

Sample Code Compliance Matrix – Chicago Zoning Ordinance and 2019 Chicago Construction Codes

The Zoning Ordinance portion of this sample matrix should be completed and incorporated into the construction documents for every building permit which requires plans, except work classified as "Special Construction" on the permit application. The remainder of this document is only a suggestion, and you may omit rows that do not apply to your project or elect to use another format to summarize compliance with the Chicago Construction Codes so long as the format adequately directs a reviewer to the specific sheet or location in the permit application documents where the requirement is shown to be met. Additional data may be required for high-rise buildings and Group H occupancies.

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map		–		
Z.02	Existing Zoning Use(s)	17-17-0100			<input type="checkbox"/>	Permit Application
Z.03	Proposed Zoning Use(s)	17-17-0100			<input type="checkbox"/>	Permit Application
Z.04	Chicago Landmark Designation	recorded deed restriction			<input type="checkbox"/>	
Z.05	Lakefront Protection District	zoning map, Ch. 16-4			<input type="checkbox"/>	
Z.06	Zoning Overlay District	zoning map, Ch. 17-7			<input type="checkbox"/>	
Z.07	Pedestrian Street	zoning map, 17-3-0500			<input type="checkbox"/>	
Z.08	Lot Area	17-17-0302			<input type="checkbox"/>	
Z.09	Floor Area Ratio (FAR)	varies by district			<input type="checkbox"/>	
Z.10	Total Floor Area	17-17-0305, varies by district			<input type="checkbox"/>	
Z.11	Building Height	17-17-0311, varies by district			<input type="checkbox"/>	
Z.12	Front Setback	17-17-0306, varies by district			<input type="checkbox"/>	
Z.13	Combined Side Setbacks	17-17-0308, varies by district			<input type="checkbox"/>	
Z.14	Rear Setback	17-17-0307, varies by district			<input type="checkbox"/>	
Z.15	Rear Yard / On-site Open Space	17-2-0307, 17-4-0410			<input type="checkbox"/>	
Z.16	Number of Dwelling Units	varies by district			<input type="checkbox"/>	
	Number of Efficiency Units (<i>include above</i>)	varies by district			<input type="checkbox"/>	
Z.17	Number of Off-street Parking Spaces	17-10-0200			<input type="checkbox"/>	
	EVSE-ready Parking Spaces (<i>include above</i>)	17-10-1011 (<i>eff. 11/1/20</i>)			<input type="checkbox"/>	
Z.18	Number of Off-street Loading Spaces	17-10-1100			<input type="checkbox"/>	
Z.19	Landscape Ordinance Compliance	Ch. 17-11			<input type="checkbox"/>	
Z.20	Townhouse Development Standards	17-2-0500			<input type="checkbox"/>	
Z.21	Planned Development Standards	Ch. 17-8			<input type="checkbox"/>	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			<input type="checkbox"/>	
Z.23	Affordable Requirements Ordinance (ARO) Forms	Ch. 2-44			<input type="checkbox"/>	
Z.24	Plat of Survey	17-13-1302-B			<input type="checkbox"/>	Survey folder in ProjectDox
2019 Chicago Building Code Requirements						
B.03.01	Proposed Occupancy Classification(s)	14B-3-302.1		–		
B.03.02	Existing Occupancy Classification(s)	14R-3-302.6, Ch. 14B-3		–	<input type="checkbox"/>	
B.04.01	Special Occupancy Conditions	Ch. 14B-4			<input type="checkbox"/>	

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B.05.01	Grade Plane	14B-2-203.2			<input type="checkbox"/>	
B.05.02	Building Height in Feet Above Grade Plane	14B-2-203.3, 14B-5-504.3			<input type="checkbox"/>	
B.05.03	Number of Stories Above Grade Plane	14B-2-202, 14B-5-504.4			<input type="checkbox"/>	
B.05.04	Mezzanine / Equipment Platform	14B-5-505			<input type="checkbox"/>	
B.05.05	Building Area	14B-2-203.4, 14B-5-506			<input type="checkbox"/>	
B.05.06	Number of Basements Excluded from Area	14B-5-506.1.3			<input type="checkbox"/>	
B.05.07	Frontage Increase	14B-5-506.3			<input type="checkbox"/>	
B.05.08	Mixed Occupancy Strategy	14B-5-508			<input type="checkbox"/>	
B.05.09	Accessory Occupancies	14B-5-508.2			<input type="checkbox"/>	
B.05.10	Incidental Uses	14B-5-509			<input type="checkbox"/>	
B.06.01	Construction Classification	14B-6-602			<input type="checkbox"/>	
	Rating – Primary Structural Frame	Table 14B-6-601, 14B-7-704			<input type="checkbox"/>	
	Rating – Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602			<input type="checkbox"/>	
	Rating – Interior Bearing Walls	Table 14B-6-601			<input type="checkbox"/>	
	Rating – Exterior Nonbearing Walls	Table 14B-6-602			<input type="checkbox"/>	
	Rating – Floor Construction	Table 14B-6-601			<input type="checkbox"/>	
	Rating – Roof Construction	Table 14B-6-601			<input type="checkbox"/>	
B.06.02	Combustible Material, Type I-IV Construction	14B-6-603, 14B-6-604			<input type="checkbox"/>	
B.06.03	Basement Construction	14B-6-605			<input type="checkbox"/>	
B.07.01	Exterior Wall Rating	Tables 14B-6-601, 14B-6-602			<input type="checkbox"/>	
B.07.02	Exterior Wall Projections	14B-7-705.2			<input type="checkbox"/>	
B.07.03	Exterior Wall Openings	14B-7-705.8			<input type="checkbox"/>	
B.07.04	Exterior Wall Parapets	14B-7-705.11			<input type="checkbox"/>	
B.07.05	Fire Wall Rating	14B-7-706.4			<input type="checkbox"/>	
B.07.06	Fire Wall Openings	14B-7-706.8, 14B-7-716.1			<input type="checkbox"/>	
B.07.07	Wall/Floor Rating – Occupancy Separation	14B-7-707.3.9, 14B-7-711.2.4.1			<input type="checkbox"/>	
B.07.08	Wall/Floor Rating – Fire Area Separation	14B-7-707.3.10, 14B-7-711.2.4.2			<input type="checkbox"/>	
B.07.09	Wall/Floor Rating – Control Area	14B-4-414.2.4, 14B-7-707.3.8			<input type="checkbox"/>	
B.07.10	Wall/Floor Rating – Incidental Uses	14B-7-707.3.7, 14B-7-711.2.4.5			<input type="checkbox"/>	
B.07.11	Wall/Floor – Unit Separation	14B-4-420, 14B-7-711.2.4.3			<input type="checkbox"/>	
B.07.12	Wall/Floor – Corridor	14B-7-708, 14B-10-1020.1			<input type="checkbox"/>	
B.07.13	Smoke Barrier	14B-7-709			<input type="checkbox"/>	
B.07.14	Vertical Openings	14B-7-712			<input type="checkbox"/>	
B.07.15	Shaft Enclosure – Rating	14B-7-713.4			<input type="checkbox"/>	
B.07.16	Shaft Enclosure – Continuity	14B-7-713.5			<input type="checkbox"/>	

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B.07.17	Shaft Enclosure – Openings / Penetrations	14B-7-713.7, 14B-7-713.8			<input type="checkbox"/>	
B.07.18	Penetration of Rated Construction	14B-7-714			<input type="checkbox"/>	
B.07.19	Opening Protectives	14B-7-716			<input type="checkbox"/>	
B.07.20	Duct and Air Transfer Openings	14B-7-717			<input type="checkbox"/>	
B.07.21	Fireblocking / Draftstopping	14B-7-718			<input type="checkbox"/>	
B.08.01	Interior Finish: Rooms / Spaces	Table 14B-8-803.13			<input type="checkbox"/>	
B.08.02	Interior Finish: Corridors / Exit Access	Table 14B-8-803.13			<input type="checkbox"/>	
B.08.03	Interior Finish: Exit / Exit Discharge	Table 14B-8-803.13			<input type="checkbox"/>	
B.08.04	Interior Floor Finish (Fibrous)	14B-8-803.4.2			<input type="checkbox"/>	
B.09.02	Automatic Sprinkler System	14B-9-903.2			<input type="checkbox"/>	
B.09.03	Alternative Automatic Extinguishing System	14B-9-904.2			<input type="checkbox"/>	
B.09.04	Standpipe System	14B-9-905.3			<input type="checkbox"/>	
B.09.05	Portable Fire Extinguishers	14B-9-906.1			<input type="checkbox"/>	
B.09.06	Fire Alarm System	14B-9-907.2			<input type="checkbox"/>	
B.09.07	Single- and Multiple-station Smoke Alarms	14B-9-907.2.10			<input type="checkbox"/>	
B.09.08	Visible Alarm Notification	14B-9-907.5.2.3			<input type="checkbox"/>	
B.09.09	Smoke Control System	14B-9-909			<input type="checkbox"/>	
B.09.10	Smoke and Heat Removal	14B-9-910.2			<input type="checkbox"/>	
B.09.11	Fire Department Connection	14B-9-912.2, 14B-9-912.4			<input type="checkbox"/>	
B.09.12	Fire Pump Room Rating	14B-9-913.2.1			<input type="checkbox"/>	
B.09.13	Signage for Shaftway / Equipment Room	14B-9-914			<input type="checkbox"/>	
B.09.14	Carbon Monoxide Detection	14B-9-915			<input type="checkbox"/>	
B.09.15	City Fire Alarm Box	14B-9-919.1			<input type="checkbox"/>	
B.10.01	Occupant Load Calculations Shown	14B-10-1004.1			<input type="checkbox"/>	
B.10.02	Egress Capacity Calculations Shown	14B-10-1005.1			<input type="checkbox"/>	
B.10.03	Common Path of Egress Travel Distance	Table 14B-10-1006.2.1			<input type="checkbox"/>	
B.10.04	Single Exit Condition Allowed	14B-10-1005.3.3			<input type="checkbox"/>	
B.10.05	Exit and Exit Access Separation	14B-10-1007.1			<input type="checkbox"/>	
B.10.06	Accessible Means of Egress	14B-10-1009			<input type="checkbox"/>	
B.10.07	Two-way Communication	14B-10-1009.8			<input type="checkbox"/>	
B.10.08	Roof Access	14B-10-1011.12			<input type="checkbox"/>	
B.10.09	Exit Signs	14B-10-1013			<input type="checkbox"/>	
B.10.10	Handrail / Guard Details	14B-10-1014, 14B-10-1015			<input type="checkbox"/>	
B.10.11	Exit Access Travel Distance	14B-10-1017.2			<input type="checkbox"/>	
B.10.12	Assembly Seating Requirements	14B-10-1029			<input type="checkbox"/>	

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
B.12.01	Natural Ventilation	14B-12-1202.1			<input type="checkbox"/>	
B.12.02	Natural Light	14B-12-1204.2			<input type="checkbox"/>	
B.12.03	Court / Yard Minimum Dimensions	14B-12-1205			<input type="checkbox"/>	
B.12.04	Minimum Ceiling Height	14B-12-1207.2			<input type="checkbox"/>	
B.12.05	Minimum Room Area	14B-12-1207.3				
B.14.01	Exterior Wall Coverings – Combustibility	14B-14-1405.1			<input type="checkbox"/>	
B.15.01	Roof Fire Classification	14B-15-1505.1			<input type="checkbox"/>	
B.15.02	Rooftop Structure Height	14B-15-1510, 14B-15-1513			<input type="checkbox"/>	
B.15.03	Rooftop Structure Area	14B-15-1510.1.1, 14B-15-1513.1.1			<input type="checkbox"/>	
B.15.04	Rooftop Structure Materials	14B-15-1513.3			<input type="checkbox"/>	
B.15.05	Roof Covering Solar Reflectance	14B-15-1515.2			<input type="checkbox"/>	
B.27.01	Electrical Room Fire Resistance Rating	Table 14B-5-509, Title 14E			<input type="checkbox"/>	
B.27.02	Electrical Room Number of Exits	14B-10-1006.2.2.7			<input type="checkbox"/>	
B.28.01	Mechanical Room Fire-resistance Rating	Table 14B-5-509			<input type="checkbox"/>	
B.28.01	Mechanical Room Number of Exits	14B-10-1006.2.2			<input type="checkbox"/>	
B.30.01	Elevator Cabs Per Hoistway	14B-30-3002.2			<input type="checkbox"/>	
B.30.02	Elevator Cab Dimensions	14B-30-3002.4			<input type="checkbox"/>	
B.30.03	Standby Power for Elevator	14B-10-1009.4.1			<input type="checkbox"/>	
B.30.04	Elevator Machine Room Rating	14B-30-3005.4			<input type="checkbox"/>	
B.31.01	Fence Height and Materials	14B-31-3114, (also zoning reqs.)			<input type="checkbox"/>	

Other Required Data

Item	Subject	Code Reference	Complete	N/A
A.04.01	Excavation Certification (Form 402)	14A-4-406	<input type="checkbox"/>	<input type="checkbox"/>
B.11.01	Accessibility Compliance Data	Mayor's Office for People with Disabilities (MOPD) Project Data Form	<input type="checkbox"/>	<input type="checkbox"/>
B.16.01	Structural Design Data	14B-16-1603	<input type="checkbox"/>	<input type="checkbox"/>
B.18.01	Geotechnical Report	14B-18-1803.1, 14B-18-1803.6	<input type="checkbox"/>	<input type="checkbox"/>
E.02.01	Electrical Drawings	14E-2-215.5	<input type="checkbox"/>	<input type="checkbox"/>
M.01.01	Mechanical Equipment Schedules / Specs	14A-4-404.2.1, 14A-4-404.12.1, 14A-4-404.21	<input type="checkbox"/>	<input type="checkbox"/>
M.04.01	Mechanical Ventilation / Exhaust Schedule	18-28-403.14	<input type="checkbox"/>	<input type="checkbox"/>
N.01.01	Energy Conservation Code Compliance Data	14A-4-411.3.13	<input type="checkbox"/>	<input type="checkbox"/>
P.04.01	Plumbing Fixture Schedule	18-29-403.1	<input type="checkbox"/>	<input type="checkbox"/>
P.11.01	Stormwater Management Ordinance Plan	Ch. 11-18	<input type="checkbox"/>	<input type="checkbox"/>