, workshop or other place of employment are insufficient for the escape of the employes in case of fire or other accident happening; or that the funnels, flues, fire-boxes, or heating apparatus of any building in the city, are insecure or dangerous,—to make a personal examination of such place or building, and if such representation is found to be true, said commissioner shall give notice, in writing, to the owner or lessee of such place or building, to make such changes, alterations or repairs as the public safety and the ordinances of the city may require.

624. Any person who shall refuse or neglect to make such changes, alterations or repairs, for the space of ten days after notice from said commissioner, as provided in the preceding section, shall be subject to a fine of not less than twenty-five dollars, and the fur-

ther penalty of twenty dollars for each and every day after the first conviction, that he shall refuse or neglect to make such change, alteration or repair.

625. He shall also, at least once in six months, inspect, or cause to be inspected and examined, all public school buildings, public halls, churches, theatres and all buildings used either for manufacturing or commercial purposes, for the purpose of determining the safety of the building, or any elevator used therein; the proper ventilation of any such building; the sufficiency of its doors, passage ways or aisles and stairways, and generally its facilities for egress in case of fire or other accident happening; the over loading of floors, and the storage of combustibles,—and make returns of all violations of the several provisions of this ordinance to the law department for prosecution.

626. He shall require that plans and specifications of the proposed erection, alterations or repairs, shall be submitted for inspection before issuing his permit: *Provided, however,* that should any question arise between the commissioner and the owner or architect of any building, or should the owner or architect object to any order or decision of said commissioner, the matter shall be referred to a committee of three persons, who shall be either architects or master builders, one to be chosen by the commissioner, one by the owner or other interested party, and these two shall choose a third, and the decision of a majority of these referees, submitted in writing, shall be final and conclusive in the premises: *and provided, further,* that no permit shall be required for ordinary repairs, either internal or external, which do not increase the size of building or alter its condition as a fire risk.

627. The commissioner of buildings shall have full power to pass upon any question arising under the provisions of this ordinance relating to the manner of construction, or materials to be used in the construction, alteration or repair of any building or buildings in the city of Chicago.

628. He shall have power to prohibit and stop the use of any passenger, freight, steam or water elevator, whenever the inspector of elevators shall report to him that any such elevator or the hoistway in which it is used, is in a dangerous or unsafe condition. And such prohibition of use shall continue in force until such hoistway or elevator, or both, are put in a perfectly safe condition.

629. He shall institute such measures and prescribe such rules and regulations as shall secure the careful inspection of all buildings while in process of construction, to the end that the several provisions of this ordinance relating thereto shall be strictly enforced.

630. Said commissioner shall have power to stop the construction of any building, or the making of any alterations or repairs of any building, when the same is being done in a reckless or careless manner, or in violation of any ordinance or ordinances of the city.

631. He shall enforce all ordinances of the city relating to the storage of combustibles, and the arrangement of heating appliances, engines, boilers, forges, or manufacturing by the use of fire heat.

632. He shall cause a careful investigation to be made of the origin or cause of all fires occurring in the city of Chicago, and keep a record of the same in proper books for that purpose.

633. He shall have power to enter upon the premises wherein any fire has occurred, if necessary, in order to investigate the origin of the fire.

634. He shall sign all certificates and notices required to be issued from said department, and keep a record of the same, and issue all permits, and collect all fees authorized to be issued and collected by said department.

635. Said commissioner shall keep, in proper books for that purpose, a register of all transactions of said department, which said books shall be open to the inspection of the mayor, comptroller, superintendent of police, fire marshal and members of the city council, at all times.

636. Said commissioner shall keep, in proper books for that purpose, an accurate account of all fees paid and required to be paid to said commissioner, giving the name of the party, date, and amount, of such fee or fees.

637. He shall, on the last day of each and every week, pay over to the city treasurer all moneys collected by him, and shall take a receipt and duplicate receipt therefor, and shall deposit such duplicate receipt with the city comptroller, and shall render a report, under oath, monthly, to the city comptroller, of all moneys received.

638. He shall annually, on or before the first day of February, in each year, prepare and present to the city council a report showing the receipts and expenditures and entire work of his department during the previous fiscal year. He shall, at the same time, send to the comptroller a full and comprehensive statement of all matters pertaining to his department, together with an estimate in detail of the appropriations required by the department during the next municipal year.

639. In the absence of the commissioner, from sickness or other cause, any one of the inspectors may be appointed by the mayor, to act in the place of said commissioner, with the same powers exercised by him; but no additional compensation shall be paid to him for such services.

ARTICLE II.

The Commissioner's Secretary.

640. There shall be in the office of the commissioner of buildings a person to be denominated secretary to the commissioner of buildings, whose duty it shall be to preserve and keep all books, records and papers belonging to said office, or which are required by law to be filed therein.

641. He shall deliver to the city council and to the respective departments all communications from the said commissioner in writing, and shall attend in the office of said department during the usual office hours, and do and perform such other services as may be required by said commissioner.

ARTICLE III.

The Inspectors of Buildings.

642. The inspectors of the department of buildings shall be able and experienced architects, builders or mechanics, competent to perform all the duties of the office to which they are appointed, and shall not be employed or engaged in any other vocation.

643. Said inspectors shall, under the direction of the commissioner of buildings, attend all fires occurring in the district to which they are respectively assigned, and report all information they may obtain relative to the construction and condition of the premises on fire, and the adjoining buildings.

644. They shall, under the direction of the commissioner, examine all buildings in the course of erection, alteration or repair, throughout the city, as often as required, and shall make a record of, and report to said commissioner, all violations of any ordinance or ordinances of the city, which the department of buildings is required to enforce, together with the street and number where such violations are found, the names of the owner, lessee, occupants, architect and master mechanics, and all other matters relative thereto.

645. They shall examine all buildings and walls reported dangerous, or damaged by fire or accident, and make a record of such examinations, with name of the street and number of the building, and the names of the owner, lessee and occupants.

646. They shall examine all buildings under application to raise, enlarge, alter or build, and make a record of the condition of the same.

647. Said inspectors shall perform such other duties as may be required of them by said commissioner of buildings, or the ordinances of the city.

ARTICLE IV.

The Inspector of Elevators.

648. The inspector of elevators shall be an experienced architect, builder, or mechanic, competent to perform the duties of the office to which he is appointed, and shall not be employed or engaged in any other vocation.

649. He shall, as often as once in six months, carefully examine and inspect all hoistways in which an elevator shall be used or operated, and the doors and shafts in connection therewith; and also examine and inspect all passenger and freight elevators, cars, or platforms, used and operated in any building in the city of Chicago, other than a private dwelling house, and report to the commissioner the condition of each hoistway and elevator.

650. Said inspector shall, when, after such examination, he finds the hoistway, door, shaft and elevator in a perfectly safe condition, make and deliver to the owner, or his or her agents, a certificate of the same, signed by the commissioner, which shall contain the date of inspection, the condition of the elevator at that date, the weight it may safely carry, and that the shaft and doors are constructed in accordance with this ordinance, which certificate shall be by the owner of the elevator framed and put up in some conspicuous place near such elevator, for examination by the public: *Provided*, that the words "safe condition" in this section shall mean that it is safe for any load up to its original full capacity.

651. He shall perform such other duties as may be required of him by the commissioner or the ordinances of the city.