

TITLE 13

BUILDINGS AND CONSTRUCTION

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CHAPTER 13-4

DEFINITIONS

13-4-010 Definitions.

13-4-010 Definitions.

For the purpose of this Code, the following terms shall be construed as follows:

Accepted Engineering Practice. “Accepted engineering practice” shall be the compliance with the building provisions of this Code or, in the absence of such provisions, with the recognized standards of governmental bureaus or authoritative technical organizations.

“Accessory use” means a building or structure, the use of which is incidental to the main building or structure and is located on the same lot.

“Addition” means any construction which increases the area or cubic content of a building or structure.

“Aisle” means a passageway between rows of seats, or between rows of seats and a wall in a place of assembly, or between desks, tables, counters or other materials, or between such articles or materials and a wall in other rooms or spaces.

Aisle, Longitudinal. In a place of assembly, a “longitudinal aisle” is approximately perpendicular to the rows of seats served thereby.

Aisle, Transverse. In a place of assembly, a “transverse aisle” is an aisle approximately parallel to the rows of seats.

“Alteration” means any change in the occupancy classification or any change or modification of construction or space arrangement in any existing building or structure not increasing the area or cubic content thereof. “Alteration” also means any change which decreases the area or cubic content of a building.

Antenna Tower, Wireless Communication. A “wireless communication antenna tower” includes all structures related to the use of the radio frequency spectrum for the purposes of transmitting or receiving radio signals, and may include, but is not limited to radio towers, television towers, telephone exchanges- microwave relay towers, telephone transmission equipment building and personal communication systems (p.c.s.).

“Apartment building” means a multiple dwelling or part thereof designed or used primarily for family unit occupancy and containing three or more family units.

“Approved” means the sanction and endorsement by the commissioner of buildings under the provisions of the code or the rules adopted thereunder.

Assembly Unit. For definition see Section 13-56-070.

Assembly Unit, Large. For definition see Section 13-56-080.

Assembly Unit, Small. For definition see Section 13-56-090.

Atrium. For definition see Section 13-76-105.

Auxiliary Use. For definition see Section 13-56-250.

“Balcony” means:

(a) An exterior auxiliary floor space projecting from the exterior wall of an enclosed structure and unenclosed by other than a railing or parapet;

(b) As applied to places of assembly, a seating level located above main floor of an auditorium.

“Basement” means a story of a building partly or wholly below grade.

“Bed-and-breakfast establishment” means an owner-occupied, single-family residential building or an owner-occupied, multiple-family dwelling that does not exceed four stories in height and contains no more than 11 sleeping rooms, or an owner-occupied condominium, townhouse or cooperative in which 11 or fewer sleeping rooms are available for rent or for hire for transient occupancy by registered guests. For purposes of this definition: the term “bed-and-breakfast establishment” does not include single-room occupancy buildings as defined in Section 13-4-010. If the bed-and-breakfast establishment is a single-family residential building located on a lot that includes a principal house and an accessory building that was being used for residential purposes as of January 16, 2003, the accessory building shall be considered to be part of the establishment.

Boardinghouse. For definition see “Hotel”.

“Building” means a structure, or part thereof, enclosing any occupancy including residential, institutional, assembly, business, mercantile, industrial, storage, hazardous and miscellaneous uses. When separated by fire walls, each unit so separated shall be deemed a separate building.

Building, Accessory. “Accessory building” means a miscellaneous use unit located on the same lot and incidental to a main or principal occupancy.

“Building commissioner” means the building commissioner of the City of Chicago or his duly authorized delegate or representative.

Building, Existing. For definition see Chapter 13-196.

Building, Public. “Public building” means any building with the following exceptions:

1. Single-family residence;
2. Multi-story residential building under four stories in height;
3. The second floor of two-story buildings having less than 15,000 square feet at the second floor level, or any occupied levels below grade having less than 15,000 square feet, but not including publicly owned buildings;
4. Fire stations.

“Business Live/Work Unit” means a dwelling unit containing a minimum of 800 gross square feet and a maximum of 3,000 gross square feet in which a minimum of one-third of the gross square footage of the unit or 400 square feet, whichever is greater, and a maximum of 50 percent of the gross square footage of the unit, is used for an occupancy classification of E or F, and the occupancy E or F portion is owned and operated by the residential occupant.

Business Unit. For definition see Section 13-56-120.

Chimney. For definition see Section 18-28-202.

City digital sign. For definition see Section 17-17-0234.5.

“Classroom” means a room in a school used for the instruction of students in a group.

Coal Pocket. For definition see Section 13-96-100.

Combustible Frame Construction. For definition see Section 13-60-070.

Combustible Material. For definition see Section 15-12-040(a).

Controlled Materials. For definition see Section 13-120-040.

Conveyance Device. For definition see Section 14C-2-202.

Cooling Tower. For definition see Section 13-96-440.

Court. For definition see Section 13-172-030.

Court, Inner. For definition see Section 13-172-030.

Court, Outer. For definition see Section 13-172-030.

“Covered mall” means a covered interior area open from lowest grade level to roof used as a pedestrian public way and connecting groups of buildings.

Day Care Center has the meaning ascribed to the term in Section 4-75-010.

“Day Care Center – Class 1” means any institution or place, regardless of nomenclature and with or without a stated educational purpose, that offers care during all or part of the day for three or more children, not of common parentage, apart from their parent or guardian, between the ages of two years and six years.

For occupancy classification, see Section 13-56-100.

“Day Care Center – Class II” or “Day Care Center/Under 2” means any institution or place offering care for children, not of common parentage, apart from their parent or guardian, under two years of age. Class II day care centers shall be located only at ground level.

For occupancy classification, see Section 13-56-050.

“Deck” shall have the same meaning ascribed to that term in section 15-8-321.

Developmentally Disabled. For definition, see Section 8-4-080(1)(B).

Door, Fire. “Fire door” means a door and its assembly, so constructed and assembled in places as to give specified protection against the passage of fire. See “Opening Protective Assemblies – Doors”.

“Dormer” means a structure projecting through a sloped roof, usually containing a window on the front vertical face.

Dressing Room. For definition see Section 13-84-070(f).

Driveway. For definition see Section 13-108-040(c).

Dry Cleaning or Dyeing Units. For definition see Chapter 15-24.

“Dwelling” means any building which is wholly or partly used or intended to be used for living or sleeping by human occupants.

“Dwelling unit” means a room or suite of rooms designed or used for living purposes including a family unit or a room for sleeping accommodations, including hotel and dormitory rooms.

“Elevator” means a hoisting and lowering mechanism, equipped with a car, that moves within guides and serves two or more landings.

“Enclosed mall shopping center” means a single structure composed of buildings or groups of buildings connected by a covered mall not exceeding 80 feet in height; designed primarily for mercantile use with multiple tenants.

“Entrance for handicapped” means an entrance or exit accessible to and usable by individuals in wheelchairs or those with major mobility limitations.

“Equipment” consists of all mechanical, electrical or storage devices and fixtures requiring conformance with the code in regard to construction, installation, operation, alteration, maintenance and inspection. “Equipment” shall include among others conveyance devices, plumbing, ventilation systems, heating apparatus, refrigeration systems, boilers and electrical equipment.

“Escalator” means a power-driven, inclined, continuous stairway used for raising or lowering passengers.

“Exhibition areas” means any building or building area or areas, within a building used for temporary exhibition of goods, wares, merchandise or equipment.

“Existing building” means a building, structure or part thereof which has been completed and ready for occupancy.

“Exit.” For definition see Section 13-160-020(a).

Exit Connection. For definition see Section 13-160-020(e).

Exit, Horizontal. For definition see Section 13-160-020(c).

Exit, Outside. For definition see Section 13-160-020(d).

Exit, Vertical. For definition see Section 13-160-020(b).

“Exposed surface” means any surface on the interior or exterior of a dwelling or dwelling unit or school or day care center Class I or Class II which is readily accessible to children. Such surfaces shall include but are not limited to floors, walls, ceilings, door frames, doors, window frames, windows, stairs, stair rails, porch decks and porch railings.

Exterior Protected Construction. For definition see Section 13-60-040.

Exterior Trim. For definition see Section 15-8-290.

Family Home. A “family home” is a community- based residential home for not more than four developmentally disabled persons, who together with an appropriate number of staff, function as a single-family. Refer to the definition of “developmental disability” in the Illinois Mental Health and Developmental Disabilities Code, Public Act 80-1414.

“Family unit” means a room or group of rooms used or intended to be used as a housekeeping unit for living, sleeping, cooking and eating.

Fence. For definition see Section 13-96-130.

Finish, Ceiling. For definition see Section 15-8-370.

Finish, Interior Wall. For definition see Section 15-8-370.

“Fire commissioner” means the commissioner of the fire department of the City of Chicago or the commissioner's departmental designee.

“Fire escape” means an exterior vertical exit used primarily as an emergency means of egress.

“Fire limits” shall have the same meaning ascribed to that term in section 13-116-010.

Fire-Resistance. For definition see Section 15-12-040(b).

Fire-Resistive Construction. For definition see Section 13-60-020.

Fire-Resistive Rating. For definition see Section 15-12-040(c).

Fire Retardant Treated Wood. For definition see Section 15-12-040(f).

Fire Station. For definition see Section 13-96-180.

Flame-Spread Rating. For definition see Section 15-12-040(d).

Flight. For definition see Section 13-160-020(f).

Floor Area.

1. As applied to area limitations: “floor area” means the floor space enclosed by exterior walls, fire-walls or a combination of these structural elements.

2. As applied to the capacity of a building or floor of a building: “floor area” means the floor space enclosed by the exterior walls of a building, excluding elevators, stairways or other shafts.

3. As applied to a space room: “floor area” means the net area within the enclosing walls or partitions.

Flue. For definition see Section 18-28-202.

“Foyer” means a room adjoining an auditorium and serving as the principal entrance to any seating level thereof.

Fume or Flammable Compressed Gas Building or Room. For definition see Chapter 15-26.

Gallery. For definition see “Balcony”.

Garage. For definition see Sections 13-56-200 and 13-108-040(a).

Garage, Basement. For definition see Section 13-108-040(b).

Garage, Private. For definition see Section 13-96-260.

Gasoline Filling Station. For definition see Section 13-96-520.

Grade.

1. As applied to a building less than ten feet from a street property line, “grade” shall be the established sidewalk elevation.

2. As applied to a building more than ten feet from a street property line, “grade” shall be the finished ground elevation at the building wall.

3. As applied to a building facing a two-level street, “grade” shall be determined by the upper level unless otherwise provided.

Group Home. A “group home” is a residential building or portion thereof designed as a child care facility that provides supervised maintenance or personal care in a quasi-family setting for not more than ten minor children, ages six to under 18 years, not of common parentage, for part or all of the day or night.

Guard. A building component or a system of building components located at or near the open sides of an elevated walking surface, and that minimizes the possibility of a fall from the walking surface to a lower level.

“Habitable room” means a room within a residential occupancy and used or intended to be used for living, sleeping, eating or cooking purposes, as well as any room within a residential occupancy and used or intended to be used for dressing, studying, reading, listening to music, playing music, or family entertainment of any sort, but does not include bathrooms, toilet rooms, laundries, pantries, foyers, corridors, storage spaces, stairways, or closets.

“Handicapped” means persons with reduced mobility, flexibility, coordination or perceptiveness due to age or physical condition.

Handrail. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hangar. For definition see Section 13-108-120(a).

Hazardous Use Unit. For definition see Section 13-56-210.

Heavy Timber Construction. For definition see Section 13-60-050.

Height. For definition see Section 13-48-020(c).

Home for the Aged means a facility licensed or required to be licensed under this Code which is operated not-for-profit under the auspices of a religious, fraternal, charitable or other nonprofit organization, or operated not-for-profit under an endowment, which through its ownership or management, and as its principal objective, provides maintenance, personal care, nursing or sheltered care to aged persons, and in the conduct of which provides such service(s) to not less than three persons over 60 years of age, who are not related to the applicant or owner by blood or marriage.

Home Occupation. See Section 4-6-270(a) for definition.

Horizontal Compartment. That portion of a building bounded by exterior walls and the required fire rated and smoke barrier floor or roof assembly.

Hotel. Every building or structure kept, used, maintained as, advertised, or held out to the public to be an inn, hotel, motel, family hotel, apartment hotel, lodging house, dormitory or place where sleeping or rooming accommodations are furnished for hire or rent, whether with or without meals, in which seven or more sleeping rooms are used or maintained for the accommodation of guests, lodgers or roomers, excluding single-room occupancy buildings and bed- and-breakfast establishments as defined in this section, shall be considered a hotel.

Industrial Unit. For definition see Section 13-56-140.

Industrial Unit, Low Hazard. For definition see Section 13-56-150.

Industrial Unit, Moderate Hazard. For definition see Section 13-56-160.

“Institutional home” means a building or part thereof designed or used for the housing and care of three or more aged or infirm persons or children and not providing hospital facilities.

Institutional Unit. For definition see Section 13-56-050.

Interior Trim. For definition see Section 15-8-390.

“Intermediate care facility for the developmentally disabled – 15 or less” means a facility licensed by the State of Illinois to provide living arrangements for no more than 15 developmentally disabled persons, whether or not related to each other by blood or marriage, in a quasi-family setting.

Landing. For definition see Section 13-160-020(g).

“Lead-based coatings” means any paint, lacquer, or other applied liquid surface coatings, and putty, which contain a quantity of lead more than six-hundredths of one percent by weight of its nonvolatile content.

“Let” means to give another person the right to occupy any portion of a dwelling, family unit, or rooming unit. The act of “letting” shall be deemed to be a continuing act for so long as the persons given the right to occupy premises, continue to do so. A further “letting” by any occupant of a dwelling, family unit, or rooming unit is for purpose of this chapter, also a “letting” by the owner or operator of the dwelling.

“Lintel” means the beam or girder placed over an opening in a wall, which supports the wall construction above.

“Living level” means any floor or level in a building where habitable rooms are provided, including basement, penthouse and attic; except, however, that in a single-family dwelling, a basement containing less than 400 square feet of habitable space without a kitchen shall not be counted as a living level.

Loading Space. For definition see Section 13-108-040(c).

Lodginghouse. For definition see “Hotel”.

“Lot” means a parcel of land used or intended to be used as a unit. Each building and its accessory building, shall be on a separate lot.

Lot, Front of. “Front of lot” means the shortest street frontage.

Lot Line, Exterior. “Exterior lot line” means a boundary line between a lot and a street, alley, public way or railroad right-of-way.

Lot Line, Interior. “Interior lot line” means a boundary line between a lot and an adjoining lot.

Lot, Rear of. The boundary opposite the front of the lot as herein defined, or that boundary most nearby parallel to the front of the lot.

Mercantile Unit. For definition see Section 13-56-130.

“Mezzanine” means an intermediate floor placed in any story of a building and limited in area as required elsewhere in this Code.

Miscellaneous Unit. For definition see Section 13-56-220.

Mixed Occupancy. For definition see Section 13-56-240.

“Motion picture house” means a building or portion of a building used for the showing of motion pictures with a recess at the front of the auditorium used and designed solely for the mounting of a motion picture screen and its related sound equipment and containing no fixed or movable scenery other than curtains of flame resistant material.

Motor Vehicle Sales and Display Rooms. For definition see Section 13-108-040(c).

Multiple Dwelling. For definition see Section 13-56-040.

Newel Post. For definition see Section 13-160-020(h).

“Nightclub” means a place of entertainment open at night usually serving food and beverages, and providing live or recorded entertainment. The term “nightclub” does not include a theater or museum, but otherwise is used in the building code without regard to the license classification or category of a business.

Noncombustible Construction. For definition see Section 13-60-030.

Noncombustible Material. For definition see Section 15-12-040(e).

Nursing Home means a “skilled care facility,” “intermediate care facility,” “sheltered care facility” or similar “long-term care facility,” as those terms are defined in the Illinois Nursing Home Care Code (210 ILCS 45) and/or Title 77 Ill. Adm. Code Part 300.

“Occupancy” means the use or uses of any building or structure for any of the following purposes: residential, institutional, assembly, business, mercantile, industrial, storage, hazardous or miscellaneous uses as defined in Chapter 13-56.

“Occupancy content” means the maximum number of persons occupying any building, floor, room or space.

Open Air Assembly Unit. For definition see Section 13-56-110.

Opening Protective Assemblies – Doors and shutters. For definition see Section 15-12-080.

Opening Protective Assemblies – Windows. For definition see Section 15-12-170.

“Open plan school” means a building intended to be used as a Type I or II school which consists principally of individual teaching areas that are separated from each other only by informal dividers, such as cabinets, bookcases, partitions of less than floor to ceiling height.

“Open space” means a street, alley, waterway, park, yard, court or other permanent unobstructed space open to the sky.

Ordinary Construction. For definition see Section 13-60-060.

Owner. “Owner” means any person who alone, jointly or severally with others:

- a. Shall have legal title to any premises, or dwelling units, with or without accompanying actual possession thereof; or
- b. Shall have charge, care or control of any premises, dwelling or dwelling unit as owner or agent of the owner, or an executor, administrator, trustee, or guardian of the estate of the owner.
- c. “Owner” includes the owner, his agent for the purpose of managing, controlling or collecting rents, any other person managing or controlling a building or premises or any part thereof and any person entitled to the control or direction of the management or disposition of a building or premises or of any part thereof.

“Parked vehicle” means any vehicle which is not in motion and which is not under control of the driver.

“Partition” means a vertical separating construction between rooms or spaces.

Partition, Bearing. “Bearing partition” means a partition used to support loads other than its own weight.

“Pedestrian passageways” means pedestrian passageways between buildings.

Penthouse. For definition see Section 15-8-530.

Performing arts venue. For definition, see Section 4-156-710.

“Permit” means an authorization by the commissioner of buildings to proceed with construction, alteration, installation or demolition.

“Planning requirements” means the size, arrangement and location of the rooms within a structure.

“Playhouse-in-the-round” means a building or portion of a building used for live theatrical performances having an acting platform which is fully open to audience viewing from at least three sides, which may or may not be raised, and which contains no horizontal recess. The platform is to be of noncombustible material or fire retardant treated lumber. The space above the platform is open with no fly gallery. Combustible scenery is limited to small furniture groupings.

Porch. An unheated roofed portion of a building, generally containing a stair used for ingress and egress and floor area, and separated from the principal portion of the building by a fire rated wall and unrated doors and windows.

Prefabricated Assembly. For definition see Section 13-120-140(a).

Professional Services. “Professional services” includes medical, dental, legal, architectural, engineering and similar services.

Projection Block. For definition see Section 13-84-070(e).

Property Room. For definition see Section 13-84-070(h).

Proscenium. For definition see Section 13-84-070(g).

“Public way” means a public street, alley, sidewalk or park.

“Radio theater” means a radio studio with an assembly space for an audience of more than 100 persons.

Ramp. For definition see Section 13-160-020(i).

Residential Unit. For definition see Section 13-56-020.

Riser. For definition see Section 13-160-020(j).

“Roominghouse” means any dwelling or that part thereof in which space is let by the owner, operator or occupant of one or more rooming units or more persons who are not husband or wife, son or daughter, mother or father, grandparents, grandchildren, sister or brother or niece or nephew of the owner or operator or tenant or the spouse of any of these, but any child lawfully under the care of the above members of a family shall not be deemed a roomer.

“Rooming unit” means any room or group of rooms forming a single habitable unit, used or intended to be used, for living and sleeping but not for cooking or eating purposes. A room occupied by a person who is permitted to prepare meals anywhere in a dwelling is a family unit and not a rooming unit unless it is an institutional unit as defined in Section 13-56-050 of this Code or in a convent, monastery, a bona fide not-for-profit club, or in a dormitory, fraternity or sorority affiliated with an educational or (other) charitable institution.

Roundhouse. For definition see Section 13-96-310.

“Row of seats” means a group of adjoining seats arranged side by side.

School. For definition see Section 13-56-100.

“Self-service (public) storage facility” means any real property designed and used for the purpose of renting or leasing individual storage spaces to occupants who are to have access to such for the purpose of storing and removing personal property.

“Shaft” means a space enclosed with side walls and extending through two or more stories.

Shall. As used in this Code, “shall” means “mandatory”.

Sheltered care facility has the meaning ascribed to the term in the definition of a “nursing home” as set forth herein.

Sheltered Care Home means a facility that provides personal care and assistance, supervision, oversight or nursing, and a suitable activities program. Provisions are made for medical care as necessary.

Sign, Outdoor. For definition see Section 13-96-030(a).

Single-Family Dwelling. For definition see Section 13-56-030.

“Single-room occupancy building” means any dwelling or part thereof designed or used primarily for single-room occupancy, containing five or more single-room living units, and which is occupied by the same tenants for an uninterrupted period of not less than 32 days.

“Single-room occupancy unit” is a room used or intended to be used as a residential housekeeping unit by not more than two occupants for living and sleeping, with or without cooking facilities, that contains not more than one habitable room consisting of not more than 250 square feet of floor area excluding from the calculation of floor area any kitchen having less than 70 square feet of floor area.

“Sleeping accommodations” means a room, space, or portion thereof, used primarily for sleeping purposes.

“Smoke Alarm” means a single- or multiple-station alarm responsive to smoke.

“Smoke Alarm, Multiple-Station” means two or more single-station alarm devices that can be interconnected such that actuation of one causes all integral or separate audible alarms to operate. A multiple-station alarm device can consist of one single-station alarm device having connections to other detectors or to a manual fire alarm box.

“Smoke Alarm, Single-Station” means an assembly incorporating the detector, the control equipment, and the alarm-sounding device in one unit, operated from a power supply either in the unit or obtained at the point of installation.

“Smoke Detector” means a listed device that senses visible or invisible particles of combustion.

Smokeproof tower. For definition see Section 13-160-360.

Stage. For definition see Section 13-84-070(a).

Stage Block. For definition see Section 13-84-070(d).

Stage, Type 1. For definition see Section 13-84-070(b).

Stage, Type 2. For definition see Section 13-84-070(c).

Stage Workshop. For definition see Section 13-84-070(i).

Stairway. For definition see Section 13-160-020(k).

Stairway, Enclosed. For definition see Section 13-160-020(k)(1).

Stairway, Exterior. For definition see Section 13-160-020(k)(2).

Stairway, Interior. For definition see Section 13-160-020(k)(3).

Storage Room. For definition see Section 13-84-070(j).

Storage Unit. For definition see Section 13-56-170.

Storage Unit, Low Hazard. For definition see Section 13-56-180.

Storage Unit, Moderate Hazard. For definition see Section 13-56-190.

Story. "Story" means the space between any two floors or between the topmost floor and the ceiling; provided that for a building in the Wrigley Field Adjacent Area, as that term is defined in Section 4-388-010, in which is located a special club license, as that term is defined in Section 4-388-010, the roof of the building shall be counted as one story, and every additional deck level constructed on or above the roof shall be counted as a story; provided further that if the space between the roof and the first deck constructed immediately above the roof is only interstitial space, then the roof and first deck shall be counted as one story.

"Supplied" means installed, furnished or provided by an owner or operator whether or not he charges tenants separately for a facility installed or furnished by him.

"Surface" means the outermost layer or superficial area of the interior and readily accessible exterior surfaces of a dwelling, dwelling unit, or school or day care center Class I or Class II, including but not limited to the outermost layer or superficial area of walls, ceilings, floors, stairs, stair railings, window sashes, windowsills, window frames, doors, door frames, porch decks, porch railings, baseboards, and woodwork of dwelling or dwelling unit or school or day care center Class I or Class II.

"Technology center." For definition see Section 13-56-121.

"Telephone exchange" means a building or part of a building that (a) is owned or operated by any person whose primary business is the providing of communication services other than radio or television, and (b) houses communication switching equipment.

Tent. For definition see Section 13-96-480.

"Theater" means an assembly unit designed or used primarily for theatrical performances and containing a Type I stage.

Tire facility. For definition, see Section 4-228-010(o).

Tower. For definition see Section 15-8-550.

"Townhouse" means a vertical dwelling unit in a multiple-dwelling (Class A-2) building which meets the requirements of Section 13-64-020 of the code.

"Toxic heavy metal based coatings" means any paint, lacquer, or other applied liquid surface coating and putty which contains antimony, arsenic, cadmium, mercury or selenium of which the total metal content, individually or in total, exceeds five hundredths of one percent of the total weight of the contained solids or dried paint film.

"Transparent glazing material" means clear glass or clear rigid plastic.

Travel Distance. For definition see Section 13-160-120.

Tread. For definition see Section 13-160-020(l).

"Vertical compartment" means that portion of the building bounded by exterior walls and the required two hour fire rated and smoke barrier interior wall assembly which divides the building in a vertical plane.

Wall, Bearing. "Bearing wall" means a wall used to support loads other than its own weight.

Wall, Fire. For definition see Section 15-8-020.

Wall, Nonbearing. "Nonbearing wall" means a wall used to support no loads other than its own.

Wall, Parapet. "Parapet wall" means the extension of a wall above the roof level.

Wall, Retaining. "Retaining wall" means a wall designed to resist lateral earth pressure.

Window, Fire. "Fire window" means a window and its assembly, so constructed and assembled in place as to give specified protection against the passage of fire. See "Opening protective assemblies – Windows".

(Prior code §§ 47-1 and 47-2; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 6-28-89, p. 2598; Amend Coun. J. 4-12-91, p. 32345; Amend Coun. J. 5-4-94, p. 49750; Amend Coun. J. 11-2-94, p. 58476; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 10-2-95, p. 8040; Amend Coun. J. 4-16-96, p. 20123; Amend Coun. J. 10-28-97, p. 54731; Amend Coun. J. 4-1-98, p. 65911; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 1-20-99, p. 88459; Amend Coun. J. 6-28-00, 36679, § 1; Amend Coun. J. 11-1-00, p. 43076, § 1; Amend Coun. J. 12-4-02, p. 99026, § 2.5; Amend Coun. J. 9-4-03, p. 7118, § 7; Amend Coun. J. 10-1-03, p. 9163, § 4.1; Amend Coun. J. 11-30-05, p. 62481, § 4; Amend Coun. J. 1-11-06, p. 68371, § 2; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 5-9-12, p. 27485, § 169; Amend Coun. J. 6-6-12, p. 28356, § 31; Amend Coun. J. 6-27-12, p. 30744, § 7; Amend Coun. J. 11-8-12, p. 38872,

CHAPTER 13-8

RESERVED*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 5, repealed Ch. 13-8, which pertained to administration of zoning, building and housing provisions.

CHAPTER 13-9

DEMOLITION OF OPEN, HAZARDOUS RESIDENTIAL AND COMMERCIAL BUILDINGS

13-9-010 Reserved.

13-9-020 Dangerous garage demolition.

13-9-010 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 6, repealed § 13-9-010, which pertained to demolition of open, hazardous residential and commercial buildings.

13-9-020 Dangerous garage demolition.

(A) For purposes of this section, the following definitions shall apply:

Commissioner shall refer to the commissioner of streets and sanitation.

Garage shall refer to any stand-alone building, structure, premises, or enclosure within the city, designed primarily for the housing, parking or storage of five or fewer motor vehicles.

Public safety threat shall refer to a garage in a condition that presents an actual and imminent danger to the public. Such condition may result from, but is not limited to, structural defects, deterioration, or rat or other vermin harborage.

(B) Whenever in the judgment of the commissioner, a garage is a public safety threat, the commissioner is authorized to order the garage to be demolished in accordance with the procedures set forth in subsection (C) of this section.

(C) Before the commissioner orders the demolition of a garage that is a public safety threat, the following procedures shall apply:

(1) The commissioner shall first seek to obtain an affidavit from the owner of the garage, authorizing the city to demolish the garage.

(2) In the event that the affidavit specified in subsection (C)(1) of this section cannot be obtained, the commissioner shall, if possible, provide notice to the owner of the garage by certified mail that the garage will be demolished within three days, excluding Saturdays, Sundays and legal holidays, unless the owner corrects the conditions creating the public safety threat or seeks a hearing from the city's department of administrative hearings. In addition to providing such mailed notice if mailed notice is possible, the commissioner shall cause the posting of a notice on the garage that the garage will be demolished within three days, excluding Saturdays, Sundays and legal holidays, unless the owner corrects the conditions creating the public safety threat or seeks a hearing from the city's department of administrative hearings. Such posted notice shall be not less than two feet by two feet in size.

(D) In the event that the owner of the garage fails to correct the conditions creating the public safety threat or fails to seek a hearing within three days, excluding Saturdays, Sundays and legal holidays, or the provision of notice provided for in subsection (C)(2) of this section, the commissioner or his designee may provide for the immediate demolition of the garage.

(E) A garage owner seeking a hearing must submit to the commissioner a timely written request for a hearing to be conducted by the city's department of administrative hearings. Such request shall be deemed effective when received by the commissioner. Upon receipt of a timely request for a hearing, the city shall institute an action with the department of administrative hearings, which shall appoint an administrative law officer to conduct the hearing. If, after the hearing, the administrative law officer determines by a preponderance of the evidence that the garage does constitute a public safety threat, the administrative law officer shall enter an order affirming the determination of the commissioner. If, after the hearing, the administrative law officer determines by a preponderance of the evidence that the garage does not constitute a public safety threat, the administrative law officer shall enter an order reversing the determination of the commissioner. If the owner of the garage requests a hearing but fails to appear at the hearing or fails to request a hearing in a timely manner, the owner shall be deemed to have waived his or her right to a hearing and an administrative law officer of the department of administrative hearings may enter a default order in favor of the city. In the event that an administrative law officer affirms the determination of the commissioner, the department of streets and sanitation or its agents or contractors may enter or access the property and abate the public safety threat by demolishing the garage in question.

(F) The amount of any fine issued under Section 2-14-100, the cost of the demolition, and the costs of bringing condemnation proceedings under this section, including inspector's and attorney's fees, shall be recoverable from the owner or owners and shall be a lien on the property upon which the garage is or was located and shall also be enforceable against any person against whom the order issues as provided by law. Any lien created under this section may, upon a showing of good cause, be waived by the corporation counsel. No

license shall be issued relating to the property subject to such lien until the lien is satisfied or, upon a showing of good cause, the lien is waived by the corporation counsel. Nothing in this section shall prevent the city from seeking other remedies for code violations through the use of any other administrative procedure or court proceeding, including the imposition of fines set forth in Section 13-12-040 for violations of the building code.

(Added Coun. J. 4-12-00, p. 29468, § 1; Amend Coun. J. 12-8-04, p. 38063, § 1)

CHAPTER 13-10

RESERVED*

* **Editor's note** – Coun. J. 9-6-17, p. 54189, § 1, repealed Ch. 13-10, which pertained to registration of multiple dwellings.

CHAPTER 13-11

RESERVED*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 7, repealed Ch. 13-11, which pertained to vacant, abandoned and deteriorating buildings.

CHAPTER 13-12

ENFORCEMENT OF BUILDING, ELECTRICAL AND FIRE REGULATIONS

Article I. General

13-12-010 Scope.

13-12-020 Code violations – Liability.

13-12-030 Reserved.

13-12-040 Violation of chapters enumerated in Section 13-12-010 – Penalty.

13-12-050 Reserved.

13-12-060 Reserved.

13-12-070 Reserved.

13-12-080 Reserved.

13-12-090 Reserved.

13-12-100 Reserved.

13-12-110 Reserved.

13-12-120 Reserved.

13-12-125 Vacant buildings – Owner required to act – Enforcement authority.

13-12-126 Vacant buildings – Mortgagee required to act – Enforcement authority.

13-12-127 Mortgagee to inspect real estate.

13-12-128 Termination.

13-12-129 Vacant buildings – Water supply shut off.

13-12-130 Reserved.

13-12-131 Reserved.

13-12-135 Minimum requirements for vacant buildings.

13-12-140 Vacant or open buildings – Watchman required – Violation – Penalty.

13-12-145 Reserved.

13-12-147 Reserved.

13-12-148 Hazardous vacant buildings – Warning placard for first responders authorized when – Unlawful acts.

13-12-150 Severability.

Article II. Reserved

Part A. Reserved

13-12-160 Reserved.

13-12-170 Reserved.

13-12-180 Reserved.

13-12-190 Reserved.

13-12-200 Reserved.

13-12-210 Reserved.

Part B. Reserved

13-12-220 Reserved.

13-12-230 Reserved.

13-12-240 Reserved.

13-12-250 Reserved.

13-12-260 Reserved.

13-12-270 Reserved.

Part C. Reserved

13-12-280 Reserved.

13-12-290 Reserved.

13-12-300 Reserved.

13-12-310 Reserved.

13-12-320 Reserved.

13-12-330 Reserved.

13-12-340 Reserved.

Part D. Reserved

13-12-350 Reserved.

Part E. Reserved

13-12-360 Reserved.

13-12-370 Reserved.

13-12-375 Reserved.

13-12-380 Reserved.

13-12-390 Reserved.

13-12-400 Reserved.

13-12-410 Reserved.

13-12-420 Reserved.

13-12-430 Reserved.

13-12-440 Reserved.

13-12-450 Reserved.

13-12-460 Reserved.

13-12-470 Reserved.

13-12-480 Reserved.

Part F. Reserved

13-12-490 Reserved.
13-12-500 Reserved.
13-12-510 Reserved.
13-12-520 Reserved.
13-12-530 Reserved.
13-12-540 Reserved.

Part G. Reserved

13-12-550 Reserved.
13-12-560 Reserved.
13-12-570 Reserved.
13-12-580 Reserved.
13-12-590 Reserved.
13-12-600 Reserved.
13-12-610 Reserved.
13-12-620 Reserved.

Part H. Reserved

Part I. Reserved

Part J. Reserved

13-12-820 Reserved.
13-12-830 Reserved.
13-12-840 Reserved.
13-12-850 Reserved.
13-12-860 Reserved.
13-12-870 Reserved.
13-12-880 Reserved.

Part K. Reserved

13-12-890 Reserved.

ARTICLE I. GENERAL* (13-12-010 et seq.)

* **Editor's note** – Coun. J. 11-3-99, p. 13842, § 1, added the title of Article I to read as herein set out.

13-12-010 Scope.

The provisions of this chapter shall apply to the building provisions, electrical and fire regulations and minimum standards of living and working conditions of this Code. In interpreting and applying said provisions of this Code such provisions shall in every instance be held to be the minimum requirements adopted for the protection and promotion of the public health, safety and welfare.

(Prior code § 39-1; Amend Coun. J. 10-2-95, p. 8019)

13-12-020 Code violations – Liability.

Unless otherwise specifically provided, the owner, his agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or premises in any part of which there is a violation of the provisions of this Code enumerated in Section 13-12-010, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or premises and is subject to injunctions, abatement orders or other remedial orders. Wherever used in said provisions of this Code, the “owner” shall include any person entitled under any agreement to the control or direction of the management or disposition of the building or premises or of any part of the building or premises where the violation in question occurs.

The liabilities and obligations hereunder imposed on an owner shall attach to a trustee under a land trust, holding title to such building, structure or premises without the right of possession, management or control, unless said trustee in a proceeding under said provisions of this Code discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of

managing, controlling or collecting rents, as the same may appear on the records of the trust.

The liabilities and obligations imposed on an owner shall attach to any mortgage company or any other person with or without an interest in the building or premises who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the Building Code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this section for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the Building Code.

(Prior code § 39-2; Amend Coun. J. 4-12-00, p. 29471, § 1)

13-12-030 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-030, which pertained to building owner or agent; posting requirements.

13-12-040 Violation of chapters enumerated in Section 13-12-010 – Penalty.

Any violation of, or resistance to or interference with the enforcement of Section 13-12-010 or the Building Code as defined in Section 1-4-090(h), to which no other penalty provision is applicable shall be punished by a fine of not less than \$500.00 and not more than \$1,000.00, and each day such violation continues shall constitute a separate and distinct offense.

(Prior code § 39-3; Amend Coun. J. 11-10-94, p. 59125; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 9)

13-12-050 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-050, which pertained to construction, alteration, installation, repair or razing without permit; penalty.

13-12-060 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-060, which pertained to architects, engineers, contractors, etc.; failure to conform with code provisions; penalty.

13-12-070 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-070, which pertained to failure of property conformance with code; request for injunction.

13-12-080 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-080, which pertained to failure to acquire permits for construction, alteration, installation, repair or razing; stop work order.

13-12-090 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-090, which pertained to remedies cumulative.

13-12-100 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-100, which pertained to official right of entry; interference unlawful.

13-12-110 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-110, which pertained to violation or noncompliance by a business; license revocation.

13-12-120 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-120, which pertained to code violations; closure of buildings or premises.

13-12-125 Vacant buildings – Owner required to act – Enforcement authority.

(a) (1) The owner of any building that has become vacant shall within 30 days after the building becomes vacant or within 30 days after assuming ownership of the building, whichever is later, file a registration statement for each such building with the department of buildings on forms provided by that department for such purposes. The registration shall remain valid for six months from the date of registration. The owner shall be required to renew the registration for successive six-month periods as long as the building remains vacant and shall pay a registration or renewal fee in the amount prescribed in paragraph (3) of this subsection (a) for each registered building; provided, however, that all governmental agencies shall be exempt from the payment of the registration and renewal fees. The owner shall notify the department of buildings, within 20 days, of any change in the registration information by filing an amended registration statement on a form provided by the department of buildings for such purposes. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the city against the owner or owners of the building. Registration of a building in accordance with this section shall be deemed to satisfy the notification requirement set forth in Section 13-11-030. After filing a registration statement the building owner shall provide access to the city to conduct an exterior and interior inspection of the building to determine compliance with the municipal code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.

(2) In addition to other information required by the commissioner of buildings, the registration statement shall include the name, street address and telephone number of a natural person 21 years of age or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process, in any court proceeding or administrative enforcement proceeding, on behalf of such owner or owners in connection with the enforcement of this Code. This person must maintain an office in Cook County, Illinois, or must actually reside within Cook County, Illinois. An owner who is a natural person and who meets the requirements of this subsection as to location of residence or office may designate himself as agent. By designating an authorized agent under the provisions of this subsection the owner is consenting to receive any and all notices of code violations concerning the registered building and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning

the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this subsection shall be deemed to consent to the continuation of the agent's designation for the purposes of this subsection until the owner notifies the department of buildings of a change of authorized agent or until the owner files a new annual registration statement. Any owner who fails to register a vacant building under the provisions of this subsection shall further be deemed to consent to receive, by posting at the building, any and all notices of code violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.

(3) The registration and renewal fee for each registered building shall be \$300. The registration fee or renewal fee shall be doubled if the applicable registration or renewal takes place not through voluntary and timely compliance, but as the result of a City identification of a violation of this section.*

* **Editor's note** – Pursuant to Coun. J. 9-6-17, p. 54189, § 7 and Coun. J. 3-28-18, p. 74459, Art. V, § 13, the amendments to this subsection (a)(3) shall take effect on a date determined by the Commissioner of Buildings, but in the absence of such determination, shall become effective no later than January 1, 2019.

(b) The owner of any building that has become vacant, and any person maintaining, operating or collecting rent for any building that has become vacant, shall do the following:

(1) immediately enclose and secure the building as provided in Section 13-12-135 of this Code; and

(2) within 30 days after the building becomes vacant or within 30 days after assuming ownership of the building, whichever is later, post a sign affixed to the building indicating (i) the building's vacant building registration number; and (ii) the name, address and telephone number of the building owner and the owner's authorized agent for the purpose of service of process; and (iii) if the person responsible for day-to-day supervision and management of the building is different from the owner holding title to the building or from the owner's authorized agent, the name, address and telephone number of such person. The sign shall be of a size, and shall be placed in such a location, so as to be legible from the nearest public street or sidewalk, whichever is nearer; and

(3) maintain the building in a secure and closed condition, and maintain the sign required under subsection (b)(2), until the building is again occupied or demolished or until repair or completion of the building has been undertaken in accordance with the building code.

(c) The owner of any building that has become vacant shall, within 30 days, acquire or otherwise maintain liability insurance, in an amount of not less than \$300,000.00 per occurrence for bodily injury, personal injury and property damage for buildings designed primarily for use as residential units and commercial general liability in an amount not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage for any other building, including, but not limited to, buildings designed for manufacturing, industrial, storage or commercial uses, covering any damage to any person or any property caused by any physical condition of or in the building. Any insurance policy acquired after the building has become vacant shall provide for written notice to the commissioner of buildings within 30 days of any lapse, cancellation or change in coverage. The owner shall maintain the insurance required under this subsection in full force and effect throughout the period that the building is vacant. Such insurance shall be issued by an insurer authorized to insure in Illinois. The owner and the owner's authorized agent for service of process shall provide evidence of the insurance, upon request, to the commissioner of buildings or his or her designee.

(d) The building commissioner may issue rules and regulations for the administration of this section. These rules may designate board-up materials and methods which must be used when securing a building so that the boarding is reasonably incapable of being removed by trespassers or others acting without the building owner's consent. Any person who violates any provision of this section or of the rules and regulations issued hereunder shall be fined not less than \$500.00 and not more than \$1,000.00 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

(e) For purposes of this section, "vacant" means a building which is lacking habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased, or which is substantially devoid of content. In determining whether a building is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of the building or floor to the occupied space, the condition and value of any items in the building and the presence of rental or for sale signs on the property; provided that a residential property shall not be deemed vacant if it has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months and a person entitled to possession intends to resume residing at the property; and further provided that multi-family residential property containing ten or more dwelling units shall be considered vacant when ninety percent or more of the dwelling units are unoccupied.

(f) A rebuttable presumption shall exist that a building has been vacant for more than 30 days if:

(1) the building is vacant and has not been secured in accordance with the building security standards set forth in subsection (d) of Section 13-12-135; or

(2) the building is vacant and more than one window, door or other opening, in any combination, is boarded up and (i) the yard contains grass or weeds more than 10 inches in height, or (ii) the yard contains an accumulation of junk and debris, or (iii) snow and ice have not been removed from the walk leading to the building's main entrance and/or from the public sidewalk adjoining such building in the manner and within the period of time provided in Section 10-8-180.

(Added Coun. J. 10-2-91, p. 6032; Amend Coun. J. 4-12-00, p. 29471, § 1; Amend Coun. J. 12-4-02, p.99931, § 9.1; Amend Coun. J. 7-30-08, p. 36080, § 1; Amend Coun. J. 7-28-11, p. 5537, § 2; Amend Coun. J. 11-2-11, p. 11801, § 1; Amend Coun, J, 11-16-11, p. 13798, Art. VIII, § 3; Amend Coun. J. 11-16-11, p. 14596, Art. IV, § 1; Amend Coun. J. 10-16-13, p. 62699, § 1; Amend Coun. J. 11-16-16, p. 37901, Art. II, § 42; Amend Coun. J. 9-6-17, p. 54189, § 4; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 13)

13-12-126 Vacant buildings – Mortgagee required to act – Enforcement authority.

(a) (1) The mortgagee of any building which is vacant and not registered pursuant to this section or Section 13-12-125(a) of this

Code shall, within the later of 30 days after the building becomes vacant and unregistered or 10 days after a default, file a registration statement with the department of buildings on forms provided by that department for such purposes and pay a registration fee of \$700. The registration shall remain valid for six months from the date of registration. The mortgagee shall be required to renew the registration every six months, at a renewal fee of \$300, as long as the building remains vacant and unregistered by an owner pursuant to Section 13-12-125. Governmental entities shall be exempt from the payment of the registration and renewal fees. The mortgagee shall notify the department of buildings within 20 days of any change in the registration information by filing an amended registration statement on a form provided by the department of buildings for such purposes. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted under this section by the city against the mortgagee with respect to the registered building.*

* **Editor's note** – Pursuant to Coun. J. 9-6-17, p. 54189, § 7 and Coun. J. 3-28-18, p. 74459, Art. V, § 13, the amendments to this subsection (a)(1) shall take effect on a date determined by the Commissioner of Buildings, but in the absence of such determination, shall become effective no later than January 1, 2019.

(2) In addition to other information required by the commissioner of buildings, the registration statement shall include the name, street address and telephone number of a natural person, 21 years of age or older, or business entity registered with the Illinois Secretary of State designated by the mortgagee as an authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such mortgagee in connection with enforcement of this section. This person or business entity must maintain an office in Cook County, Illinois, or must actually reside in Cook County, Illinois. A mortgagee meeting these criteria may designate itself as agent. By designating an authorized agent under the provisions of this subsection a mortgagee consents to receive any and all notices of violations of this section concerning the registered building and all process in any court proceeding or administrative enforcement proceeding brought to enforce this section with respect to the registered building by service of the notice or process on the authorized agent. Any mortgagee who has designated an authorized agent under the provisions of this subsection shall be deemed to consent to the continuation of the agent's designation for the purposes of this subsection until the mortgagee notifies the department of buildings of a change of authorized agent or until the mortgagee files a new registration statement. The city shall notify the designated agent of all violations and enforcement proceedings brought under this section.

(b) The mortgagee of any building that has become vacant and which is not registered pursuant to Section 13-12-125(a) of this Code shall, within 30 days after the building becomes vacant and unregistered:

(1) secure the building's doors and windows so that all such building openings are closed and secured, using secure doors, windows without broken or cracked panes, commercial-quality metal security panels, filled with like-kind material as the surrounding wall, polycarbonate boarding, or boarded with plywood installed and secured in accordance with rules and regulations issued by the commissioner of buildings. At least one building entrance shall be accessible from the exterior and secured with a door that is locked to allow access only to authorized persons. If two or more exit doors exist, a minimum of two exit doors shall be available to exit from the interior of the building, with at least one exit door available per 150 linear feet of horizontal travel at ground-floor level;

(2) maintain all grass and weeds on the real estate premises, below 10 inches in height and cut and remove all dead or broken trees, tree limbs or shrubbery;

(3) clear or remove snow from the walkway leading to the main entry door, and any public sidewalk adjoining the lot;

(4) abate the accumulation of debris, trash and litter that does not constitute personal property on any portion of the exterior lot of the building;

(5) reasonably maintain fences and gates;

(6) reasonably maintain the structural integrity of stairs and steps that lead to the main entrance of the building;

(7) winterize the building, which shall mean cleaning all toilets and completely draining all plumbing and heating systems;

(8) maintain and secure the exterior of the building;

(9) post signs affixed to the building indicating: the vacant building registration number and the name, address and telephone number of the mortgagee and the mortgagee's authorized agent for the purpose of service of process. The name, address and telephone number of a person responsible for day-to-day supervision and management of the building, if such person is different from the mortgagee or authorized agent shall be indicated on the signs as well. The signs shall be no smaller than 8.5 inches by 11 inches and placed in such a location so as to be visible and legible from the nearest public street or sidewalk, whichever is nearer, and from the alley;

(10) maintain the building in a secure and closed condition and maintain the sign until the building is reoccupied or demolished with all permits required by this Code. If during the registration period and following the initial boarding and securing of the property in compliance with this section the department of buildings notifies the mortgagee in writing that the property was found open or it has been judicially or administratively found to be open, in each case on two separate occasions at least 30 days apart then the building shall thereafter be secured only with commercial-quality metal security panels or a method deemed equivalent by the commissioner of buildings; and

(11) keep the exterior of the property free of vermin and rodents.

(c) Any person who violates any provision of this section or of the rules and regulations issued hereunder shall be fined not less than \$500.00 and not more than \$1,000.00 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. The following shall be affirmative defenses under Section 13-12-126 and Section 13-12-127:

(1) that at the time of the violation the building was occupied by any number of persons lawfully or unlawfully;

(2) that the owner or another mortgagee has registered the building pursuant to Section 13-12-125 or Section 13-12-126 as

applicable and such registration is current;

(3) that the mortgagee is barred from doing any action required by this section by an automatic stay pursuant to a bankruptcy proceeding, provided that the mortgagee tenders evidence including the bankruptcy case number;

(4) that the mortgagee has cured all violations within 30 days of receiving written notice of such violations. Notice sent by U.S. mail shall be deemed received seven days after mailing. An affidavit shall be conclusive proof of mailing;

(5) that at the time of the violation, the mortgage was not in default;

(6) that at the time of the violation, the mortgagee was not the senior lienholder of record on the real estate;

(7) that a receiver has been appointed for the property by a court of competent jurisdiction;

(8) that in a foreclosure of the property, the owner or mortgagor is taking any of the following acts:

(A) filing any pleading which asserts claims against the mortgagee or defenses;

(B) filing any motion which asserts defenses or claims against the mortgagee;

(C) filing any discovery for response by the mortgagee; or

(D) filing a request for mediation.

(d) The commissioner of buildings may issue rules for the administration of this section, and is further authorized to administer the notification, registration and other recordkeeping requirements of this section, Section 13-12-125 and Section 13-12-128 either directly or through one or more third-party agents. Subject to the availability of duly appropriated funds, the commissioner is authorized to: (i) contract with third parties to administer these notification, registration and other recordkeeping requirements and any ancillary aspects, and (ii) execute ancillary documents and provide ancillary information, assurances or certifications as needed to carry out this subsection (d). If authorized by the commissioner, notification and other filing/registration requirements in this section, Section 13-12-125 and in Section 13-12-128 shall be deemed satisfied by such notifications being provided to or by, or filings and registrations submitted to, the commissioner's agent.

(e) For purposes of this section, the following terms shall be defined as set forth below:

(1) "Default" shall mean, with respect to a building containing four or fewer dwelling units, when the mortgagor is 60 days past due on the mortgagor's obligation to make a scheduled payment under a mortgage or a mortgage note. With respect to all other buildings, "default" shall mean when the mortgagor is 90 days past due on the mortgagor's obligation to make a scheduled payment under a mortgage or a mortgage note.

(2) "Mortgage" shall mean any consensual lien created by a written instrument which grants or retains an interest in real estate to secure a debt or other obligation. The term includes, without limitation: (A) mortgages securing reverse mortgage loans; (B) mortgages securing revolving credit loans; (C) every deed conveying real estate, although an absolute conveyance in its terms, which shall have been intended only as a security in the nature of a mortgage; and (D) equitable mortgages.

(3) "Mortgagee" shall mean (A) the holder of an indebtedness or obligee of a non-monetary obligation secured by a mortgage or any person designated or authorized to act on behalf of such holder, (B) any person claiming through a mortgagee as successor, and (C) any person identified as such in a recorded document which has not been released, assigned, or superseded of record.

(4) "Mortgagor" shall mean (A) the person whose interest in the real estate is the subject of the mortgage and (B) any person claiming through a mortgagor as successor. Where a mortgage is executed by a trustee of a land trust, the mortgagor is the trustee and not the beneficiary or beneficiaries.

(5) "Vacant" shall mean any real estate improved with a complete structure or an incomplete structure where the structure is empty or otherwise uninhabited by persons and the structure or lot is in need of maintenance, repair or securing, and with respect to which one or more of the following conditions exist:

(1) all lawful business or construction operations have ceased for 6 months;

(2) it has been declared unfit for occupancy and ordered to remain vacant and unoccupied under an order issued by either the building commissioner, president of the board of health, the fire commissioner or the superintendent of police pursuant to Section 13-12-120 or by an order issued by court of competent jurisdiction;

(3) no construction or legal repairs have commenced for 6 months;

(4) the doors or windows are smashed through, broken, unhinged, removed or continuously unlocked;

(5) law enforcement officials have received at least one report of trespassers or vandalism or other illegal acts being committed at the property in the last 6 months; and

(6) gas, electrical or water services to the entire premises have been terminated.

A property shall not be considered vacant if: (i) there is an unoccupied building which is undergoing construction, renovation, or rehabilitation that is proceeding diligently to completion, and the building is in compliance with all applicable ordinances, codes, regulations and legislation; (ii) there is a building occupied on a seasonal basis, but otherwise secure; (iii) there is a secure building on which there are bona fide rental or sale signs; or (iv) there is a building that is secure, but is the subject of a probate action, action to quiet title, or other ownership dispute; or (v) there is otherwise a building that is secure and in substantial compliance with all applicable

ordinances.

(f) If a building is registered under paragraph (a) of this section, only the registered mortgagee shall be liable under this section during the registration period. Nothing in this section shall bar the concurrent enforcement of any provision of this Code against the owner or owners of a property.

(g) To the extent permitted by law, a mortgagee's acts or omissions required by this section shall not subject the mortgagee to civil or criminal liability unless the act or omission constitutes gross negligence or willful, wanton, or intentional misconduct. This provision shall not waive the requirement to obtain permits or licenses for performing certain work required under this section, as otherwise required by this Code, or the penalties provided for failure to do so.

(Added Coun. J. 11-2-11, p. 11801, § 2; Amend Coun. J. 5-18-16, p. 25021, § 1; Amend Coun. J. 7-20-16, p. 28070, § 2; Amend Coun. J. 2-22-17, p. 43876, § 19; Amend Coun. J. 9-6-17, p. 54189, § 5; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 13)

13-12-127 Mortgagee to inspect real estate.

(a) For purposes of this section the terms “default”, “mortgage”, “mortgagee”, “mortgagor”, and “vacant” shall be defined as provided in Section 13-12-126(e).

(b) Beginning 45 days after a default, a mortgagee shall determine, on a monthly basis, if the building on the real estate subject to its mortgage is vacant. Such determination may be made by communication with the mortgagor, a visual inspection of the real estate, or other means reasonably calculated to determine if the building is vacant.

(c) This section shall not require a mortgagee to perform any action which it is barred from doing by an automatic stay pursuant to a bankruptcy proceeding.

(d) To the extent permitted by law, a mortgagee's acts or omissions required by this section shall not subject the mortgagee to civil or criminal liability unless the act or omission constitutes gross negligence or willful, wanton, or intentional misconduct.

(Added Coun. J. 11-2-11, p. 11801, § 2)

13-12-128 Termination.

(a) For purposes of this section the terms “mortgage”, “mortgagee”, and “vacant” shall be defined as provided in Section 13-12-126(e).

(b) Upon the occurrence of any of the following, the requirements of Sections 13-12-126 and 13-12-127 shall terminate with respect to a mortgagee:

- (1) recorded assignment of the mortgagee's mortgage;
- (2) recorded satisfaction or release of the mortgagee's mortgage;

(c) Upon the occurrence of any of the following, the requirements of Sections 13-12-126 and 13-12-127 shall terminate with respect to a building:

- (1) recorded conveyance of title to the underlying real estate, pursuant to foreclosure proceedings or otherwise;
- (2) the building ceases to be vacant; or
- (3) the building is demolished with all permits required by this Code.

(d) Within 20 days of termination pursuant to this section, a mortgagee shall notify the department of buildings on a form provided by the department of buildings for such purpose.

(Added Coun. J. 11-2-11, p. 11801, § 2)

13-12-129 Vacant buildings – Water supply shut off.

No later than thirty days after a determination by the department of buildings that a building has become vacant pursuant to the provisions of subsection (e) of Section 13-12-125 of this Code, or upon a determination that a building is vacant, open and unsecured for any period of time, the building commissioner may request the department of water management to shut off the water supply to such building in accordance with Section 11-12-125 of this Code. However, the building commissioner shall not knowingly request the department of water management to shut off the water supply to any secure building with a sealed, operational sprinkler system.

(Added Coun. J. 11-16-11, p. 13798, Art. XII, § 1; Amend Coun. J. 11-8-12, p. 38872, § 216)

13-12-130 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-130, which pertained to dangerous or unsafe buildings; written notice; demolition, repair; costs.

13-12-131 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-131, which pertained to city board up provision.

13-12-135 Minimum requirements for vacant buildings.

For purposes of this section the terms “vacant” and “owner” shall be defined as provided in section 13-12-125. In addition to any other applicable code requirements each vacant building must be kept in compliance with the following requirements for as long as the building remains vacant:

(a) *Lot maintenance standards* – the lot the building stands on, and the surrounding public way shall be maintained as follows:

- (1) all grass and weeds on the premises including abutting sidewalks, gutters and alleys shall be kept below ten (10) inches in height, and all dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises;
- (2) the interior walkway leading to the main entry door, and any public sidewalk adjoining the lot shall be shoveled clear of snow;
- (3) junk, rubbish, waste, and any material that creates a health, safety or fire hazard including but not limited to any mail or flyers that have been delivered to the building shall not be permitted to accumulate on any portion of the exterior lot of the building;
- (4) no portion of the lot nor any structure, vehicle, receptacle or object thereon shall be maintained or operated in any manner that causes or produces any health or safety hazard or permits the premises to become a rodent harborage or is conducive to rodent harborage;
- (5) the lot shall be maintained so that water does not accumulate or stand on the ground;
- (6) all fences and gates shall be maintained in sound condition and in good repair.

(b) *Exterior maintenance standards* – The exterior of the building shall be enclosed secured and maintained as follows:

- (1) foundations, basements, cellars, and crawlspaces shall be maintained in sound and watertight condition adequate to support the building, and protected against the entry of rodents or other animals;
- (2) exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or the interior spaces and shall be protected against the entry of rodents or other animals;
- (3) exterior windows and doors shall be maintained in sound condition and good repair. Windows and doors shall fit tightly within their frames and the frames shall be constructed and maintained in such relation to the adjacent wall construction as to prevent rain from entering the building;
 - (A) exterior windows and doors shall be equipped with hardware for locking and the locking mechanism shall be maintained in properly functioning condition;
 - (B) all points of possible ingress and egress including but not limited to exterior windows and doors shall be secured to prevent unauthorized entry;
 - (C) any window which is broken, cracked, or missing glass or glazing shall be replaced and maintained in good repair or the building opening shall otherwise be adequately secured pursuant to Section 13-12-135(d);
- (4) the roof shall be adequately supported, and shall be maintained in weathertight condition; the gutters, downspouts, scuppers, and appropriate flashing shall be in good repair and adequate to remove the water from the building or structure;
- (5) chimneys and flues shall be kept in sound, functional, weathertight condition and in good repair;
- (6) every outside stair or step shall be maintained in sound condition and in good repair; every porch, stoop, deck, veranda, balcony and walk shall be maintained in sound condition for its purpose;
- (7) all exit areas shall have continuous exterior lighting from dusk to dawn; normal intensity of lighting shall be not less than two footcandles per square foot on the floor surfaces within an eight-foot radius around said exit. This requirement may be met by the use of battery-powered or solar-powered lighting if such lighting meets the performance standards set by this paragraph.

(c) *Interior maintenance standards* – The interior of any building shall be maintained as follows:

- (1) it is prohibited to accumulate or permit the accumulation of junk, trash and debris, boxes, lumber, scrap metal, junk vehicles or any other materials in such a manner that may produce any health, fire, or safety hazard, or provide harborage for rodents or other animals on the premises; materials stored by the owner or permitted to be stored by the owner shall be stacked safely, and away from stairs or hallways, and any other places of ingress and egress;
- (2) every foundation, roof, floor, wall, stair, ceiling, and any other structural support shall be safe and capable of supporting the loads that normal use may cause to be placed thereon and shall be kept in sound condition and in good repair; floors and stairs shall be free of holes, grooves and cracks that could be potentially hazardous;
- (3) any plumbing fixtures shall be maintained with no leaking pipes; and all pipes for water shall be either completely drained or heated to resist being frozen;
- (4) every exit door maintained as such in compliance with subsection (d)(3) shall be secured with an internal deadbolt lock, or with a locking mechanism deemed equivalent or better by the department of buildings and every such exit door shall be capable of being opened from the inside easily and without the use of a key or special knowledge;
- (5) interior stairs shall have treads and risers that have uniform dimensions, are sound, securely fastened, and have no rotting, loose, or deteriorating supports;
- (6) every owner shall be responsible for the extermination of insects, rodents and other vermin in or about the premises.

(d) *Building security standards* – The following standards apply to the securing of vacant buildings:

- (1) all building openings shall be closed and secured, using secure doors, glazed windows, polycarbonate boarding or commercial-quality steel security panels, or filled with like-kind material as the surrounding wall, as applicable to prevent entry by unauthorized persons. Except as specifically authorized in this subsection (d), use of plywood is prohibited;

(2) openings less than one (1) square foot in area may be boarded with plywood, provided that the boarding is made weathertight and finished with varnish, or paint of a similar color to the exterior wall and cut to the inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by rules and regulations issued by the department of buildings;

(3) at least one building entrance shall be accessible from the exterior and secured with a door that is locked to allow access only to authorized persons; a minimum of two exit doors shall be available to exit from the interior of the building, with at least one exit door available per 150 linear feet of horizontal travel at ground-floor level;

(4) for the first six months a building is vacant but not thereafter, openings more than one square foot in area may be boarded with plywood, which shall be installed and secured as prescribed by this section and by rules and regulations issued by the department of buildings;

(5) if a building has been vacant for six months or longer, or upon any renewal of the registration statement required in Section 13-12-125, the building owner must implement and provide proof satisfactory to the department of buildings that, in addition to complying with the security standards set forth elsewhere in this subsection (d), said building either: (i) contains all of the security features set forth in subparagraph (A), or (ii) is unviolated, as described in subparagraph (B):

(A) every opening larger than one (1) square foot in area that is located less than eight feet above the ground or that is accessible from ground level or within eight feet in any direction of an exterior stairway, fire escape, or other means of access shall be closed and secured with polycarbonate boarding or a commercial-quality, 14-gauge, rust-proof steel security panel or door:

(i) security panels and doors shall have an exterior finish that allows for easy graffiti removal; and

(ii) security panels and doors shall be secured from the interior of the building to prevent unauthorized removal.

(B) For purposes of this paragraph (5), the term “unviolated” shall refer to a building: (i) that has a permanent door or window, as applicable, in each appropriate building opening; (ii) that has each such door or window secured to prevent unauthorized entry; and (iii) that has all of its door and window components, including without limitation, frames, jambs, rails, stiles, muntins, mullions, panels, sashes, lights and panes, intact and unbroken. A building that does not meet the definition of “unviolated” shall be deemed “violated”.

(C) It shall be a violation of this subparagraph (d)(5)(C) for a vacant building to become violated, if the owner has provided proof to the department of buildings that such building is unviolated. With respect to a vacant building represented by the owner as unviolated, if the commissioner of buildings determines, based on an inspection by the department of buildings or a report prepared by another city agency and provided to the department of buildings, that such building is violated, said commissioner shall send by certified mail a written notice of violation to the person responsible for day-to-day supervision and management of the building or to the authorized agent for service of process as identified on the sign required by Section 13-12-125(b)(2), or if there is no such sign, then sent by certified mail to the owner of record. Within 30 days of the mailing of such notice of violation, the owner shall be required to either: (i) comply with subparagraph (5)(A) of this section, or (ii) restore the building to an unviolated state and also install and maintain a working burglar alarm system, as defined in Section 4-400-010, and have an active account with a third party burglar alarm company. The burglar alarm system shall connect to all areas of the building subject to unauthorized human entry, including, but not limited to, all exterior doors, windows or other readily accessible openings. The burglar alarm system shall, upon detecting unauthorized entry, send an automatic signal to a burglar alarm company that has twenty-four (24)-hour live operators who will monitor the system and telephone the building owner or designated agent of the unauthorized entry, and who will also telephone the police department to inform it of the unauthorized entry, if there is no adequate response from the building owner or designated agent.

(e) *Rules and regulations* – The building commissioner may issue rules and regulations for the administration of this section. These rules may specify additional board-up materials which may be used when securing a building, if proof is provided, satisfactory to the building commissioner, that such materials will perform in a manner equivalent to, or better than, the materials specified herein.

(f) *Fines and penalties* – Any person who violates any provision of this section or of the rules and regulations issued hereunder shall be fined not less than \$500.00 and not more than \$1,000.00 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this chapter shall be recoverable from the owner and shall be a lien on the property.

(Added Coun. J. 7-30-08, p. 36080, § 2; Amend Coun. J. 7-28-11, p. 5537, § 2; Amend Coun. J. 11-2-11, p. 11801, § 1; Amend Coun. J. 11-8-12, p. 38872, § 217; Amend Coun. J. 5-18-16, p. 25021, § 2)

13-12-140 Vacant or open buildings – Watchman required – Violation – Penalty.

Any person or persons owning, maintaining, operating, collecting rents for, or having any legal or equitable interest in any vacant and open building, or any uncompleted abandoned building, or any vacant boarded-up building or any otherwise enclosed vacant building must have a watchman on duty upon the premises on which any one of such aforementioned buildings is situated every day continuously, unless the building has been secured by methods approved by the Commissioner of Buildings.

Said watchman required under the provisions of this ordinance shall remain on duty daily during the required hours until such building is either occupied or razed.

Any person who violates this section shall be punished by a fine in accordance with Section 13-12-040. Any third or subsequent offense may be punishable as a misdemeanor by incarceration in the county jail for a term not to exceed six months under procedures set forth in Section 1-2-1.1 of the Illinois Municipal Code (65 ILCS 5/1-2-1.1) as amended, or by both fine and imprisonment. Any person who violates this section shall, if the building remains or subsequently becomes open and a forcible felony is then committed on those premises, be sentenced to a mandatory term of imprisonment of not less than 30 days. A separate and distinct offense shall be regarded as committed each day on which such person or persons shall violate the provisions of this section. For purposes of this section, “forcible felony” has the meaning ascribed to the term in Section 2-8 of the Criminal Code of 1961 (720 ILCS 5/2-8).

(Prior code § 39-13; Amend Coun. J. 8-30-00, p. 40306, § 2; Amend Coun. J. 2-9-11, p. 112125, § 1; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 9; Amend Coun. J. 1-23-19, p. 94952, Art. I, § 8)

13-12-145 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-145, which pertained to improperly maintained buildings and structures subject to nuisance abatement proceedings.

13-12-147 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-147, which pertained to hazardous vacant buildings; mandatory incarceration authorized when.

13-12-148 Hazardous vacant buildings – Warning placard for first responders authorized when – Unlawful acts.

(a) As used in this section:

“Building” has the meaning ascribed to the term in Section 13-4-010.

“Commissioner” means the fire commissioner or the fire commissioner's designee.

“Hazardous vacant building” means any building or other structure that is vacant within the meaning of subsection (e) of Section 13-12-125 and has been ordered closed, removed, shutdown or otherwise vacated under Sections 13-8-100, 13-12-120, 13-12-130, 13-12-145 or by court order.

(b) *Warning placard authorized.* The fire commissioner is hereby authorized (1) to mark any hazardous vacant building, or to cause such building to be marked, with a first responder warning placard alerting first responders to the existence of structural or interior hazards at the building of the type that warrant extreme caution when conducting interior firefighting or rescue operations at such building or exterior operations only with entry occurring only for known life hazards; and (2) to remove such first responder warning placard, or to cause such warning placard to be removed, when the authority responsible for ordering the building closed, removed, shutdown or otherwise vacated lifts the applicable order or otherwise determines that the building is no longer a hazardous vacant building.

(c) *Entry prohibited – Exception.* It shall be unlawful for any person, including, but not limited to, any owner, government inspector or repair person, to enter any building marked by a first responder warning placard unless such person notifies the fire commissioner in advance of his or her intent to enter the building.

(d) *Removal of placard prohibited – Exception.* It shall be unlawful for any person, other than Authorized City officials or their respective designees, to cover, obliterate, deface, damage or remove any first responder warning placard unless written permission to engage in such activity has first been obtained from the fire commissioner.

(e) *Notice of demolition – Required.* If any building marked with a first responder warning placard is to be wrecked, demolished or razed, the owner of such building or such owner's agent shall notify the fire commissioner of such fact in accordance with the requirements set forth in Section 13-124-070(b).

(f) *Reimbursement of costs – Authorized.* The City may seek reimbursement from the property owner of all costs incurred by the City in connection with marking a building with a first responder warning placard or removing such warning placard. Such costs shall be a debt due and owing the City and shall be collectible in accordance with applicable law.

(g) *Penalty for violation.* Any person who violates any requirement of this section shall be fined not less than \$500.00 nor more than \$1,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(h) *Rules and regulations.* The fire commissioner is authorized to promulgate rules and regulations necessary or appropriate to implement the requirements of this section, including, but not limited to, rules and regulations pertaining to the location, number, size, color, reflective marking, date of application, design, construction, use, symbols or removal of first responder warning placards.

(i) *Construction of section.* The marking of a building with a first responder warning placard is informational only and shall not be construed to limit in anyway the discretion of the on-scene incident commander or similar fire department personnel. The absence of such warning placard on any building shall not be construed to mean that entry to such building is permitted or that such building is safe or otherwise free of dangerous and hazardous conditions.

(Added Coun. J. 6-27-12, p. 30534, § 2; Amend Coun. J. 11-8-12, p. 38872, § 218)

13-12-150 Severability.

If any provision of this chapter, or the application of any provision hereof to any person or circumstance is held invalid, the invalidity of that provision or application shall not affect any of the other provisions of this chapter or the application of that provision to persons or circumstances other than those as to which it is held invalid.

(Prior code § 39-14)

ARTICLE II. RESERVED (13-12-160 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Article II, which pertained to electrical provisions.

Part A. Reserved (13-12-160 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part A, which pertained to general provisions.

13-12-160 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-160, which pertained to space and access to be provided.

13-12-170 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-170, which pertained to removal of obstructions and examination of equipment.

13-12-180 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-180, which pertained to unlawful use of electrical equipment and appliances.

13-12-190 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-190, which pertained to cut off power and attaching seals.

13-12-200 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-200, which pertained to disturbance of existing wiring.

13-12-210 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-210, which pertained to overfusing conductors or apparatus.

Part B. Reserved (13-12-220 et seq.)

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed Part B, which pertained to electrical contractors. For current provisions, see Chapter 4-290.

13-12-220 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-220, which pertained to electrical contractor defined.

13-12-230 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-230, which pertained to registration required.

13-12-240 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-240, which pertained to application and issuance of registration certificate.

13-12-250 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-250, which was reserved.

13-12-260 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-260, which pertained to expiration of certificate.

13-12-270 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 6, repealed § 13-12-270, which pertained to fee for registration.

Part C. Reserved (13-12-280 et seq.)

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed Part C, which pertained to supervising electricians. For current provisions, see Chapter 4-292.

13-12-280 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-280, which pertained to appointment.

13-12-290 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-290, which pertained to qualifications.

13-12-300 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-300, which pertained to application for examination.

13-12-310 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-310, which pertained to certification and registration.

13-12-320 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-320, which pertained to duties.

13-12-330 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-330, which pertained to notice of discharge or resignation.

13-12-340 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 8, repealed § 13-12-340, which pertained to re-examination.

Part D. Reserved (13-12-350 et seq.)

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 11, repealed Part D, which pertained to registered generator operator.

13-12-350 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 11, repealed § 13-12-350, which pertained to registered generator operator.

Part E. Reserved (13-12-360 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part E, which pertained to permits generally.

13-12-360 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-360, which pertained to permits required.

13-12-370 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-370, which pertained to permits; issuance conditions.

13-12-375 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. II, § 6, repealed § 13-12-375, which pertained to special permission.

13-12-380 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-380, which pertained to inspection.

13-12-390 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. IV, § 13, repealed § 13-12-390, which pertained to certificate of inspection.

13-12-400 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-400, which pertained to reinspection.

13-12-410 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-410, which pertained to record of permits.

13-12-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-420, which pertained to use of equipment.

13-12-430 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-430, which pertained to suspension of permit privileges.

13-12-440 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-440, which pertained to revocation of permits.

13-12-450 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-450, which pertained to use of permit issued to another.

13-12-460 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-460, which pertained to permit for person not entitled to one.

13-12-470 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-470, which pertained to alteration of forms.

13-12-480 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-480, which pertained to revocation of permit or certificate of inspection; and suspension, revocation or reinstatement of a certificate of registration.

Part F. Reserved (13-12-490 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part F, which pertained to monthly permits.

13-12-490 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-490, which pertained to when issued.

13-12-500 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-500, which pertained to application.

13-12-510 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-510, which pertained to appointment of supervising electrician.

13-12-520 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-520, which pertained to certification of supervising electrician.

13-12-530 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-530, which pertained to record of installation.

13-12-540 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-540, which pertained to revocation of permits.

Part G. Reserved (13-12-550 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part G, which pertained to maintenance permits.

13-12-550 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-550, which pertained to maintenance listing for permit privileges.

13-12-560 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-560, which pertained to application.

13-12-570 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-570, which pertained to maintenance.

13-12-580 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-580, which pertained to work installed by contract.

13-12-590 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-590, which pertained to locations of buildings to be recorded.

13-12-600 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-600, which pertained to appointment of supervising electrician.

13-12-610 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-610, which pertained to certification of supervising electrician.

13-12-620 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-620, which pertained to revocation of permit.

Part H. Reserved (13-12-630 et seq.)

Editor's note – Coun. J. 9-6-17, p. 55278, Art. II, § 11, repealed Part H (§§ 13-12-630 – 13-12-730), which pertained to commercial electric lamp posts.

Part I. Reserved (13-12-740 et seq.)

Editor's note – Coun. J. 9-6-17, p. 55278, Art. II, § 12, repealed Part I (§§ 13-12-740 – 13-12-810), which pertained to festoons and decorative street lighting equipment.

Part J. Reserved (13-12-820 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part J, which pertained to poles, wires and conductors.

13-12-820 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-820, which pertained to permit to erect.

13-12-830 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-830, which pertained to requirement before permits issued.

13-12-840 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-840, which pertained to inspection and fees.

13-12-850 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-850, which pertained to removal of pole.

13-12-860 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-860, which pertained to location.

13-12-870 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-870, which pertained to impeding traffic.

13-12-880 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-880, which pertained to supervision.

Part K. Reserved (13-12-890 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed all remaining sections in this Part K, which pertained to violation of article.

13-12-890 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 8, repealed § 13-12-890, which pertained to penalty.

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RESERVED*

CHAPTER 13-16

RESERVED*

CHAPTER 13-20

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Article XIII. Signs, Billboards, Signboards and Related Structures

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ARTICLE I. RESERVED (13-20-010 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article I, which pertained to general provisions.

13-20-010 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-010, which pertained to duty of commissioner.

13-20-012 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-012, which pertained to liability for inspection fees.

13-20-014 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-014, which pertained to document review fees.

13-20-016 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-016, which pertained to emergency, specially requested or outside of department business hour inspection fees.

13-20-017 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-017, which pertained to penalties.

ARTICLE II. RESERVED (13-20-020 et seq.)

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article II, which pertained to buildings.

13-20-020 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-020, which pertained to buildings; inspection required.

13-20-030 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-030, which pertained to buildings; floor plan required; copy to fire commissioner.

13-20-040 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-040, which pertained to failure of building to comply with code provisions; notice of noncompliance.

13-20-050 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-050, which pertained to inspection fee; schedule.

13-20-051 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-051, which pertained to reinspection fee.

13-20-060 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-060, which pertained to inspection fee; exemptions.

ARTICLE III. RESERVED (13-20-070 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article III, which pertained to curtains.

13-20-070 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-070, which pertained to inspection of iron or steel curtain; fee.

ARTICLE IV. RESERVED (13-20-080 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article IV, which pertained to amusement parks and devices.

13-20-080 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-080, which pertained to inspection of amusement park buildings; fee.\

13-20-090 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-090, which pertained to inspection of amusement park devices; permits; fees.

ARTICLE V. RESERVED (13-20-100 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article V, which pertained to elevators, escalators, and movable platforms.

13-20-100 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-20-100, which pertained to elevators, escalators and moveable platforms; inspection required.

13-20-110 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-20-110, which pertained to elevators, escalators and movable platforms; certificate of compliance; posting; alteration or defacement of certificate prohibited; penalty.

13-20-120 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-20-120, which pertained to elevators, escalators and movable platforms; noncompliance.

13-20-130 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-20-130, which pertained to elevators, escalators and movable platforms; unsafe condition; power of commission to stop operation; penalty for violation of order.

13-20-140 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-140, which pertained to elevators, escalators and movable platforms; inspection fee.

ARTICLE VI. RESERVED (13-20-150 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article VI, which pertained to grandstands.

13-20-150 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-150, which pertained to grandstands; inspection required.

13-20-160 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-160, which pertained to grandstands; inspection fee.

13-20-170 – 13-20-230 Reserved.

Editor's note – Coun. J. 11-3-99, p. 13842, § 4, repealed §§ 13-20-170 – 13-20-230, which pertained to billboards, signboards and outdoor signs.

ARTICLE VII. RESERVED (13-20-240 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article VII, which pertained to canopies and marquees.

13-20-240 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-240, which pertained to canopies and marquees; inspection required.

13-20-250 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-250, which pertained to canopies and marquees; inspection fee.

ARTICLE VIII. RESERVED (13-20-260 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article VII, which pertained to revolving doors.

13-20-260 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-260, which pertained to revolving doors; inspection required.

13-20-270 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-270, which pertained to revolving doors; certificate of compliance.

13-20-280 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-280, which pertained to revolving doors; inspection fee.

ARTICLE IX. RESERVED (13-20-290 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article IX, which pertained to mechanical ventilating systems.

13-20-290 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-290, which pertained to mechanical ventilating systems; inspection required.

13-20-300 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-300, which pertained to mechanical ventilating systems; inspection fee.

ARTICLE X. RESERVED (13-20-310 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article X, which pertained to gas holders.

13-20-310 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-310, which pertained to gas holders; inspection required.

13-20-320 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-320, which pertained to gas holders; inspection fee.

ARTICLE XI. RESERVED (13-20-330 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article XI, which pertained to other tanks.

13-20-330 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-330, which pertained to tanks; inspection required.

13-20-340 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-340, which pertained to tanks; inspection fee.

13-20-350 Reserved.

Editor's note – Coun. J. 11-3-99, p. 13842, § 4, repealed § 13-20-350, which pertained to violation; penalty.

ARTICLE XII. RESERVED (13-20-360 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article XII, which pertained to electrical inspection fees.

13-20-360 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 19, repealed § 13-20-360, which pertained to a definition of branch circuit.

13-20-370 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 20, repealed § 13-20-370, which pertained to branch circuits 50 amperes or less.

13-20-380 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 21, repealed § 13-20-380, which pertained to the inspection of outlets.

13-20-390 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 22, repealed § 13-20-390, which pertained to inspection fees for consuming devices.

13-20-400 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 23, repealed § 13-20-400, which pertained to inspection fees for temporary installations and other work.

13-20-410 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 24, repealed § 13-20-410, which pertained to fees for reinspections.

13-20-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-420, which pertained to extra inspections.

13-20-430 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 26, repealed § 13-20-430, which pertained to a minimum fee for inspections.

13-20-440 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 27, repealed § 13-20-440, which pertained to fees for examination of plans.

13-20-450 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 28, repealed § 13-20-450, which pertained to inspection fees for exhibitions, carnivals, and temporary installations.

13-20-460 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-460, which pertained to overtime inspections.

13-20-470 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 30, repealed § 13-20-470, which pertained to inspection fees for interior communication systems.

13-20-480 Reserved.

Editor's note – Coun. J. 12-12-07, p. 17167, § 31, repealed § 13-20-480, which pertained to inspection fees for electrical services.

13-20-490 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-490, which pertained to electric lamp posts.

ARTICLE XIII. SIGNS, BILLBOARDS, SIGNBOARDS AND RELATED STRUCTURES (13-20-500 et seq.)

Part A. General (13-20-500 et seq.)

13-20-500 Scope.

This article covers the requirements for approval of applications, issuance of permits, and supervision of all signs, signboards, and supporting structures, as defined below, which are constructed, erected, or being maintained under the provisions of this chapter.

The installation requirements for this equipment are covered in Section 14E-6-600.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 14)

13-20-510 Definitions.

For the purposes of this Article, the following additional definitions shall apply:

“*Alter*” or “*altered*” or “*alteration*” or “*change*” means any action pertaining to a sign or sign structure that requires the issuance of a new permit under Section 13-20-550, including but not limited to, any modification, relocation, re-erection, conversion from on-premise to off-premise (or vice versa), conversion from static image to dynamic image (or vice versa), conversion in dynamic technology, raising or lowering its height, changing its angle, adding extensions, enlarging its dimensions, deviating from approved permit drawings or supporting documents, or changing the address to which the permit applies.

“*Owner or lessee of the real property*” means: (1) the owner of the real property on which any on-premise or off-premise sign is located; or (2) any on-premise tenant of an owner who maintains an on-premise sign on such owner's real property. For purposes of this definition, the term “owner or lessee of the real property” shall not mean the owner or lessee of an off-premise sign asset or account or of an off-premise sign structure asset or account, or the lessee of air space or exterior wall space for an off-premise sign. The definition of “owner or lessee of the real property” added by the amendatory ordinance of 2017, effective January 1, 2018, is intended to clarify, rather than to change, existing law.

Signs. Sign(s) mean any name, identification, description, display, illustration, or character which: (1) is affixed to, or represented directly or indirectly upon, a building, structure, or piece of land; and (2) directs attention to an object, product, place, activity, person, institution, organization, or business. For purposes of this definition, the term “sign(s)” shall also include any item defined as a “sign” in Section 17-17-02159. The language added to this definition by the amendatory ordinance of 2017, effective January 1, 2018, is intended to clarify, rather than to change, existing law.

Signs (electrical). Electrical signs are signs that are electrically illuminated.

“*Dynamic image display sign*” means any sign, or portion thereof, with characteristics that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a

technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows the sign face to present a series of images or displays.

“*Flat signs*” means signs which are placed flat against the building or structure from which they are supported and which run parallel thereto. Signs supported from a canopy are deemed to be flat signs when they are single face.

“*Ground signs*” means signs supported by a structure which rests on or in the ground.

“*Luminance*” means the photometric measure of luminous intensity per unit area of light travelling in a given direction. Luminance is measured in candelas per square meters or “nits.”

“*Motion*” or “*moving*” means the depiction of movement or change of position of text, images or graphics. Motion or moving shall include, but not be limited to, visual effects such as dissolving and fading text and images, travelling, running sequential text, graphic bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes, and similar actions.

“*Nits*” means a unit of measurement of brightness or luminance. One nit is equivalent to one candela per square meter.

“*Off-premise sign*” has the meaning ascribed to that term in Section 17-17-02108.

“*On-premise sign*” has the meaning ascribed to that term in Section 17-17-02109.

“*Projecting signs*” means signs which project obliquely or at right angles from the building or structure from which they are supported.

“*Roof signs*.” Roof signs are signs which are erected on and supported by the roof of a building or structure.

“*Static sign*” means a sign that does not rotate, move, or have any appearance of changing or movement in the sign, sign components or structure. A “static sign” shall not include any sign that has any characteristics of a dynamic image display sign.

“*Twirl time*” means the time it takes for static text, images or graphics on a dynamic image display sign to change to different text, images or graphics.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 6)

13-20-520 Penalties.

(a) (1) Any person who violates Section 13-20-550 pertaining to a static image display sign or its support structure shall be fined not less than \$7,500.00 nor more than \$10,000.00 for each offense, unless such person can show, by a preponderance of the evidence, that the square footage of the sign is: (i) from 200 to 499 square feet, per face, in which case a fine of not less than \$2,000.00 nor more than \$5,000.00 shall apply; (ii) from 100 to 199 square feet, per face, in which case a fine of not less than \$1,000.00 nor more than \$2,000.00 shall apply; or (iii) from zero to 99 square feet, per face, in which case a fine in accordance with Section 14A-3-302.1 shall apply. Any person who violates Section 13-20-550 pertaining to a dynamic image display sign, regardless of the size of the sign or its support structure, shall be fined not less than \$10,000.00 nor more than \$15,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(2) The fines set forth in subsection (a)(1) of this section shall also apply, on a per offense and per day basis, to any person who continues to display or maintain any sign for which such person's sign permit has been revoked pursuant to Section 13-20-645.

(3) In all cases where no specific penalty is provided for in this Article, any person erecting, owning, operating, or maintaining, or in charge, possession or control of, any sign or its support structure who violates this Article shall be fined in accordance with Section 14A-3-302.1 for each offense.

(b) In addition to any other fine or penalty provided, if, on three separate occasions in any 12-month period, any registered electrical contractor, a registered sign contractor, or bonded sign erector erects, installs, alters, repairs, enlarges, or illuminates any sign or structure covered by the provisions of this Article, without first having obtained any permit required under this Code, such person's certificate of registration, bond, and all permit privileges may be subject to suspension, under Section 13-20-600 of this Code, or revocation.

(c) In addition to any other fine or penalty provided, for any sign found not in compliance with the provisions of this Article, the Building Commissioner may compel the cessation of electrical current to any electrical equipment on such sign or structure.

(d) In addition to any other penalty or fine provided in this Code, any person who derives profits or revenue from one or more third parties from leasing space on a sign that is maintained, erected, installed, altered, repaired, or enlarged in violation of this chapter or Section 10-28-010 shall disgorge all profits or revenues derived from such sign upon determination, either by an administrative hearing officer or a court of competent jurisdiction, that the sign was unlawfully maintained, erected, installed, altered, repaired, or enlarged in violation of this Article or Section 10-28-010. The provisions of this section apply to the owner of the sign and the owner of the property on which the sign is located.

The disgorgement of profits or revenue shall be remitted to the City.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 5-2-01, p. 57403, § 1; Amend Coun. J. 7-27-05, p. 53211, § 1; Amend Coun. J. 11-19-08, p. 47220, Art. V, § 5; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 2-22-17, p. 43876, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 15; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 7; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 10; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 5; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 12)

Part B. Sign Inspections (13-20-530 et seq.)

13-20-530 Original and subsequent inspections.

The building department under the direction of the building commissioner shall issue permits for, and make original and subsequent inspections of, all signs, city digital signs, and associated sign structures as are covered by this article of the Code.

Subsequent inspections shall be made at least once every 24 months and as often as deemed necessary by the building commissioner based on a risk assessment to determine the electrical and structural safety of all signs and such structures as are covered by this article.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 4-30-14, p. 80382, § 3)

13-20-540 Permit inspection fees.

The fee for the initial inspection of the signs described in Section 13-20-530 shall be included in the permit fee as set forth in Section 14A-4-412.1. The inspection fee for the subsequent inspection of the signs described in Section 13-20-530 shall be as follows:

(a) Signs or electrical signs projecting over the public way – \$40.00 per sign, plus \$1.50 per square foot of area of each face in excess of 100 square feet. The area of irregular shaped signs shall be computed using the area of the outer perimeter design of the signs.

(b) Signs or electrical signs on private property, illuminated signs flat against a building (flat signs), illuminated painted wall signs and illuminated signboards – \$40.00 per sign, plus \$1.00 per square foot of area in excess of 100 square feet.

(c) Signs or electrical roof signs – \$40.00 per sign, plus for each sign over 100 square feet \$1.00 per square foot for each square foot over 100 square feet. The fee shall be computed on the actual area of display surface.

(d) Signs or electrical ground signs, any part of which projects over the public way – fees shall be the same as computed for projecting signs as specified in subsection (a). Signs or electrical ground signs, entirely over private property – \$40.00 per sign, plus \$1.00 per square foot of area in excess of 100 square feet.

(e) Permits issued for the re-erection or alteration of any sign, electrical sign or illumination of signboards or illumination of flat or wall signs – \$40.00 per sign.

(f) Permits issued for signs or electrical signs to be erected for a period not to exceed 60 days one-half of the sign permit fee. No fee shall be less than \$20.00.

(g) The fee for cancellation of any sign permit shall be \$20.00 and shall be deducted before the remaining amount is refunded.

(h) The fee for the inspection of signs described in Section 13-20-530 that are located at places for eating, as that term is defined in Section 4-8-010, shall be controlled by Section 4-8-042.

(i) No inspection fee shall be charged for city digital signs.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 12-4-02, p. 99931, § 9.2; Amend Coun. J. 9-29-04, p. 32144, § 4; Amend Coun. J. 12-12-07, p. 17167, § 32; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 4-15-15, p. 106130, § 11; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 14*)

* **Editor's note** – Coun. J. 2-19-20, p. 14473, Art. VI, § 14, purported to amend Section 13-20-555 but the amendment was apparently intended for this section. Amendment incorporated herein at the discretion of the editor; future legislation will correct if needed.

Part C. Permits (13-20-550 et seq.)

13-20-550 Permits required.

(a) Unless a valid permit has been obtained from the Department of Buildings, it shall be unlawful for any person:

(1) to own, maintain, erect, install, alter, repair or enlarge any sign, City digital sign, or associated sign structure covered by the provisions of this article;

(2) to commence to erect, install, alter, repair or enlarge any sign, City digital sign, or associated sign structure covered by the provisions of this article;

(3) to cause any sign, City digital sign, or associated sign structure covered by the provisions of this article to be erected, installed, altered, repaired or enlarged;

(4) to change a sign from a static image display sign to a dynamic image display sign (or vice versa); or

(5) to change from an on-premise sign to an off-premise sign (or vice versa).

(b) (1) It shall be the duty of every owner of any real property on which a sign is located to ensure that each sign maintained on the owner's property has a valid permit under this section and, if applicable, under Section 13-20-555, and is otherwise in compliance with this Article. It shall be a violation of this section for the owner of any real property to have or to permit to remain on such property any sign which does not have a valid or required permit(s).

(2) It shall be the duty of every lessee of any real property on which a sign is located to ensure that each sign erected or maintained by such lessee on the leased property has a valid permit under this section and, if applicable, under Section 13-20-555, and is otherwise in compliance with this Article. It shall be a violation of this section for the lessee of any real property to have or to permit to remain on

such property any sign which does not have a valid or required permit(s).

(3) It shall be the duty of every person or entity who offers advertisement space on any sign to ensure that such sign has a valid permit under this section and, if applicable, under Section 13-20-555, and is otherwise in compliance with this Article. It shall be a violation of this section for any person or entity to offer advertisement space on any sign which does not have a valid or required permit(s).

(4) It shall be the duty of every person or entity who advertises on a sign to ensure that each sign on which they advertise has a valid permit under this section and, if applicable, under Section 13-20-555, and is otherwise in compliance with this Article. It shall be a violation of this section for any person or entity to advertise on any sign which does not have a valid or required permit(s).

(5) It shall be the duty of every general contractor and electrical contractor who works on a sign to ensure that each sign on which they work has a valid permit under this section and, if applicable, under Section 13-20-555, and is otherwise in compliance with this Article. It shall be a violation of this section for any general contractor or electrical contractor to work on any sign which does not have a valid or required permit(s).

(c) The owner of the real property, lessee of the real property, person or entity who offers advertisement space, person or entity who advertises, the general contractor and the electrical contractor shall be jointly and severally liable for any violation of this section.

(d) Notwithstanding the provisions of this section to the contrary, a sign permit is not required to erect, maintain, install, alter, repair or enlarge (i) a fast-track on-premise ground level interior window sign as defined in Section 4-4-100 of this Code, or (ii) an on-premise sign that is:

(1) constructed wholly from paper, fabric, vinyl, or similar materials and attached to a window for no more than 60 days; or

(2) painted directly onto the window or made of plastic film or similar material and fully adhered to the window by means of adhesive or static cling for any duration

provided that the total area of all such signs in a single window does not exceed 25% of the glazing area of that window. Lettering that is painted directly onto the glass of a window and less than 2 inches in height will not be counted in the calculation of the 25% if it is an on-premises sign. For purposes of this subsection, a glazed panel in a door shall be treated as a window. The signs authorized by this subsection (d) shall not be counted in the calculation of the total sign area restrictions imposed by section 17-12-1003.

(e) Notwithstanding the provisions of this section to the contrary, a sign permit is not required to erect, maintain, install, alter, repair or enlarge an art mural that contains no business name, logo, slogan, trademark, social media identifier or other business identification in the mural itself. If the mural meets the definition of "graffiti" in Section 7-28-065(c), it may be registered pursuant to Section 7-28-065. Any art mural that contains a business name, logo, slogan, trademark, social media identifier or other business identification, including business sponsorship, in the mural itself shall be considered a sign and shall be subject to the provisions of this Code regarding sign permits, provided however that the artist or a partner entity may acknowledge the name of sponsors or partners of the art mural in a single, written, acknowledgement panel, not to exceed two square feet in area, adjoining the bottom edge of the art mural. Such acknowledgement panel shall not be classified as a commercial message, and is therefore exempt from zoning regulation as provided in Section 17-12-0504 of the Municipal Code of Chicago. This provision does not allow more than one acknowledgment panel in a single art mural or in adjacent art murals located on the same lot. Furthermore, any business name, logo, slogan, trademark, social media identifier or other business identification that is physically outside of the mural is subject to the provisions of this Code regarding sign permits.

(f) Signage contained in a signage matrix approved by the City Council within a planned development in which the primary use is a sports stadium or an exhibition or convention center does not require a separate permit but shall be subject to review by the department for compliance with the structural and electrical provisions of this Code.

(g) Notwithstanding the provisions of this section to the contrary, a sign permit is not required to erect, maintain, install, alter, repair or enlarge a sign that is inside a building and is legible only from the lot on which it is located and is not legible from the public way or adjoining lot.

(h) Notwithstanding the provisions of this section to the contrary, a sign permit is not required to erect, maintain, install, alter, repair or enlarge any official sign, public notice sign or warning sign required by law or order of a court of competent jurisdiction.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-13-07, p. 15814, § 3; Amend Coun. J. 11-19-08, p. 47220, Art. III, § 1; Amend Coun. J. 12-17-08, p. 51294, § 1; Amend Coun. J. 1-13-10, p. 83228, § 4; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 16; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 8; Amend Coun. J. 10-31-18, p. 87776, § 4; Amend Coun. J. 1-23-19, p. 94952, Art. I, § 9; Amend Coun. J. 1-23-19, p. 94977, § 1; Amend Coun. J. 11-26-19, p. 11390, Art. IX, § 3)

13-20-555 Public way use permits – Required.

In addition to any permit required by this Article, a public way use permit is required under Section 10-28-010 for any sign which is on, above or over the public way, excluding a city digital sign. For purposes of this section, the term "sign" shall have the meaning ascribed to that term in Section 13-20-510 and shall also include the sign structure, sign mounting device(s), exterior sign illumination lighting, sign monitoring cameras and any other apparatus attached to or relating to the sign. If, in addition to the permit required under Section 13-20-550, a public way use permit is also required to erect alter, repair or maintain a sign, as defined herein, and such public way use permit has not been obtained or renewed in a timely manner, the Commissioner may revoke the permit issued under Section 13-20-550 in accordance with Section 13-20-645. If a general contractor or registered electrical contractor ("contractor") installs, alters, erects, or repairs a sign, as defined herein, without first having obtained any required public way use permit for such sign, the Commissioner may:

(1) suspend such contractor's permit privileges, in accordance with Section 14A-3-304, until such time that the contractor comes into compliance with this section and Section 10-28-010, at which time the contractor's permit privileges may be reinstated by the Commissioner in accordance with Section 14A-3-304.4; or (2) suspend or revoke such contractor's license, registration or certification, as applicable, in accordance with Section 14A-3-305.

(Added Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 9; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 13*)

* **Editor's note** – Coun. J. 2-19-20, p. 14473, Art. VI, § 13, purported to amend Section 13-20-540 but the amendment was apparently intended for this section. Amendment incorporated herein at the discretion of the editor; future legislation will correct if needed.

13-20-560 Permit application.

(a) (1) For all permits issued after May 19, 2012, applications for permits to erect, install or alter signs shall be made by the owner or lessee of the real property on which the sign will be located. The application shall be signed by the applicant who shall be the owner or lessee of the real property. If the sign application requires engineered drawings pursuant to section 14E-6-600.28, then the sign must be installed and erected by or under the direction of a general contractor duly licensed in the City of Chicago and the application shall contain the name and license number of the general contractor that will perform or direct the installation and erection of the sign. If the sign is a dynamic image display sign or a static sign which has direct or indirect lighting, the application shall also be signed by a licensed electrical contractor. All such applications shall be made in a form prescribed by the Building Commissioner. For every permit application for a dynamic image display sign submitted on or after April 2, 2014, or for any application for a renewal of such permit, the applicant shall also attach the affidavit required in section 13-20-675(d)(2).

(2) Any substantial change in information that is different from the information provided in the application for a permit to erect, install or alter any sign shall be reported to the Commissioner within 10 days of such change, including any change in: (i) the permittee of any permit issued on or before May 19, 2012, or (ii) the owner or lessee of the real property identified in any permit issued after May 19, 2012, or (iii) the name or contact information of the payer of record for a permit. Such change of information shall be submitted to the Commissioner in a form prescribed by the Commissioner in rules. For purposes of this subsection (a)(2), the term "substantial change in information" shall not include any alteration of a sign or sign structure, as defined in Section 13-20-510, which requires a new permit to be obtained for such sign or sign structure.

(3) (A) If the Building Commissioner determines that an application or any supporting documentation required for a permit under Section 13-20-550 is incomplete or otherwise deficient, the Commissioner shall notify the applicant or the applicant's agent of such fact in writing. Such notification, which shall be dated, shall explain why the application or supporting documentation is deficient. No further processing of the application shall occur until the deficiencies identified in the notification are corrected. If the deficiencies are not corrected within 120 days of the date indicated on the face of the notification, the application shall be deemed, by operation of law, to have been withdrawn. Provided, however, that upon receipt of a written request from the applicant, and for good cause shown, the Building Commissioner may extend, to a date certain, the period to cure the deficiencies identified in the notification required under this subsection. For purposes of this subsection, the terms "in writing" and "notification" shall include any electronic communication or notation in the City's electronic permit application and plan review systems that are available for viewing by the applicant or the applicant's agent.

(B) If an applicant disagrees with the Building Commissioner's determination that the application or any supporting document is deficient under this Code, the applicant may file a written petition with the Commissioner to contest the deficiency. The Commissioner may promulgate rules establishing the process for contesting a deficiency.

(C) No application for a new sign permit shall be accepted or otherwise processed by the Department of Buildings if any person, including but not limited to any sign company, holds a current and valid sign permit for an existing sign at the location identified in the permit application.

(b) Except as provided in section 13-20-565(a), a non-refundable review fee equal to one-half of the permit fee shall be paid at the time the application is submitted. If the permit is issued, the review fee shall be deducted from the amount of the permit fee due.

(c) It shall be unlawful for any person to make a false statement of material fact to the City in any sign permit application or supporting document or on any change of information form submitted in connection with any permit. In addition to any other penalty provided by law, such violation may result in revocation of such permit in accordance with Section 13-20-645 and the imposition of other penalties under Chapter 1-21 of this Code.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 11-19-14, p. 98037, § 21; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 17; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 10; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 15)

13-20-565 Permits – Term.

(a) Any permit required under Section 13-20-550 may be revoked by the Commissioner under Section 13-20-645 under any of the following circumstances:

- (1) erection or alteration of a sign or sign structure without a valid permit in violation of Section 13-20-550; or
- (2) erection or alteration of a sign or sign structure contrary to the permit in violation of Section 13-20-590; or
- (3) abandonment of the sign or sign structure within the meaning of Sections 13-20-760 or 13-96-041; or
- (4) failure to obtain a public way use permit or to renew a public way use permit as required under Sections 10-28-010 or 13-20-555;

or

(5) loss of nonconforming status of the sign or sign structure pursuant to Chapter 17-15 of this Code; or

(6) failure to display the permit number(s) on or adjacent to an on-premise or off-premise sign in violation of Section 13-20-620; or

(7) making a false statement of material fact on a permit application or any supporting document or on a change of information form in violation of Section 13-20-560(c).

(b) Any permit that is voluntarily reported as abandoned pursuant to Section 13-96-041(b) of this Code may be revoked by the Commissioner without any further notice or action.

(c) Nothing in this section shall be construed as authorizing a change or alteration in a sign without a permit pursuant to Section 13-20-550.

(d) For purposes of this section, the term "alteration" shall have the meaning ascribed to that term in Section 13-20-510.

(Added Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 11)

13-20-570 Drawings.

All required drawings shall comply with Sections 14E-6-600.27 and 14E-6-600.28. Engineered drawings shall bear the architects or engineers name, address, and business telephone number.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 15)

13-20-580 Limitations.

Sign permits shall be subject to the limitations in Section 14A-4-413.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 16)

13-20-590 Construction contrary to permit.

It shall be unlawful for any person to erect, alter, maintain or repair any sign, signboard or sign structure or to illuminate any sign, signboard or sign structure contrary to the approved permit. Any such erection, alteration, maintenance or repair shall invalidate the permit.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 2-22-17, p. 43876, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 18; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 6)

13-20-600 Suspension of permit privileges.

The commissioner of buildings may suspend the ability of any person licensed, registered or certified, or required to be licensed, registered or certified under this Chapter to submit new applications or complete pending applications for a building permit or other permit issued by the department of buildings for cause as provided in Section 14A-3-304.

(Added Coun. J. 2-22-17, p. 43876, § 20; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 17)

Editor's note – Coun. J. 4-24-12, p. 25060, § 5, repealed former § 13-20-600, which pertained to permit violation penalties.

13-20-601 Unlawful transfer or use of registration or license.

(a) No registered electrical contractor or general contractor shall allow their name or registration or license number to be used on any permit application for a sign or sign structure, unless such electrical contractor or general contractor is performing or directing the work which the permit application states that such person will perform or direct.

(b) No registered electrical contractor named in a permit application for a sign or sign structure shall subcontract or assign any portion of the described electrical work to any other person.

(c) Any registered electrical contractor or general contractor who violates this section may have their permit privileges suspended in accordance with Section 14A-3-304. In addition, such contractor's registration or license may be suspended or revoked in accordance with Section 14A-3-305.

(d) In addition to any other penalty provided by law, a violation of this section may result in revocation of the sign permit in accordance with Section 13-20-645.

(Added Coun. J. 11-21-17, p. 61755, Art. I, § 12; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 18)

13-20-605 Suspension or revocation of license, registration or certification.

The commissioner of buildings may suspend or revoke the license, registration or certification of any person licensed, registered or certified under this Chapter as provided in Section 14A-3-305.

(Added Coun. J. 2-22-17, p. 43876, § 20; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 19)

13-20-610 Display of permits.

All permits authorizing the installation of a sign or obstruction of the public way shall be displayed in a conspicuous location at the installation site during any period that such installation takes place.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 4-30-14, p. 80382, § 3)

13-20-620 Display of permit numbers for off-premise signs.

(a) (1) The permit number shall be permanently displayed on or adjacent to all off-premise signs for which a permit has been issued by the Building Commissioner pursuant to Title 13 or Title 14A of this Code. If a sign has or is required to have a public way use permit, the current public way use permit number shall also be permanently displayed on such sign in accordance with this section. Any letters and numerals of such display shall be readily visible and conspicuous from the public way. The size, location of the permit number relative to the off-premise sign, and other characteristics of such display may be set forth in rules promulgated by the Building Commissioner. This section shall apply to all off-premise signs either now in existence or hereafter constructed. Any person who violates this subsection (a)(1) shall be subject to the fines set forth in Section 14A-3-302.1 and the permit may be revoked under Section 13-20-645.

(2) It shall be unlawful for any person to display a false or incomplete permit number on any off-premise sign. Any person who violates this subsection (a)(2) shall be subject to fines set forth in Section 14A-3-302.1 and the permit may be revoked under Section 13-20-645.

(b) For purposes of this section, the term “off- premise sign” shall have the definition set forth in Title 17 of the Chicago Zoning Ordinance.

(Added Coun. J. 11-19-08, p. 47220, Art. III, § 1; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 13; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 20)

Editor's note – Coun. J. 6-4-03, p. 2220, § 1, repealed a former § 13-20-620, which pertained to subsequent reinspection fees. Coun. J. 11-19-08, p. 47220, Art. III, § 2, and Art. IX, § 4, establish the effective date of Section 13-20-620 as June 1, 2009.

13-20-625 Additional penalties for continued use of a sign without a permit or where the sign permit has been rescinded or revoked.

In addition to any other penalty, sanction or remedy provided by law, the following additional penalties shall apply for continued use of a sign or sign structure without a permit or in cases where the permit for a sign or sign structure has been rescinded or revoked (for purposes of this section, an “illegal sign” or “illegal sign structure”):

(a) No building permit, other than a permit to remove the illegal sign or illegal sign structure, may be issued for a building or lot on which the illegal sign or illegal sign structure is located until such illegal sign or illegal sign structure is removed. Provided, however, that this prohibition shall not apply to: (1) any permit issued by the Department of Buildings for emergency repairs as determined by the Building Commissioner, or (2) any permit issued by the Department of Buildings if the Building Commissioner determines that immediate issuance of the applicable license or permit is necessary to protect the public health, safety or welfare, or is otherwise necessary to comply with mandatory state or federal laws that preempt the City's home rule authority, and all other applicable requirements for issuance of such license or permit have been met.

(b) No zoning permit, variance or approval may be issued for a building or lot on which the illegal sign or illegal sign structure is located until such sign and sign structure is removed.

(c) No business license may be issued for a building or lot on which the illegal sign or illegal sign structure is located until such sign and sign structure is removed.

(Added Coun. J. 11-21-17, p. 61755, Art. I, § 14)

13-20-630 Permit rescission.

The Commissioner shall have the power, pursuant to procedures set forth in Section 13-20-645 of this Code, to rescind any sign permit required by this Article that was erroneously approved by any City department as part of the application review process and subsequently issued by the Department of Buildings based on such erroneous approval.

(Added Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 15)

Editor's note – Coun. J. 12-12-07, p. 17167, § 33, repealed a former § 13-20-630, which pertained to sign plan examination fees.

13-20-640 Permit revocation – Signs and sign elements.

The Building Commissioner may, pursuant to procedures established in Section 13-20-645, revoke the permit for any sign or sign element constructed, altered, erected or maintained in violation of this chapter or Article I of Chapter 13-96 of this Code. The permit for any sign element that is voluntarily reported as abandoned, pursuant to Section 13-96-041(b), may be revoked by the Commissioner without any further notice or action.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 16)

13-20-645 Procedure for revocation or rescission of a permit.

The procedures for revoking or rescinding a sign permit shall be established by rules promulgated by the Commissioner pursuant to Sections 14A-1-104.4 and 14A-4-413.8.

(Added Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 17; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 21)

Part D. Limitations to Signs (13-20-650 et seq.)

13-20-650 Height and location.

Sign size and location shall be limited as follows:

- (a) Except for high rise building signs permitted pursuant to section 17-12-1005-D, the overall vertical height of a sign shall not exceed 75 feet (22.9 m) above ground, or grade, level.
- (b) Signs which project over the public way more than 12 inches (305 mm) shall clear such public way (sidewalk) by nine feet (2.74 m) and 16 feet (4.88 m) in alleys.
- (c) Signs flat against the building shall not project more than 12 inches (305 mm). Flat signs complying with this subsection shall be permitted to be erected at entrance door height.
- (d) Flat signs shall not project above the parapet of the building unless in accordance with all of the following conditions:
 - (1) The erection of the sign does not prohibit access to the roof from the exterior of the building without passing over the sign.
 - (2) The sign shall not extend more than two feet (0.61 m) above the roof line as required by Sections 17-12-0702 and 17-17-02150 of the Chicago Zoning Ordinance. The language added by the amendatory ordinance of 2017, effective January 1, 2018, is intended to clarify, rather than to change, existing law.
 - (3) A sign shall not be permitted to be supported from the parapet.
 - (4) Special permission is obtained in writing from the Building Commissioner before the permit application is submitted.
- (e) A sign may be erected at the edge of a roof on a building which has no parapet walls provided:
 - (1) The building is no more than one story in height, and
 - (2) No sign section is more than four feet (1.22 m) in height and
 - (3) No sign section has an area of more than 40 feet (12.19 m²).All such signs, where there is no parapet, shall be erected independently of each other.
- (f) Projecting signs shall be supported by a structure anchored wholly within the lot line.
- (g) Projecting signs shall not extend into the public way a greater distance than within 18 inches (457 mm) of the curb line.
- (h) Projecting signs shall have that portion of the sign nearest the supporting structure not more than two feet (610 mm) from the lot line.
- (i) No sign shall be attached to or supported by a chimney unless special permission has been obtained in writing from the Building Commissioner before the permit is issued.

Notwithstanding the above, city digital signs shall not be subject to the restrictions set forth in this Section 13-20-650 or the drum or box thickness restrictions set forth in Section 13-20-670.

If a street is widened after a sign has been installed and such sign thereby becomes in violation of one of the provisions of this section, the owner or user of said sign shall immediately take such steps as are necessary to bring the sign into conformance with all applicable provisions of this chapter.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 4-30-14, p. 80382, § 3; Amend Coun. J. 7-30-14, p. 86203, § 3; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 18)

13-20-660 Restricted locations.

The provisions of the Comprehensive Zoning Ordinances shall regulate the type and size and the permissibility of signs and their supporting structures.

(Added Coun. J. 11-3-99, p. 13842, § 3)

13-20-670 Dimensions.

Projecting electrical signs shall have a thickness of drum or box not exceeding 24 inches (610 mm) except by special permission.

- (a) Vertical type "V" shaped signs, vertical type "V" shaped projecting signs shall not project more than six feet (1.83 m) from the building and shall not exceed six feet (1.83 m) in width along the face of the building. Said signs shall be enclosed at the top and the bottom and an open space of not more than three inches (76.2 mm) shall be allowed between the building and the sign.
- (b) Supported from roof structure. Signs supported by a structure from a roof shall have a minimum distance of three feet (914 mm) from the bottom of the structure or the display, whichever is lower, to the roof. The minimum distance from the face of the display to the exterior wall of the building shall be three feet (914 mm), except as provided for in Section 13-20-650.
- (c) Supported from the ground. Signs supported by a structure from the ground shall have a minimum distance of nine feet (2.74 m) from the bottom of the structure or display, whichever is lower, to the ground. No exposed live parts (lamps, sockets, neon tubes or

sockets, etc.) shall be within nine feet (2.74 m) of the ground.

Exception: Ground signs on private property supplied by branch conductors which are protected by an approved ground-fault circuit-interrupter device may have a distance of less than nine feet (2.74 m) from the bottom of the structure or display if all the electrical components are totally enclosed within the sign assembly. All such signs shall be readily accessible.

(Added Coun. J. 11-3-99, p. 13842, § 3)

13-20-675 Dynamic image display signs – additional standards.

Every dynamic image display sign, including a city digital sign for which a permit application is submitted on or after April 2, 2014, shall comply with the following:

(a) *Luminance.*

(1) For signs located within a designated expressway corridor, the maximum luminance for any such sign shall not be greater than:

- (A) 7,000 nits between 5 a.m. and sunset; and
- (B) 300 nits between sunset and midnight.

(2) For all other signs not subject to subsection (a)(1), the maximum luminance for any such sign shall not be greater than:

- (A) 7,000 nits between 5 a.m. and sunset; and
- (B) 250 nits between sunset and midnight.

(3) No sign shall be illuminated between the hours of midnight and 5 a.m.; provided that an entity may keep its on-premise sign illuminated to no greater than 250 nits between the hours of midnight and 5 a.m., when the entity is open for business. For purposes of this subsection, “open for business” means an entity that is conducting its normal business or occupation and admits clients, customers or patrons during such time. This subsection shall not apply to any sign that is part of an emergency response network while such sign is displaying emergency information from any federal, state, or unit of local government.

(4) For purposes of this subsection, “designated expressway corridor” means any area within 660 feet of the nearest edge of the right-of-way of a designated expressway or toll road, as that term is defined in section 17-17-0244.5.

(b) *Dwell time.* The text, image or display on the face of the sign shall not change more than once every 10 seconds. Twirl time shall not exceed 0.25 seconds.

(c) *Motion.*

- (1) All motion is prohibited on the sign;
- (2) During the message transition, the sign shall not display any visible effects, including but not limited to action, motion, fading, dissolving, blinking, or the illusion of such effects; and
- (3) No message shall transition from one face to another face.

(d) *Control/testing.*

(1) All signs shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's luminance in compliance with this section. In instances where the sign malfunctions, the sign shall either automatically shut off or turn to a black screen;

(2) Prior to the issuance of any permit for a sign, the applicant shall submit an affidavit that attests that the sign has been tested and complies with the dwell time, luminance, motion and other requirements of this section, and that the luminance intensity, motion and dwell time requirements are protected from manipulation by password-protected software or other method satisfactory to the commissioner, as set forth in rules and regulations; and

(3) The test of the luminance levels required by this section shall be made when the sign is set to full white.

(Added Coun. J. 4-30-14, p. 80382, § 3)

13-20-680 Council approval.

A City Council order for any sign which exceeds 100 feet² (9.3 m²) in area or any roof or ground sign, structure or signboard over 24 feet (7.32 m) in height, excluding city digital signs identified in a coordinated city digital sign program agreement entered into pursuant to Section 10-28-046, or identified in an amendment to such a program agreement approved by the City Council, shall be required in addition to the normal permit. When the complete application for a permit for such sign is filed with the Building Commissioner, the applicant shall submit a duplicate of the complete application to the alderman of the ward in which the sign is to be located along with the order template required by the City Council committee. At the time the duplicate is submitted to the alderman, the applicant shall (except as to such excluded city digital signs) submit to the City Clerk an order for the sign on the order template required by the committee for introduction at the next regular meeting of the City Council, and proof that the public notice provided for in this section has been given and a list of all persons who have been given such notice. The Council order, upon being introduced to the Council, shall be forwarded to the appropriate City Council committee for hearing. Prior to filing its order with the City Clerk, the applicant for the permit (except as to such excluded city digital signs) shall give notice to all voters registered at addresses within 250 feet (76.2 m) of the proposed sign location.

Any change to a sign for which a City Council order was issued or required to be issued that changes the sign from a static image display sign to a dynamic image display sign shall require an additional City Council order in compliance with this section and a new sign permit in compliance with the requirements of this Code. The council order shall include text explicitly acknowledging that the sign is being changed from a static image display sign to a dynamic image display sign.

The notice shall be in writing and shall state:

- (1) The name of the applicant.
- (2) The proposed location of the sign.
- (3) The exterior dimensions of the proposed sign.
- (4) The means of illumination of the sign.
- (5) The height above ground level at which the proposed sign, if approved, will be located.
- (6) The date of the application.
- (7) Indicate if a current sign will be changed from a static image display sign to a dynamic image display sign.

Such notice shall inform the recipient that the individual will receive notice of the date of a public hearing on the order before the committee, and that the individual has the right to testify before the committee. The notice shall be sent by certified mail, return receipt requested, with all costs to be borne by the applicant. No notice need be given under this section, however, of any order seeking a permit for a sign to be erected on the premises of a business only limited to information identifying the business conducted on the premises or with respect to a city digital sign. The committee shall give notice by first class mail to all voters registered at addresses within 250 feet (76.2 m) of the proposed sign location and, after conducting a hearing, shall recommend approval or disapproval of the order. The hearing shall be recorded or transcribed. At the hearing, the applicant shall have the right to offer evidence and comment on or rebut all other evidence placed before the committee. A recommendation of an approval or disapproval of the order shall be passed based on the following considerations:

(1) Whether the size, location, or structural design of the sign is compatible with the aesthetic character of the community in which the sign is located or is to be erected or because of the sign's impact on or proximity to:

(a) Special zones or places as may be designated, established or recognized by the City of Chicago, including but not limited to the Lake Michigan and Chicago Lakefront Protection District and historical or architectural landmark buildings, areas, places, districts, structures of other object or

(b) Waterways, open space areas, recreational facilities, urban or scenic vistas or residential buildings.

(2) Whether the sign is located in an area where there exists an undue concentration of signs.

(3) Whether the size, location or structural design of the sign presents an unreasonable threat to the health or safety of the public.

Any committee report requesting approval or disapproval of the order must state specific reasons for the recommendation, which reasons shall be consistent with such applicant's constitutional rights contained in the First, Fifth, and Fourteenth Amendments of the United States Constitution and Sections 2 and 4 of Article 1 of the Illinois Constitution of 1970. The recommendation of the committee to approve or disapprove the order as provided herein shall not be based on the content of the proposed sign. In determining whether to approve or disapprove a sign order, the City Council shall be bound by the same standards that apply to the committee when it makes its recommendation. The Building Commissioner shall issue a permit for a sign that is subject to this section unless:

(1) The City Council has voted not to approve passage of an order within 60 days after the order for the sign was submitted to the City Clerk, or

(2) The sign for which the application is submitted is not or will not be in compliance with any provision of this chapter and all other applicable Code provisions governing the construction and maintenance of outdoor signs, signboards, and structures.

If the City Council fails to issue an order for a sign within a 60-day period after the order for the sign is submitted to the City Clerk, an order on the sign shall be deemed to have been issued at the end of such period; provided, however, that no time period shall commence until a complete application has been submitted to the Department of Buildings and the alderman of the ward in which the sign is to be located. The City Clerk shall, within two business days, notify the Building Commissioner whenever the City Council issues or is deemed to issue an order pertaining to a permit application for a sign. In any event, the Building Commissioner may not take final action on the application until the City Council issues or is deemed to issue an order pertaining to the application.

Any person aggrieved by the final decision of the Building Commissioner disapproving an application may seek judicial review of the decision in the manner provided by law.

As used in this section:

“Legal voter” means a person who has registered to vote and whose name appears on a poll sheet from the last preceding election, regardless of whether such election is a primary or general election.

“Complete application” means all required documentation, as prescribed by rules promulgated by the Building Commissioner, which are necessary to complete the sign permit license application.

No member of the City Council or other municipal officer shall introduce, and no Committee of the City Council shall consider or recommend, any ordinance or order that is contrary in any way to any of the requirements of this section or Title 17 of the Code. No

member of the City Council shall propose, and no Committee of the City Council shall consider, any amendment to an ordinance which, if passed, would render the ordinance contrary to any of the requirements of this section or Title 17 of the Code. No officer or employee of the City shall enforce any ordinance or order that is contrary to any of the requirements of this section or Title 17 of the Code. No member of the City Council may recommend action on and no Committee of the City Council shall consider any ordinance or order that authorizes the approval of a sign that does not comply with all applicable provisions of this section, Title 17 of the Code, and all other applicable Code provisions governing the construction and maintenance of outdoor signs, signboards, and structures.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 2-15-12, p. 20904, § 1; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 2-13-13, p. 47133, § 1; Amend Coun. J. 4-19-17, p. 48241, § 2; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 19; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 7)

Part E. Other Requirements (13-20-690 et seq.)

13-20-690 Obstruction of streets.

Permits for the obstruction of streets or sidewalks during construction of signs shall be obtained by the general contractor or registered electrical contractor from the commissioner of the Chicago Department of Transportation. Where a general contractor or a registered electrical contractor installs, alters, erects, or repairs a sign, signboard, or illuminates a signboard without a required street or sidewalk obstruction permit first being issued, the department of building sign permit privileges of such general contractor or registered electrical contractor may be suspended pursuant to Section 13-8-130 or 13-20-600 and shall not be reinstated until such time as all applicable provisions of Chapter 10-28 and this chapter have been complied with; and, in the case of a registered electrical contractor, the applicable registration may also be suspended or revoked under Section 13-8-140; and, in the case of a licensed general contractor, the applicable license may be suspended or revoked under Section 4-4-280 or 13-8-140.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 19)

13-20-700 Insurance and indemnification.

(a) Every general contractor in the business of erecting, maintaining, or removing signs or structures shall maintain liability insurance in the amount required under Section 4-36-090.

(b) Every general contractor who erects, maintains, or removes a sign or sign structure; every person who erects, maintains, or removes a sign or sign structure where this Code does not require a general contractor under Section 13-20-560(a)(1); and the owner of the real property and the lessee of the real property where the sign is located shall indemnify, defend and hold harmless the City of Chicago, its officials, and employees from any claims, damages, liabilities, losses, actions, suits, or judgments which may be presented, sustained, brought, or obtained against the City of Chicago or against any of its officials, or employees because of the maintenance, alteration, or removal of any sign or sign structure, or by reason of any accident, caused by or resulting therefrom.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 4-24-12, p. 25060, § 3; Amend Coun. J. 10-28-15, p. 11951, Art. VI, § 45; Amend Coun. J. 11-16-16, p. 37901, Art. II, § 44; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 20)

13-20-710 Construction standards.

All signs requiring structural engineers drawings shall be constructed to the standards contained in the Municipal Code of the City of Chicago, except that for compressive stresses for columns and other compression members of structural grade steel, the ratio of l/r shall not exceed 120. Main structural members shall not be less than 5/16 inch (8 mm) thick and secondary members and bracing shall not be less than 1/4 inch (6.4 mm) thick. Signs erected entirely above a roof shall have the calculated center of the wind pressure not higher above the roof than 75 percent of the vertical distance between the roof and the top of the display.

(Added Coun. J. 11-3-99, p. 13842, § 3)

13-20-720 General restrictions.

No person, firm, or corporation shall place on or suspend from any building, sign, structure, canopy, lot, or place any goods, wares, merchandise, or any other material not in conformance with Section 14E-6-600 and this article.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 16)

13-20-730 Notice of non-compliance.

Whenever the Building Commissioner determines that any sign or sign structure has been erected or is being maintained in violation of this chapter, or is in an unsafe condition, or has become unstable or insecure, or is a menace to the safety or health of the public, the Commissioner may issue or cause to be issued a notice, in writing, to the responsible person, as defined herein, informing such person of the violation of this chapter or of the dangerous condition of such sign or sign structure and directing such responsible person to make whatever alterations or repairs that the Commissioner reasonably deems necessary to bring the sign or sign structure into compliance with this chapter, and with Article I of Chapter 13-96 and Title 14E of this Code, within a reasonable time, which may be stated in said notice. If the necessary alterations and repairs are not made within the time period specified, the permit for the sign or sign structure may be revoked by the Building Commissioner pursuant to Section 13-20-645. Nothing in this section shall prohibit the Building Commissioner from seeking to directly revoke a permit pursuant to Section 13-20-645.

As used in this section, the term "responsible person" means: (1) the permittee of a permit for a sign or sign structure issued on or before May 19, 2012; or (2) the owner or lessee of the real property on which a sign or sign structure is located of a permit issued after May 19, 2012; or (3) the person in charge, possession, or control thereof, if the whereabouts of such person is known.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 5-2-01, p. 57403, § 2; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 17; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 20)

13-20-740 Posting non-compliance notice.

If the responsible person, as defined in Section 13-20-730, cannot be found or such responsible person's whereabouts cannot be ascertained, the Building Commissioner shall attach or cause to be attached to such sign or sign structure a notice meeting the requirements of Section 13-20-740. If the sign or sign structure identified in such notice is not brought into conformity with this chapter and is not placed in a secure, safe, and substantially sound condition in the manner directed or required by such notice, within 30 calendar days after such notice is attached to such sign or sign structure, the Building Commissioner may cause such sign or sign structure or any portion thereof that has been constructed or is being maintained in violation of this chapter, Article I of Chapter 13-96 of this Code or Title 14E of this Code, to be torn down. Provided, however, that nothing in this section shall be construed to prevent the Building Commissioner, in case of imminent danger, from taking necessary or advisable precautionary measures to place such sign or sign structure in a safe condition. Provided further, that any expense incurred by the City in connection with taking such precautionary measures shall be charged to and recovered from the responsible person, as defined in Section 13-20-730, in any appropriate proceedings therefore. If the necessary alterations and repairs are not made within the time period specified, the permit for the sign or sign structure may be revoked by the Building Commissioner pursuant to Section 13-20-645. Nothing in this section shall be construed to prohibit the Building Commissioner from seeking to directly revoke a permit pursuant to Section 13-20-645.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 5-2-01, p. 57403, § 3; Amend Coun. J. 3-5-03, p. 104990, § 18; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 18; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 21)

13-20-750 Demolition.

If the owner or person in charge, possession, or control of any sign or structure when so notified shall refuse, fail, or neglect to comply with and conform the requirements of such notice, the building commissioner may, upon the expiration of time therein mentioned, tear down or cause to be torn down such part of such a sign or structure as is constructed and maintained in violation of the provisions of this chapter, and shall charge the expense to the owner or person in charge, possession, or control of any sign or structure and the same shall be recovered from such owner or person by appropriate legal proceedings.

(Added Coun. J. 11-3-99, p. 13842, § 3)

13-20-760 Abandoned signs and structures.

(a) "Abandoned sign" means:

- (1) any sign that has had no copy on it for at least six consecutive months; or
- (2) any sign that: (A) is attached to a building or lot; and (B) identifies or describes either a business that has not been located or operating in such building or lot for at least six consecutive months, or identifies or describes a product or service that has not been sold or leased within such building or lot for at least six consecutive months, or identifies or describes either a business or service which has either failed to obtain or maintain a valid City of Chicago business license or licenses, if required, for said building or lot; or
- (3) any sign for which the sign inspection fee required by this Code has not been paid and is past due for at least six consecutive months; or
- (4) any sign for which the permit number applicable to such sign not been displayed in the manner required by Section 13-20-620 for at least six consecutive months.

The permit for an abandoned sign may be revoked in accordance with Section 13-20-645.

Any abandoned sign shall be declared a hazard and the Building Department is hereby empowered to remove or to cause to be removed any such abandoned sign.

(b) "Abandoned sign structure" means any sign structure that:

- (1) has not had any sign, or has had an abandoned sign, attached to it for at least six consecutive months; or
- (2) has a sign attached to the structure for which the sign inspection fee required by this Code has not been paid and is past due for at least six consecutive months; or
- (3) is an off-premise sign or sign or sign structure for which the permit number applicable to such sign not been displayed in the manner required by Section 13-20-620 for at least six consecutive months; or
- (4) is an outdoor sign on which the name of the owner of such sign not been displayed in the manner required by Section 13-96-040(e) for at least six consecutive months.

A sign structure that is removed, except as a result of criminal vandalism, such that a nonconforming sign for which a valid permit existed can no longer be displayed, will be deemed to have been abandoned. The remaining presence of in-ground or above-ground footings or portions of the poles or bracing, wiring or other apparatus shall not be grounds for retention of the nonconforming status or revival of the permit.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. IV, § 21; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 22; Amend Coun. J. 1-23-19, p. 94952, Art. I, § 10)

13-20-770 Removal of sign or structure.

(a) It shall be the duty of the Building Commissioner to remove or to cause the removal of any sign or sign structure that is not in compliance with this Article or Section 14E-6-600 dealing with signs. In such case, any requisite fee or compensation or inspection fee paid to the City of Chicago for such sign shall not be refunded.

(b) The owner of the real property, the lessee of the real property, and the person in control of such sign or sign structure shall be held jointly and severally liable for all expenses incurred by the Building Department in the performance of the Building Commissioner's duty under subsection (a) of this section to remove non-compliant signs and sign structures, and the City shall be entitled to place and record a lien on the real property until the City has been reimbursed for all such expenses in full.

(Added Coun. J. 11-3-99, p. 13842, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 19; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 23)

13-20-780 Reserved.

Editor's note – Coun. J. 4-24-12, p. 25060, § 5, repealed § 13-20-780, which pertained to stopping of current.

ARTICLE XIV. RESERVED (13-20-790 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed all remaining sections in this Article XIV, which pertained to mechanical refrigeration systems.

13-20-790 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-790, which pertained to inspections.

13-20-800 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 10, repealed § 13-20-800, which pertained to fees for inspections.

CHAPTER 13-24

RESERVED*

* **Editor's note** – Coun. J. 2-19-20, p. 14473, Art. VI, § 22, repealed Chapter 13-24, which pertained to building board of appeals.

CHAPTER 13-28

RESERVED*

* **Editor's note** – Coun. J. 1-23-19, p. 94952, Art. III, § 1, repealed Chapter 13-28, which pertained to registration for building work.

CHAPTER 13-32

BUILDING PERMITS*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 11, repealed Ch. 13-32 in its entirety, except for § 13-32-125.

13-32-125 Construction site cleanliness.

13-32-125 Construction site cleanliness.

(1) As used in this section:

(a) “Construction and demolition debris” or “debris” has the meaning ascribed to the former term in Section 11-4-120 of this Code.

(b) "Construction site" means any or all portion of the real property that is identified as the location of any excavation or of the erection, enlargement, alteration, repair, removal or demolition of any building, structure or structural part thereof within the city and that requires a permit under Chapter 14A-4 of this Code. However, for purposes of this section, "construction site" does not include a project location where all construction and/or demolition activity, including the staging of construction materials and storing of debris, is conducted within a completely enclosed structure; nor does it include any project location on any property that is, or hereafter becomes, part of Chicago-O'Hare International Airport or Chicago Midway Airport. During the term of any concession and lease agreement between the City of Chicago and a private operator with respect to Chicago Midway Airport, the words "or Chicago Midway Airport" shall be deleted from this paragraph (1)(b).

(c) “Garbage” has the meaning ascribed to the term in Section 11-4-120 of this Code.

(d) “General contractor” has the meaning ascribed to the term in Section 4-36-010 of this Code. “General contractor” shall also include a subcontractor with respect to a violation of this section that is directly attributable to the subcontractor.

(e) “Litter” has the meaning ascribed to the term in Section 7-28-200 of this Code.

(2) All construction sites shall be governed by the following standards:

(a) The general contractor shall employ adequate wetting or other abatement measures to prevent the off-site dispersion of dust and

debris from a construction site.

(b) All construction sites shall be enclosed and secured by a continuous chain link fence at least six feet in height which shall be anchored sufficient to resist wind loads of 30 pounds per square foot without deflection of more than three inches between top and bottom of fence. The general contractor may allow one gate to remain open while construction workers are performing construction activities on the construction site. The gate shall be no larger than is reasonably necessary to provide for truck access.

(c) Fabric mesh shall be affixed to the construction site fence face.

(i) The fabric mesh shall allow the passage of air but shall contain dust and dirt.

(ii) Such mesh fabric shall be the full height of the fence and cover the entire length of the fence including any gated openings.

(iii) The fabric mesh and fence shall not contain any advertisements or graffiti.

(d) The construction site fence shall be placed at the perimeter of the property or, for work in an area substantially smaller than the entire property, around the site of construction large enough to ensure sufficient room for movement of tools and workers, storage of waste receptacles and other items, and the safety of the public.

(e) The general contractor shall immediately repair any damage to the construction site fence or fence fabric and maintain the integrity and continuity of the fence for the duration of the project.

(f) All dumpsters and debris collection devices shall be stored behind the construction site fence unless specifically permitted for public way use, and shall be regularly serviced to avoid allowing the contents from extending past the top of the dumpster.

(g) All construction and demolition debris shall be removed through dust-tight chutes or by lowering it in buckets or containers, and no debris shall be dropped or thrown from any floor.

(h) Construction and demolition debris shall be separated from any garbage, litter or landscape wastes that shall be separately contained.

(i) Sealed trash containers for litter and garbage shall be provided throughout the site, with at least one container provided for every floor or 4,000 square feet of area, whichever is fewer. All litter and garbage shall be removed daily or more frequently as needed.

(j) Construction materials and construction and demolition debris shall be gathered daily and stored in a neat and orderly manner.

(k) The general contractor shall take all necessary steps to ensure that dirt and debris from the construction site shall not be transmitted by vehicles leaving the site to the public way. Mitigation measures shall include, but not be limited to, stoning or paving of haul roads, wheel wash stations and street sweepers.

(l) For construction sites that are buildings or structures having four or more floors, the general contractor shall enclose with fabric mesh the floor areas where the general contractor is conducting construction activities, such as erecting, enlarging, altering, repairing, removing or demolishing on that floor.

(i) The fabric mesh shall allow the passage of air but shall contain dust and debris on the enclosed floors.

(ii) Fabric enclosures shall be adequately secured.

(iii) The fabric mesh shall be installed around the entire floor.

(iv) The fabric mesh shall not contain any advertisements or graffiti.

(m) For tuck pointing operations, the area of grinding shall be enclosed to contain dust and debris from grinding operations.

(n) Where materials are stored for use on floors above grade, they shall be secured to prevent loosening due to weather conditions or other phenomena.

(3) Any person who violates this section shall be fined in accordance with Section 14A-3-302.1 for each offense. Any owner, developer or general contractor who is responsible for any construction site at which operations are conducted in violation of the provisions of this section shall be liable for the penalties provided by this section, and shall be jointly and severally liable for such penalties with any subcontractor to which a violation is directly attributable. The department of buildings, the department of health and the department of streets and sanitation shall each have the power to enforce the provisions of this section.

(4) In addition to any other available penalties and remedies provided for in the Code, one or more citations for violation of any of the provisions of subsection (2) above on each of three or more separate days within a three month period at the same construction site may result in a stop work order issued by the department of buildings, the department of health or the department of streets and sanitation, directing that all activity cease for ten days. Any further citation for violation at the same construction site within six months after the initial stop work order may result in the issuance of another 10-day stop work order. The issuing department shall lift a 10-day stop work order only if sufficient evidence of compliance with this chapter is provided to the department.

(a) It shall be unlawful for any person to knowingly violate a stop work order, or to knowingly cause, permit, encourage, assist, aid, abet or direct another person to violate a stop work order, or to knowingly in any manner be a party to a violation of a stop work order.

Any person who violates this subsection upon conviction shall be punished, as follows:

(i) incarceration for a term not less than three days, nor more than six months, under the procedures set forth in Section 1-2-1.1 of the Illinois Municipal Code, as amended, and the Illinois Code of Criminal Procedure of 1963, as amended; and

(ii) community service of not less than 10 hours, nor more than 100 hours; and

(iii) a fine of \$5,000.00.

(b) It shall be unlawful for any person to knowingly destroy, deface, remove, damage, impair, mar, cover or obstruct any stop work order that a city official has posted or affixed at a work site.

Any person who violates this subsection upon conviction shall be punished, as follows:

(i) incarceration for a term not less than three days, nor more than six months, under the procedures set forth in Section 1-2-1.1 of the Illinois Municipal Code, as amended, and the Illinois Code of Criminal Procedure of 1963, as amended; and

(ii) community service of not less than 10 hours, nor more than 100 hours; and

(iii) a fine not less than \$200.00, nor more than \$500.00.

(Added Coun. J. 12-15-04, p. 40435, § 4; Amend Coun. J. 7-27-05, p. 53344, § 1; Amend Coun. J. 6-13-07, p. 3290, § 1; Amend Coun. J. 10-8-08, p. 41099, § 11; Amend Coun. J. 11-16-11, p. 13798, Art. II, § 6; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 12; Amend Coun. J. 2-19-20, p. 14473, Art. VI, § 23)

CHAPTER 13-34

RESERVED*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 12, repealed Ch. 13-34, which pertained to scaffolding.

CHAPTER 13-36

RESERVED*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 13, repealed Ch. 13-36, which pertained to building certificates.

CHAPTER 13-40

RESERVED*

* **Editor's note** – Coun. J. 4-10-19, p. 100029, Art. XXI, § 14, repealed Ch. 13-40, which pertained to building plans.

CHAPTER 13-44

RESERVED*

* **Editor's note** – Coun. J. 12-14-05, p. 66732, § 1, repealed Ch. 13-44, which pertained to frontage consents.

CHAPTER 13-48

HEIGHT AND AREA LIMITATIONS

13-48-010 Height limitation requirements.

13-48-020 Application of height limitations.

13-48-030 Maximum allowable building heights.

13-48-040 Exceptions to height limitations.

13-48-050 Area limitations.

13-48-060 Application of area limitations.

13-48-070 Area limitations – One-story buildings.

13-48-080 Area limitations – Multi-story buildings.

13-48-090 Exceptions to area limitations.

13-48-100 Mixed occupancy.

13-48-110 Definitions.

13-48-010 Height limitation requirements.

Every building or structure hereafter erected shall conform to the requirements of height limitation as provided in Sections 13-48-020 to 13-48-040, inclusive.

(Prior code § 51-1)

13-48-020 Application of height limitations.

(a) The maximum height of buildings shall be governed by the occupancy classification and type of construction as required in this chapter.

(b) Nothing in this chapter shall be interpreted to prevent the application of other limitations required by the Chicago Zoning Ordinance.

(c) The height in feet shall be taken as the vertical distance from the average grade to the highest point of the building. In determining height limits, parapet walls not exceeding three feet in height, penthouses, roof tanks, bulkheads, chimneys and similar roof structures shall not be included unless the aggregate of such structure exceeds one-third of the area of the roof of the building.

(d) The number of stories shall be taken as the actual number of stories above grade.

The following shall not be regarded as stories:

(1) Any level located more than four feet below grade adjacent to the level in question. For single-family dwellings (Class A-1) and townhouse (Class A-2) buildings, the pertinent grade shall be the average of the front and rear grades, provided that for single-family dwellings (Class A-2) and townhouse (Class A-2) buildings having a split-elevation below-grade floor condition, the level that is more than four feet below grade shall not be counted as a story but rather as a basement when the below grade level exceeds 50 percent of the footprint area of the dwelling unit.

(2) Mezzanine floors or balconies having an area not exceeding 20 percent of the floor area of the story in which they occur. In one story building of Types II, III-A or III-B construction when unlimited areas are permitted, mezzanine floors shall not exceed 8,000 square feet in area.

(3) Enclosed monitor spaces in industrial or storage units used only for employees' toilets, lockers or similar uses.

(e) The roof of a special rooftop club licensed pursuant to Chapter 4-388 shall be counted as one story, and every deck level constructed on or above the roof shall be counted as an additional story; provided that if the space between the roof and the first deck constructed immediately on or above the roof is only interstitial space, then the roof and first deck shall be counted as one story. The floor area of the roof level, as that term is defined in Section 4-388-010, shall be included in calculating the floor area of the building.

(Prior code § 51-1.1; Amend Coun. J. 10-2-95, p. 8040; Amend Coun. J. 10-28-97, p. 54731; Amend Coun. J. 1-20-99, p. 88461; Amend Coun. J. 1-11-06, p. 68371, § 3)

13-48-030 Maximum allowable building heights.

Except as provided in Section 13-48-040, no building shall be hereafter erected to exceed the maximum allowable heights established in Table 13-48-030 of this Code. School height limitations are not applicable to Type III schools in buildings of mixed occupancies in construction Type III or better. Type III schools shall not be permitted in buildings of Type IV- A or Type IV-B construction. Intermediate care facilities for the developmentally disabled – 15 or less shall not be permitted in any building of Type IV-A or Type IV-B construction. (See Table 13-48-030.)

Notwithstanding the provisions of this section, the height limitation for a building in the Wrigley Field Adjacent Area in which a special club license is located shall be as provided in Chapter 4-388.

Table 13-48-030

Occupancy Classification		Maximum Allowable Heights of Buildings									
		Construction Type									
			I-A	I-B	I-C	II	III-A	III-B	III-C	IV-A	IV-B
A.	Residential	Stories	NL	12	6	1	4(d)	4	2(a)(h)	2(a)(g)(h)	2(a)
		Feet	NL	150	80	20	55(d)	55	40f	40f	30
B.	Institutional	Stories	NL	10	4	1	1	1	NP	NP	NP
		Feet	NL	130	55	20	20	20	–	–	–
C-1.	Large Assembly	Stories	NL	8	2	NP	2(b)	2	NP	NP	NP
		Feet	NL	105	50	–	50(b)	50	–	–	–
C-2.	Small Assembly	Stories	NL	10	4	1	2(b)	2	1	1	1
		Feet	NL	130	55	30	50(b)	50	30	30	30
C-3.	Schools	Stories	NL	10	4	1	2	2	1	1	1
		Feet	NL	130	55	20	30	30	20	20	20

D. Open Air Assembly		Maximum height established in Chapter 55									
E. Business	Stories	NL	12	6(b)	1	5(b)	4	3	1	1	
	Feet	NL	150	80(b)	20	65(b)	55	45	20	20	
F. Mercantile	Stories	NL	8	4	1	5(b)	3	2	1	1	
	Feet	NL	105	80	20	65(b)	45	30	20	20	
G-1. Industrial Low	Stories	NL	12	6(b)	2	5(b)	4	3	1	1	
	Feet	NL	150	80(b)	40	65(b)	55	45	30	30	
G-2. Industrial Moderate Hazard	Stories	8(c)	5(b)	4(b)	1	5(b)	4	2(b)	1	1	
	Feet	105(c)	65(b)	55(b)	40	65(b)	55	30(b)	30	30	
H-1. Storage Low Hazard	Stories	NL	12	6(b)	2	5(b)	4	3	1	1	
	Feet	NL	150	80(b)	40	65(b)	55	45	30	30	
H-2. Storage Moderate Hazard	Stories	8(c)	5(b)	4(b)	1	5(b)	3(b)	2(b)	1	1	
	Feet	105(c)	65(b)	55(b)	40	65(b)	45(b)	30(b)	30	30	
H-3. Garages	Stories	4(c)	3	3	1	2	2	1	NP	NP	
	Feet	55(c)	40	40	20	30	30	20	-	-	
I. Hazardous Use	Maximum allowable heights established in Chapter 60										
J. Miscellaneous Buildings and Structures	Maximum allowable heights established in Chapter 61										
K. Intermediate care facilities for developmentally disabled – 15 or less(e)	Stories	2	2	2	2	2	2	2	NP	NP	
	Feet	30	30	30	30	30	30	30	NP	NP	

NOTES:

- (a) Attic floor exceeding 30 feet above grade allowed in addition when used for mechanical equipment only, but shall not exceed 20 percent of floor area below.
 - (b) One additional story and 15 feet additional height allowed when the building is equipped throughout with approved automatic sprinkler system.
 - (c) Height shall not be limited when building is equipped throughout with approved automatic sprinkler system.
 - (d) In an existing heavy timber building the height may be increased to 120 feet, 80 feet for new buildings, regardless of the number of stories when the building is brought into full compliance with the following:
 - (1) Chapter 13-76;
 - (2) Smoke alarms, Sections 13-64-120 through 13-64-180;
 - (3) “Controlled Materials”, Section 13-120-040;
 - (4) In existing buildings over 80 feet in height, an automatic general alarm shall be installed and be audible throughout the corridors of the building and shall be activated by the sprinkler flow alarm and smoke detectors.
 - (e) For purposes of defining a story in this occupancy, any level above or below the first floor used by the residents, for any purpose other than personal laundry, shall be deemed a story.
 - (f) The finished floor level of the third floor shall not exceed 25 feet above grade.
 - (g) Mechanical equipment areas shall be equipped with smoke detector connected to electrical system, when building exceeds 30 feet in height and mechanical equipment is located in area above 30 feet.
 - (h) Other requirements notwithstanding, three floors shall be permitted in one-, two-, and three-family structures when exterior wood frame walls provide one hour protection from fire exposure inside and out, when the third floor area of any separate unit does not exceed 800 square feet and when the ground floor area does not exceed 1,600 square feet.
- NP – Not permitted.
NL – Not limited.

(Prior code § 51-1.2; Amend Coun. J. 12-21-84, p. 12140; Corrected. 4-20-88, p. 12481; Amend Coun. J. 3-30-88, p. 11381; Amend Coun. J. 11-29-89, p. 8272; Amend Coun. J. 10-2-95, p. 8040; Amend Coun. J. 1-11-06, p. 68371, § 3; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 7)

13-48-040 Exceptions to height limitations.

(a) Towers, steeples and similar structures, not intended or used for human occupancy and not exceeding in area 25 percent of the ground area of the building on which they are erected, may be erected to a height not exceeding 60 feet above the height limitations established in Section 13-48-030, except that water tanks or towers for fire protection purposes, whether supported directly on buildings or on independent ground structures, may be erected to a height not exceeding 60 feet above the maximum height of the building or group of buildings which is served or protected by such water tanks; provided that the height limitation of such structures constructed on a building in the Wrigley Field Adjacent Area in which special club license is located shall be as provided in Chapter 4-388.

(Prior code § 51-1.3; Amend Coun. J. 1-11-06, p. 68371, § 3)

13-48-050 Area limitations.

Every building or structure hereafter erected shall conform to the requirements of area limitations as provided in Sections 13-48-060 to

13-48-090, inclusive.

(Prior code § 51-2)

13-48-060 Application of area limitations.

(a) The maximum floor area of buildings shall be governed by the occupancy classification, the number of stories and the type of construction as required in this section.

(b) Nothing in this section shall be interpreted to prevent the application of other area restrictions required by the Chicago Zoning Ordinance.

(c) In the application of area limitations, each part of a building separated from all other parts of the building by fire walls as defined in Section 15-8-020 shall be deemed to be a separate building.

(d) The area of a basement shall not exceed the maximum floor area permitted for the building; provided, however, that every basement exceeding 40,000 square feet in area shall be subdivided by fire walls complying with the requirements of Section 15-8-010 into areas not exceeding 40,000 square feet. The maximum undivided area of a basement may be increased to 80,000 square feet when the building is equipped throughout with an approved automatic sprinkler system in accordance with Chapter 15-16 of the municipal code.

(Prior code § 51-2.4; Amend Coun. J. 2-13-85, p. 13526)

13-48-070 Area limitations – One-story buildings.

Except as provided in Section 13-48-090, the floor area of any one-story building shall not exceed the basic areas established in Table 13-48-070. (See Table 13-48-070.)

(Prior code § 51-2.2)

Table 13-48-070

Occupancy Classification		Basic Maximum Areas – One Story Buildings (Square Feet)									
		I-A		I-B		I-C		II			Construction Type
		I-A	I-B	I-C	II	III-A	III-B	III-C	IV-A	IV-B	
A.	Residential	NL	NL	24,000	10,000	10,000	10,000	8,000	5,000	3,000	
B.	Institutional	NL	NL	16,000	6,000	6,000	6,000	NP	NP	NP	
C-1.	Large Assembly	NL	NL	NL(a)	20,000(a)	25,000(a)	20,000(a)	NP	NP	NP	
				24,000	8,000	10,000	8,000				
C-2.	Small Assembly	NL	NL	NL(a)	20,000(a)	20,000(a)	20,000(a)	NP(b)	NP(b)	NP(b)	
				24,000	8,000	10,000	8,000				5,000(c)
C-3.	Schools	NL	NL	NL(a)	20,000(a)	25,000(a)	20,000(a)	6,000	4,000	2,000	
				24,000	8,000	10,000	8,000				
D.	Open Air Assembly	Maximum areas established in Chapter 13-88									
E.	Business	NL	NL	NL	NL(a)(d)	NL(a)(d)	NL(a)(d)	10,000	6,000	4,000	
F.	Mercantile	NL	NL	NL	NL(a)(d)	NL(a)(d)	NL(a)(d)	8,000	5,000	3,000	
					12,000	15,000	12,000				
G-1.	Industrial Low Hazard	NL	NL	NL	NL(a)	NL(a)	NL(a)	10,000	6,000	4,000	
					12,000	15,000	12,000				
G-2.	Industrial Moderate Hazard	NL	NL	NL	NL(a)(d)	NL(a)(d)	NL(a)(d)	8,000	5,000	3,000	
					10,000	12,000	10,000				
H-1.	Storage Low Hazard	NL	NL	NL	NL(a)	NL(a)	NL(a)	10,000	6,000	4,000	
					12,000	15,000	12,000				
H-2.	Storage Moderate Hazard	NL	NL	NL	NL(a)(d)	NL(a)(d)	NL(a)(d)	8,000	5,000	3,000	
					10,000	12,000	10,000				
H-3.	Garages	40,000	35,000	30,000	15,000	20,000	15,000	10,000	NP	NP	
I.	Hazardous Use	Maximum areas established in Chapter 13-112									
J.	Miscellaneous Buildings and Structures	Maximum areas established in Chapter 13-96									

NOTES:

NL – Not Limited. In buildings of unlimited area, no portion of such buildings shall be more than 300 feet from an exterior wall facing an open, accessible space not less than 30 feet wide consisting of a public way, railroad right-of-way, waterway, park or a court, accessible from a public way; except that such maximum distance from an exterior wall may not be more than 500 feet in buildings of low hazard industrial or low hazard storage units.

NP – Not Permitted.

(a) These areas permitted only when the first floor construction and all construction below the first floor level is of Type I-A construction.

(b) Theaters.

(c) Assembly units other than theaters.

See Section 13-48-090 for allowable increase in areas for frontage and automatic sprinkler equipment.

(d) All buildings of Type II and III-A and III-B construction having unlimited areas shall be provided with an automatic sprinkler system.

13-48-080 Area limitations – Multi-story buildings.

Except as provided in Section 13-48-090, the area of any floor of a building exceeding one story in height shall not exceed the basic areas established in Table 13-48-080, multiplied by the following factors:

Number of Stories Factor

2 1.00

3 0.90

4 0.85

5 0.80

6 0.75

7 0.70

8 or more 0.65

(See Table 13-48-080.)

(Prior code § 51-2.3)

Table 13-48-080

Basic Maximum Areas – Multi-story Buildings (Square Feet)

<i>Occupancy Classification</i>		<i>Construction Type</i>								
		I-A	I-B	I-C	II	III-A	III-B	III-C	IV-A	IV-B
A.	Residential	NL	NL	20,000	NP	8,000	8,000	6,000	4,000	2,000
B.	Institutional	30,000	16,000	12,000	NP	NP	NP	NP	NP	NP
C-1.	Assembly	NL	NL	16,000	NP	6,000	6,000	NP	NP	NP
C-2.	Small Assembly	NL	NL	16,000	NP	6,000	6,000	NP	NP	NP
C-3.	Schools	NL	NL	16,000	NP	6,000	6,000	NP	NP	NP
D.	Open Air Assembly	Maximum areas established in Chapter 55								
E.	Business	NL	NL	20,000	NP	10,000	10,000	8,000	NP	NP
F.	Mercantile	30,000	20,000	16,000	NP	8,000	8,000	6,000	NP	NP
G-1.	Industrial Low-Hazard	NL	30,000	20,000	10,000	10,000	10,000	8,000	NP	NP
G-2.	Industrial Moderate-Hazard	30,000	20,000	16,000	NP	8,000	8,000	6,000	NP	NP
H-1.	Storage Low-Hazard	NL	30,000	20,000	10,000	10,000	10,000	8,000	NP	NP
H-2.	Storage Moderate-Hazard	30,000	20,000	16,000	NP	8,000	8,000	6,000	NP	NP
H-3.	Garages	25,000	15,000	10,000	NP	6,000	6,000	NP	NP	NP
I.	Hazardous-Use	Maximum areas established in Chapter 60								
J.	Miscellaneous Buildings & Structures	Maximum areas established in Chapter 61								

NOTES:

NL – Not Limited. In buildings of unlimited area, no portion of such buildings shall be more than 300 feet from an exterior wall facing an open, accessible space not less than 30 feet wide consisting of a public way, railroad right-of-way, waterway, park or a court, accessible from a public way; except that such maximum distance from an exterior wall may not be more than 500 feet in buildings of low hazard industrial or low hazard storage units.

NP – Not Permitted.

See Section 13-48-090 for allowable increase in areas for frontage and automatic sprinkler equipment.

13-48-090 Exceptions to area limitations.

(a) Area Increase for Street Frontage and Separation. In buildings except institutional and assembly units, when more than 25 percent of the perimeter of a building faces a public street or other open area not less than 30 feet wide accessible to a public street, the allowable basic floor area may be increased as follows:

(1) When (I) equals the percentage by which areas established in Sections 13-48-070 and 13-48-080 may be increased, “P” equals the perimeter of the building and “F” equals the frontage, the following formula shall be used:

$$I = \frac{200F}{P} - 50$$

Such increase shall not exceed 100 percent of the established basis floor area.

(b) Area Increase for Sprinklers. Floor areas may be increased 100 percent of the areas established in Sections 13-48-070, 13-48-080 and subsection (a) of this section when the building is equipped throughout with an approved automatic sprinkler system; provided that the provisions of this subsection shall not apply to a building in the Wrigley Field Adjacent Area in which a special club license is located.

(c) Area Increase for Two-Source Water Supply Sprinkler Systems. Floor areas of buildings, except Class A Residential and Class B Institutional, may be increased an additional 50 percent of the areas established in subsection (b) of this section when the automatic sprinkler system is supervised and provided with a two-source water supply, one of which shall be provided with an emergency power supply; provided that the provisions of this subsection shall not apply to a building in the Wrigley Field Adjacent Area in which a special club license is located.

(d) Areas of Basements. The area of a basement shall not exceed the maximum floor area permitted for the building; provided, however, that every basement exceeding 40,000 square feet in area shall be subdivided by fire walls complying with the requirements of Section 15-8-010 into areas not exceeding 40,000 square feet.

(e) Type III Schools. C-3 school area limitations are not applicable to Type III schools. 8,000 square feet or less in buildings of mixed occupancies of construction Types III or better.

(f) The areas of the individual buildings serviced by the covered mall, exit passages and/or the exterior shall each comply with the allowable areas established in Sections 13-48-070 and 13-48-080 with applicable increases as allowed in this Section 13-48-090.

(1) The entire building shall be 100 percent sprinklered. The sprinkler system shall be supervised and provided with a two-source water supply.

(2) The covered mall area is to be equipped with approved smoke activated smoke and heat venting devices in the roof. The venting area shall be sized to provide one square foot of vent area for each 100 square feet of the largest atrium floor opening, or mechanical exhaust of 2 cfm for each square foot of the largest atrium opening. Minimum size of vent opening shall be ten square feet or 2,000 cfm mechanical exhaust. Location and installation of vents to be approved by the fire commissioner.

(3) The area separations may be eliminated as presently required in Section 15-8-240(a)(2) of this Code.

(Prior code § 51-2.4; Amend Coun. J. 1-11-06, p. 68371, § 3; Amend Coun. J. 5-18-16, p. 24131, § 32)

13-48-100 Mixed occupancy.

Buildings or structures of mixed occupancy hereafter erected, altered or converted shall be governed by the height and area limitations applying to the occupancy having the most restrictive limitations; provided that the height for a building in the Wrigley Field Adjacent Area in which special club license is located shall be as provided in Chapter 4-388.

(Prior code § 51-3; Amend Coun. J. 1-11-06, p. 68371, § 3)

13-48-110 Definitions.

For purposes of this chapter, the terms “Wrigley Field Adjacent Area” and “special club license” shall have the same meanings ascribed those terms in Section 4-388-010.

(Added Coun. J. 1-11-06, p. 68371, § 3)

CHAPTER 13-52

MINIMUM DESIGN LOADS

13-52-010 Generally.

13-52-020 Resource document.

13-52-030 Permit drawings.

- 13-52-040 General structural integrity.
- 13-52-050 Additions to existing structures.
- 13-52-060 Load tests.
- 13-52-070 Floor loads.
- 13-52-080 Dead loads.
- 13-52-090 Live loads.
- 13-52-100 Thrusts on handrails and guards.
- 13-52-110 Thrust on passenger vehicle railings.
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- 13-52-240 Special purpose roofs.
- 13-52-250 Nonload bearing partitions and suspended ceilings.
- 13-52-260 Ponding loads.
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- 13-52-300 General lateral loads.
- 13-52-310 Minimum wind design pressures – Buildings and portions thereof and other structures.
- 13-52-320 Interior non-load bearing partitions.
- 13-52-330 Tornados.
- 13-52-340 Earthquakes.
- 13-52-350 Soil and hydrostatic pressure.
- 13-52-360 Pressure on basement walls.
- 13-52-370 Uplift on floors.
- 13-52-380 Other loads.

13-52-010 Generally.

Buildings or other structures hereafter erected shall be designed and constructed to support safely the minimum design loads, including dead loads as required in this section, without exceeding the allowable stresses (or specified strengths when appropriate load factors are applied) required in this Code for the materials of construction in the structural members and connections.

(Prior code § 68-1; Added Coun. J. 11-29-89, p. 8387)

13-52-020 Resource document.

The American National Standard Minimum Design Loads for Buildings and Other Structures ANSI-A58.1-1982 provides resource data for the design of buildings and other structures that are subject to the Chicago Building Code requirements. Resource data include

guidelines for general structural integrity, reference information on loads including the determination of wind loading on buildings and other structures, diagrams for balanced and unbalanced snow loading and snow drift configurations, typical influence areas and references to substantiating technical data.

(Prior code § 68-1.1; Added Coun. J. 11-29-89, p. 8387)

13-52-030 Permit drawings.

Design live loads and special loading shall be shown on permit drawings along with the structural materials quality criteria.

(Prior code § 68-1.2; Added Coun. J. 11-29-89, p. 8387)

13-52-040 General structural integrity.

Through accident or misuse, structures may suffer local damage, that is, the loss of load resistance in an element or small portion of the structure. The building commissioner is concerned that buildings and structural systems shall be able to sustain local damage with the structure as a whole remaining stable and not being damaged to an extent disproportionate to the original local damage.

(Prior code § 68-1.3; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-52-050 Additions to existing structures.

When an existing building or other structure is enlarged or otherwise altered, all portions thereof affected by such enlargement or alteration shall be strengthened, if necessary, so that all loads will be supported safely without exceeding the allowable stresses (or specified strengths, when appropriate load factors are applied) for the materials of construction in the structural members and connections.

(Prior code § 68-1.4; Added Coun. J. 11-29-89, p. 8387)

13-52-060 Load tests.

The building commissioner may require a load test of any construction whenever there is reasonable doubt as to question its safety for the intended occupancy or use.

(Prior code § 68-1.5; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-52-070 Floor loads.

Design floor loads shall be determined by the provisions of Sections 13-52-080 to 13-52-210 inclusive.

(Prior code § 68-2; Added Coun. J. 11-29-89, p. 8387)

13-52-080 Dead loads.

Dead loads comprise the weight of all permanent construction, including walls, floors, roofs, ceilings, stairways and fixed service equipment, plus the net effect of prestressing.

(a) *Weight of Materials and Constructions.* In estimating dead loads for purposes of design, the actual weights of materials and constructions shall be used, provided that in the absence of definite information, values satisfactory to the building commissioner are assumed.

(b) *American National Standard.* Minimum Design Loads for Buildings and other structures, A.N.S.I. A58.1 – 1982, Appendix Tables A1 and A2, may be referenced for information on dead loads.

(c) *Weight of Fixed Service Equipment.* In estimating dead loads for purposes of design, the weight of fixed service equipment, such as plumbing stacks and risers, electrical feeders, and heating, ventilating, and air conditioning systems, shall be included whenever such equipment is supported by structural members.

(Prior code § 68-2.1; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-83, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-52-090 Live loads.

Live loads are those produced by the use and occupancy of the building or other structure and do not include environmental loads such as wind load, snow load, rain load, or dead load.

(a) *Required Live Loads.* The live loads assumed in the design of buildings and other structures shall be the maximum loads likely to be produced by the intended use or occupancy but shall in no case be less than the minimum uniformly distributed unit loads required by Table 13-52-090 set out in this section, reduced as appropriate in accordance with Section 13-52-210, or the concentrated loads required by Table 13-52-130 as set out in Section 13-52-130.

Table 13-52-090

Minimum Uniformly Distributed Floor Live Loads

Occupancy

Minimum Live
Loads (pounds per
square foot)

A.	Residential Units.	
	(a) Dwelling units or sleeping rooms	40
	(b) Public rooms	100
	(c) Public kitchens	75
	(d) Corridors	
	(1) Serving dwelling units and sleeping rooms only	40
	(2) Serving public rooms	100
	(e) Public stairways	100
	(f) Balconies (exterior)	100
	(g) Porches	100
	(h) Decks	100
B.	Institutional Units.	
	(a) Operating rooms, laboratories	60
	(b) Private rooms and wards	40
	(c) Kitchens	100
	(d) Public spaces	100
	(e) Corridors	
	(1) First floor	100
	(2) Above first floor	80
C-1.	Large Assembly Units And C-2 – Small Assembly Units.	
	(a) Auditoriums, theaters and assembly halls	
	(1) Fixed seats	60
	(2) Movable seats	100
	(3) Projection room	100
	(4) Stage floor	150
	(5) Dressing rooms	40
	(6) Gridiron floor grating	60
	(b) Armories and drill rooms	150
	(c) Courtrooms	75
	(d) Dancehalls, gymnasiums and dining rooms	100
	(e) Libraries	
	(1) Reading rooms	60
	(2) Stack rooms	
	Note 1 but not less than	150
	(f) Kitchens	100
	(g) Aisles, corridors, lobbies, stairways and other public space	100
C-3.	Schools.	
	(a) Classrooms	40
	(b) Laboratories	75
	(c) Shops	100
	(d) Corridors	
	(1) First floor	100
	(2) Above first floor	80
	(e) Stairways	100
D.	Open-Air Assembly Units.	
	All structures	100
	Grandstands, stadiums and arena bleachers	
	Note 2 but not less than	100
E.	Business Units.	
	(a) Offices – Note 3 but not less than	50
	(b) Lobbies	100
	(c) Laboratories	100

	(d) Public rooms	100
	(e) Corridors	
	(1) First floor	100
	(2) Above first floor same as occupancy served	
F.	Mercantile Units.	
	Retail	100
	Wholesale	125
G.	Industrial Units.	
	Light manufacturing	125
	Heavy manufacturing	250
H.	Storage Units.	
	(a) Garages and parking facilities for passenger cars only	
	(1) Parking floor	50
	(2) Roofs when used for parking (includes snow loads)	75
	(3) Roofs and all other principal load-carrying elements when used in combination as a deck	100
	(b) Light storage	125
	(c) Heavy storage	250
I.	Hazardous Use Units.	
	Light manufacturing	125
	Heavy manufacturing	125
J.	Miscellaneous.	
	(a) Private garages: roofs and all other principal load-carrying elements when used in combination as a deck	100
	General All Occupancies.	
	(a) Corridors	
	(1) First floor	100
	Other floors same as occupancy served except as indicated.	
	(b) Balconies (exterior)	100
	(c) Decks (patio and roof)	100
	(d) Fire escapes	100
	(e) Marquees and canopies	75
	(f) Sidewalks, vehicular driveways, and yards, subject to trucking Note 4	250
	(g) Stairs and exit ways except as indicated	100
	(h) Walkways and elevated platforms other than exit ways	60
	(i) Yards and terraces (pedestrian)	100

Notes For Table 13-52-090.

Note 1 – The weight of books and shelving shall be computed using an assumed density of 65 lb/ft³ (pounds per cubic foot, sometimes abbreviated pcf) and converted to a uniformly distributed load; this load shall be used if it exceeds 150 lb/ft².

Note 2 – For detailed recommendations, see American National Standard for Assembly Seating, Tents, and Air-Supported Structures, A.N.S.I. / N.F.P.A. 102-1978.

Note 3 – File and computer rooms shall be designed for heavier loads based on anticipated occupancy.

Note 4 – American Association of State Highways and Transportation Officials. A.A.S.H.T.O. axle loads should also be considered where appropriate. Refer to Section 13-52-180, special loading.

(Prior code § 68-2.2; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 10-1-03, p. 9163, § 4.2)

13-52-100 Thrusts on handrails and guards.

Stairway, porch, deck and balcony railing, both exterior and interior, shall be designed to resist a simultaneous vertical and horizontal thrust of 50 lbs./ft. (pounds-force, per linear foot) applied at the top of the railing or a concentrated load of 200 lbs./ft. in any direction, whichever produces the greatest stress. For one- and two-family dwelling units, a thrust of 20 lbs./ft. may be used instead of 50 lbs./ft. for interior stair balusters or wall-mounted interior handrails only.

(Prior code § 68-2.3; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 10-1-03, p. 9163, § 4.3)

13-52-110 Thrust on passenger vehicle railings.

Railing, bumpers, walls, hoistway gates, or similar devices used in parking areas to resist impact of moving passenger vehicles shall be designed to resist a lateral load of 300 pounds per linear foot at least 21 inches above the parking deck but in no case shall the load be less than 2,500 pounds per vehicle.

(Prior code § 68-2.4; Added Coun. J. 11-29-89, p. 8387)

13-52-120 Provision for partitions.

In office buildings or similar structures in which subdividing partitions may be erected, rearranged or relocated, the uniform load of such partitions shall be assumed at not less than 20 pounds per square foot of floor area, whether or not partitions are shown on the plans, unless the specified live load exceeds 80 pounds per square foot. For columns, the uniform partition load shall be assumed a dead load.

(Prior code § 68-2.5; Added Coun. J. 11-29-89, p. 8387)

13-52-130 Concentrated loads.

Floors, porches, decks, balconies and other similar surfaces shall be designed to support safely the uniformly distributed live loads prescribed in Section 13-52-090 or the concentrated load, in pounds-force, given in Table 13-52-130 as set out in this section, whichever produces the greater stresses. Unless otherwise specified, the indicated concentration shall be assumed to be uniformly distributed over an area two and one-half feet square (6.25 square feet) and shall be located so as to produce the maximum stress conditions in the structural members.

Table 13-52-130

MINIMUM CONCENTRATED LOADS

Location Load (lbf)

Elevator machine room grating (on area of 4 in. ²) 300

Finish light floor plate construction (on area of an in. ²) 200

Garages *

Office floors 2,000

Porch, deck and balcony (on an area of 4 in. ² applied so as to produce the greatest stress) 300

Scuttles, skylight ribs, and accessible ceilings 200

Sidewalks 8,000

Stair treads (on area of 4 in. ² at center of tread) 300

* Floors in garages or portions of buildings used for the storage of motor vehicles shall be designed for the uniformly distributed live loads of Table 13-52-090 set out in Section 13-52-090 or the following concentrated loads: (1) for passenger cars accommodating not more than nine passengers, 2,000 pounds-force acting on an area of 20 square inches; (2) mechanical parking structures without slab or deck, passenger cars only, 1,500 lbf per wheel; (3) for trucks or buses, maximum axle load on an area of 20 square inches per wheel.

(Prior code § 68-2.6; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 10-1-03, p. 9163, § 4.4)

13-52-140 Accessible roof-supporting members.

Any single panel point of the lower chord of roof trusses or any point of other primary structural members supporting roofs over manufacturing, commercial storage and warehousing, and commercial garage floors shall be capable of carrying safely a suspended concentrated load of not less than 2,000 lbf (pounds-force) in addition to dead load plus environmental loads. For all other occupancies, a load of 200 lbf shall be used of 2,000 lbf.

(Prior code § 68-2.7; Added Coun. J. 11-29-89, p. 8387)

13-52-150 Live loads not specified.

For occupancies or uses not designated in Section 13-52-090, the live load shall be determined in a manner satisfactory to the building commissioner. Note: For additional information on live loads, see Appendix, Tables A3 and A4 of the American National Standards A.N.S.I. A58.1-1982 may be referenced.

(Prior code § 68-2.8; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-52-160 Partial loading.

The full intensity of the appropriately reduced live load applied only to a portion of the length of a structure or member shall be considered if it produces a more unfavorable effect than the same intensity applied over the full length of the structure or member. When the construction is such that the structural elements thereof act together as an elastic frame due to their continuity and the rigidity of the

connections, the effect of such partial loading as will produce maximum stress in any member shall be provided for in the design.

(Prior code § 68-2.9; Added Coun. J. 11-29-89, p. 8387)

13-52-170 Impact loading.

The live loads specified in Section 13-52-090 shall be assumed to include adequate allowance for ordinary impact conditions. Provision shall be made in the structural design for uses and loads that involve unusual vibration and impact forces.

(a) *Elevators.* All elevator loads shall be increased by 100 percent for impact, and the structural supports shall be designed within the limits of deflection prescribed by ASME A17.1 as adopted by Chapter 14C-3.

(b) *Machinery.* For the purpose of design, the weight of machinery and moving loads shall be increased as follows to allow for impact: (1) elevator machinery, 100 percent; (2) light machinery, shaft- or motor-driven, 20 percent; (3) reciprocating machinery or power-driven units, 50 percent; (4) hangers for floors or balconies, 33 percent. All percentages shall be increased if so recommended by the manufacturer.

(c) *Craneways.* All craneways except those using only manually powered cranes shall have their design loads increased for impact as follows: (1) a vertical force equal to 25 percent of the maximum wheel load; (2) a lateral force equal to 20 percent of the weight of the trolley and lifted load only, applied one-half at the top of each rail; and (3) a longitudinal force of ten percent of the maximum wheel loads of the crane applied at the top of the rail.

(d) *Exception.* Reductions in these loads may be permitted if substantiating technical data acceptable to the building commissioner is provided.

(Prior code § 68-2.10; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 7)

13-52-180 Special loading.

Driveways, sidewalks, spaces for storage of loaded or unloaded trucks or buses, and spaces to be occupied by tanks, tracks or other special equipment shall be designed for the actual weight of the superimposed loads.

(Prior code § 68-2.11; Added Coun. J. 11-29-89, p. 8387)

13-52-190 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 15, repealed § 13-52-190, which pertained to posting of floor loads.

13-52-200 Restriction on loading.

The building owner shall ensure that a live load greater than that for which a floor or roof is approved by the Building Commissioner shall not be placed, or caused or permitted to be placed, on any floor or roof of a building or other structure.

(Prior code § 68-2.13; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-9-16, p. 36266, § 13)

13-52-210 Reduction in live loads.

Permitted reduction in live loads shall comply with the provisions of subsections (a), (b) and (c) of this section.

(a) *Permitted Reductions in Floor Construction.* Beams, girders and trusses shall be designed to carry not less than the following percentage of the live floor loads established in Section 13-52-090 or based on the tributary floor area and influence area carried by the members.

1. For live loads of 100 pounds per square foot or less:

<i>Tributary Area In Square Feet</i>	<i>Influence Area</i>	<i>Percentage of Live Load</i>
less than 200	400	100
300	600	86
400	800	78
600	1,200	68
800	1,600	63
greater than 800	greater than 1,600	60

2. Linear interpolation between tabulated percentage of live loads is permitted.

3. For live loads that exceed 100 pounds per square foot no reduction is permitted.

4. No reduction is allowed for areas to be occupied as places of public assembly, garages or parking facilities, one way slabs or joists.

- (b) Permitted reductions in bearing walls, columns, piers and other members supporting more than one floor shall be based on the

tributary area and influence area carried by the member.

1. For live loads of 100 pounds per square foot or less:

<i>Tributary Area In Square Feet</i>	<i>Influence Area</i>	<i>Percentage of Live Load</i>
less than 200	800	100
300	1,200	68
400	1,600	63
600	2,400	56
800	3,200	52
900 and greater	3,600 and greater	50

2. Linear interpolation between tabulated percentage of live loads is permitted.

3. No reduction is allowed for areas to be occupied as places of public assembly or for roofs. For garages and parking facilities see (4).

4. For live loads that exceed 100 pounds per square foot, and in garages and parking facilities for passenger vehicles only, members supporting more than one floor may be designed to carry not less than 80 percent of the live loads established in Section 13-52-090.

(c) *Tributary Area/Influence Area.* The influence area is defined as that floor area over which the influence surface for structural effects is significantly different from zero. For columns this is four times the traditional tributary area, while for flexural members it is two times. For an interior column, for instance, the influence area is the total area of the four surrounding bays, while for an interior girder it is the total area of the two contributing bays. Edge columns and girders have half the influence area of the respective interior members (two bays for columns, one for girders), while a corner column has an influence area of one bay. For unusual plan configurations, the concept of significant influence effect should be applied. For multiple floors, areas for members supporting more than one floor are summed.

(Prior code § 68-2.14; Added Coun. J. 11-29-89, p. 8387)

13-52-220 Roof loads.

Wind load, snow load and rain load are environmental loads. Live loads on a roof are those produced (1) during maintenance by workers, equipment and materials. Reductions in roof live loads and/or environmental roof loads shall not be permitted. Design roof loads shall be determined by the provisions of Sections 13-52-230 to 13-52-290 inclusive, 13-52-350 and 13-52-380.

(Prior code § 68-3; Added Coun. J. 11-29-89, p. 8387; 6-14-95, p. 2841)

13-52-230 Minimum roof live loads.

Roofs shall be designed for a live load of 15 pounds per square foot on the horizontal projection or for other controlling combination of environmental loads.

(Prior code § 68-3.1; Added Coun. J. 11-29-89, p. 8387)

13-52-240 Special purpose roofs.

Roofs used for roof gardens or assembly purposes shall be designed for a minimum live load of 100 pounds per square foot. Roofs used for other special purposes shall be designed for appropriate loads, as directed or approved by the building commissioner.

(Prior code § 68-3.2; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 20; Amend Coun. J. 10-1-03, p. 9163, § 4.5; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-52-250 Nonload bearing partitions and suspended ceilings.

Nonload bearing partitions and suspended ceilings shall not interfere with the deflection profile of the roof system.

(Prior code § 68-3.3; Added Coun. J. 11-29-89, p. 8387)

13-52-260 Ponding loads.

Roofs shall be designed to preclude instability from ponding loads.

(Prior code § 68-3.4; Added Coun. J. 11-29-89, p. 8387)

13-52-270 Rain loads.

Roofs having a pitch of less than 30 degrees shall be designed for an environmental rain load or snow load or live load considered to act on the horizontal projection of the roof surface for the appropriate roof drain head system with or without controlled flow as described in Chapter 18-29 of this Code. Roofs having a pitch of 30 degrees or more shall be designed for snow or lateral pressures as required in Sections 13-52-280 and 13-52-290.

- (a) For roof areas equipped with roof drain heads referenced in Chapter 18-29 of this Code, the design load shall be 25 pounds per

square foot of roof area. Maximum ponding shall not exceed three inches above the surface of the roof immediately adjacent to the roof drain head.

(b) For roof areas equipped with roof drains for controlled flow as described in Chapter 18-29 of this Code, the design load shall be 35 pounds per square foot of roof area. Maximum ponding shall be limited so that the overflow shall not exceed six inches above the surface of the roof immediately adjacent to the roof drain head.

(Prior code § 68-3.5; Added Coun. J. 11-29-89, p. 8387; Amend Coun. J. 11-9-16, p. 36266, § 13)

13-52-280 Snow loads.

Roofs shall be designed for the controlling of environmental snow loads. Live load reductions do not apply to environmental loads.

(a) *Flat-Roof Snow Loads.* The snow load p_f on an unobstructed flat roof shall be calculated as 25 pounds-force per square foot. “Flat” as used herein refers not just to dead-level roofs but to any roof with a slope of less than one in./ft. five degrees).

(b) *Sloped-Roof Snow Loads, p_s .* All snow loads acting on a sloping surface shall be considered to act on the horizontal projection of that surface. The slope-roof snow load p_s shall be obtained by multiplying the flat- roof snow load p_f by the roof slope factor C_s :

$$P_s = C_{spf} \quad \text{Equation 68-5.3}$$

Values of C_s for warm roofs and cold roofs are as follows:

Slope	C_s
less than 30°	1.00
less than 40°	0.75
less than 50°	0.50
less than 60°	0.25
70° and greater	0.00

(c) *Roof Slope Factor For Curved Roofs.* Portions of curved roofs having a slope exceeding 70 degrees shall be considered free from snow load. The point at which the slope exceeds 70 degrees shall be considered the “eave” for such roofs. For curved roofs, the roof slope factor C_s shall be determined by basing the slope on the vertical angle from the “eave” to the crown.

(d) *Roof Slope Factor For Multiple Folded Plate, Sawtooth, And Barrel Vault Roofs Including Bowstring Trusses.* No reduction in snow load shall be applied because of slope (that is, $C_s = 1.0$ regardless of slope, and therefore $p_s = p_f$).

(e) *Unloaded Portions.* The effect of removing half the balanced snow load from any portion of the loaded area shall be considered. For unsymmetrical loading refer to ANSI A58-1-1982.

(f) *Unbalanced Roof Snow Loads.* Winds from all directions shall be considered when establishing unbalanced loads. See ANSI A58.1-1982 for unbalanced snow load configurations.

(g) *Drifts On Roofs.* Roofs shall be designed to sustain localized loads from snow drifts that can be expected to accumulate on them in the wind shadow of higher portions of the same structure. The surcharge load due to snow drifting shall be determined as provided for in Section 7.7 of ANSI A58.1-1982.

(h) *Roof Projections.* A continuous projection longer than 15 feet may produce a significant drift on a roof. The loads caused by such drifts shall be considered to be distributed triangularly on all sides of the obstruction that are longer than 15 feet. The magnitude of drift surcharge loads and the width of the drift shall be determined by using the method developed for lower roofs in Section 13-52-280(g).

(Prior code § 68-3.6; Added Coun. J. 11-29-89, p. 8387)

13-52-290 Lateral loads.

Wind loads shall be determined by the provisions of Sections 13-52-300 and 13-52-310.

(Prior code § 68-4; Added Coun. J. 11-29-89, p. 8387)

13-52-300 General lateral loads.

Provisions for the determination of wind loads on buildings and other structures shall be as follows:

(a) The provisions apply to the calculation of wind loads for main wind-force resisting systems and for individual structural components and cladding of buildings and other structures. Special investigations shall be required to determine wind loading for buildings or structures exceeding 600 feet in height, having irregular shapes, response characteristics or site locations with shielding or channeling effects that warrant special consideration, or for cases in which more accurate wind loading is desired.

(b) Wind load provisions of Section 13-52-290 are based on a basic wind speed of 75 miles per hour defined as the Annual Extreme Fastest-Mile Speed ten Meters (33 feet) Above Ground. A 50-Year Recurrence Interval has been used in developing Section 13-52-310, minimum design wind pressures.

(c) **Combined Stresses.** For combined working stresses due to dead, live and wind loads, the allowable working stresses in material may be increased one-third, provided the section thus determined is at least as strong as that required for dead and live load alone except that this increase in stresses shall not be permitted for structures as given in Section 13-52-310(f), signs, tanks, towers and chimneys.

(d) **Overturning And Sliding.**

Overturning. The overturning moment due to the wind load shall not exceed two-thirds of the moment of stability of the building or other structure due to the dead load only, unless the building or other structure is anchored so as to resist the excess overturning moment without exceeding the allowable stresses for materials used.

Sliding. When the total resisting force due to friction is insufficient to prevent sliding, the building or other structure shall be anchored to withstand the excess sliding force without exceeding the allowable stresses for the materials used. Anchors provided to resist overturning moment may also be considered as providing resistance to sliding.

(e) **Anchorage.** Adequate anchorage of the roof to walls and columns, and of walls and columns to the foundations to resist overturning, uplift and sliding shall be provided in all cases.

(f) **Stresses During Erection.** Refer to Chapter 13-124; Safeguards During Construction.

(Prior code § 68-4.1; Added Coun. J. 11-29-89, p. 8387)

13-52-310 Minimum wind design pressures – Buildings and portions thereof and other structures.

(a) **Buildings and Portions Thereof.** All buildings, cladding and components shall be designed and constructed to resist a horizontal wind pressure on all surfaces exposed to the wind, allowing for wind in any direction, in accordance with Table 13-52-310 as set out in this section. Other structures shall be designed and constructed to comply with the applicable provisions of this section. Reductions in wind pressure due to neighboring structures and terrain shall not be considered. The height is to be measured above the average level of the ground adjacent to the building or structure. Wind pressures shall vary linearly between pressures established in Table 13-52-310 as follows:

Table 13-52-310

Minimum Design Wind Pressures – Buildings and Portions Thereof

Height – Feet	Column (A) Main Wind Force Resisting System Wind Pressure (pounds per square foot)	Column (B) Wind Pressure – Components/Cladding (pounds per square foot)	
		Other Than Corner	Corner
200 or less	20	25	30
300	21	27	32
400	25	32	38
500	28	35	41
600	31	39	45
700	33	42	49
800	36	45	54
900	39	49	58
1,000	42	53	63

Notes For Table 13-52-310:

1. The value set forth in Column (A) shall apply to the structural wind-force resisting system. Examples include two or three dimensional rigid and braced frames, roof and floor diaphragms, trusses and shear walls.
2. The values set forth in Column (B) shall apply to components and cladding of enclosed structures that are either directly loaded by the wind or receive wind load as relatively close locations and that transfer these loads to the main wind-force resisting system. Examples include curtain walls, exterior glass windows and panels, purlins, girts and studs. The pressures indicated may act inward or outward.
3. The corner pressures set forth in Column (B) shall apply at each corner of the building for a distance equal to ten percent of the least building width or 0.50 height above grade, whichever is smaller.
4. The pressure exposure category distribution for design of components and cladding in Column (B) are similar to A.N.S.I. A58.1-1982 Figure 3, pages 38 and 39 and Figure 4, page 40. “Other than Corners” refers to Zone 4, Figure 3 and to Zone 5, Figure 4. “Corner” refers to Zone 5, Figure 3 and to Zones 6 and 7b combined in Figure 4. The pressures are considered acting toward and away from the surfaces and may signify plus and minus signs, respectively.

(b) **Roof Structures Over Enclosed Building Or Other Structures.** All main roof framing structures shall be designed and constructed for the following pressures:

1. Flat roofs: an outward pressure acting normal to the surface equal to 75 percent of those established in Table 13-52-310, Column (A) for the corresponding mean height of the roof and applied to the entire roof area.

2. Sloped roof, slope equal to or less than 30 degrees: an outward pressure acting normal to the surface equal to 100 percent on the windward side and 75 percent on the leeward side of those established in Table 13-52-310, Column (A) for the corresponding mean height of the roof.

3. Sloped roofs, slope greater than 30 degrees: an inward pressure acting normal to the surface equal to 100 percent on the windward side and an outward pressure acting normal to the surface equal to 75 percent on the leeward side of those established in Table 13-52-310, Column (A) for the corresponding mean height of the roof.

4. Overhanging eaves and cornices: an upward or downward pressure acting normal to the surface equal to 200 percent of those established in Table 13-52-310, as set out in this section, column (A) for the corresponding height of the eave or cornice.

5. Roofing sheathing and membranes: an outward pressure acting normal to the surface equal to the pressures set forth in Section 13-52-310 b.1, b.2 and b.3 except within an area at the edge of the roof equal to ten percent of the width of the structure parallel to the wind direction being considered, outward pressure equal to 200 percent of those established in Table 13-52-310, Column (A) as set out in this section, for the corresponding mean height of the roof.

(c) *Monoslope Roofs Over Unenclosed Buildings.*

1. Slope less than ten degrees: shall be designed and constructed to withstand an inward or outward pressure acting normal to the surface equal to 100 percent of those established in Table 13-52-310, Column (A).

2. Slope greater than ten degrees shall be designed and constructed to withstand an inward or outward pressure acting normal to the surface equal to 150 percent of those established in Table 13-52-310, Column (A).

(d) *Projecting Elements.* All canopies, balconies and parapets shall be designed and constructed to withstand wind pressures in any direction equal to 200 percent of those established in Table 13-52-310, Column (A) as set out in this section.

(e) *Flagpoles.* All flagpoles shall be designed to resist a wind pressure of one and one-half pounds per square foot of flag area applied at the top of the pole and an additional pressure of 50 pounds per square foot on the vertical projection of the pole.

(f) *Signs, Tanks, Towers and Chimneys.*

1. *Signs.* All signs and outdoor display structures shall be designed and constructed to withstand wind pressure applied to the projected exposed area allowing for wind in any direction in accordance with the following:

(a) *Solid Signs.* 30 psf up to a height of 100 feet. Above 100 feet, add 0.025 lb. per foot of additional height.

(b) *Open Signs.* increase wind pressure established for solid signs by one-third. Signs in which the projected area exposed to wind consists of 70 percent or more of the gross area as determined by the over-all dimensions shall be classed as solid signs; those in which the projected exposed area is derived from open letters, figures, strips and structural framing members, the aggregate total area of which is less than 70 percent of the gross area so determined, shall be classed as open signs.

2. *Tanks, Solid Towers and Chimneys.* Tanks, solid towers, chimneys and similar structures shall be designed and constructed to withstand pressures established in Table 13-52-310, Column (A) as set out in this section applied to the projected area multiplied by the following factors:

<i>Shape in Horizontal Cross Section</i>	<i>Factor</i>
Square or rectangular	
H/D less than 7	1.0
H/D greater than 7	1.4
Polygonal – all values of H/D	1.0
Round – all values of H/D	0.7

Where:

H = height of structure

D = diameter of least horizontal dimension

3. Antenna towers and antenna supporting structures shall comply with the requirements of this Code and with “Structural Standard for Steel Antenna Towers and Antenna Supporting Structures” EIA Standard RS-222-C March 1976, published by Electronic Industries Association Engineering Department, Washington, D.C.

4. The increase in the basic allowable unit stresses permitted for wind loads per Section 13-52-300 c, shall not apply to structures considered in Section 13-52-310 f.

(Prior code § 68-4.2; Added Coun. J. 11-29-89, p. 8387)

13-52-320 Interior non-load bearing partitions.

Interior non-load bearing partitions shall be capable of sustaining a horizontal uniform pressure of not less than five pounds per square foot between lateral supports.

(Prior code § 68-4.3; Added Coun. J. 11-29-89, p. 8387)

13-52-330 Tornadoes.

Tornadoes have not been considered in developing the basic wind-speed distributions of this Code. For those structures or buildings for which design to resist tornadic winds are considered by the owner, the designer is referred to the references in the ANSI A58.1-1982 Appendix (A6.5) on tornado-resistant designs.

(Prior code § 68-4.4; Added Coun. J. 11-29-89)

13-52-340 Earthquakes.

Special provisions for seismic design shall not apply. The basic wind design provisions for buildings, portions thereof, cladding and components and other structures shall apply.

(Prior code § 68-4.5; Added Coun. J. 11-29-89, p. 8387)

13-52-350 Soil and hydrostatic pressure.

Sections 13-52-360 and 13-52-370 set out provisions on soil and hydrostatic pressure.

(Prior code § 68-5; Added Coun. J. 11-29-89, p. 8387)

13-52-360 Pressure on basement walls.

In the design of basement walls and similar approximately vertical structures below grade, provision shall be made for the lateral pressure of adjacent soil. Due allowance shall be made for possible surcharge from fixed or moving loads. When a portion or the whole of the adjacent soil is below a free-water surface, computations shall be based on the weight of the soil diminished by buoyancy, plus full hydrostatic pressure.

(Prior code § 68-5.1; Added Coun. J. 11-29-89, p. 8387)

13-52-370 Uplift on floors.

In the design of basement floors and similar approximately horizontal construction below grade, the upward pressure of water, if any, shall be taken as the full hydrostatic head and shall be measured from the underside of the construction. Basement slabs reinforced or otherwise shall have a minimum thickness of four inches.

(Prior code § 68-5.2; Added Coun. J. 11-29-89, p. 8387)

13-52-380 Other loads.

Scuttles And Skylights. Scuttles and ribs of skylights shall be designed to support a concentrated load of 200 pounds occupying an area of two and one-half feet square and so placed as to produce maximum stresses in the affected members.

(Prior code § 68-6; Amend Coun. J. 10-1-03, p. 9163, § 4.6)

CHAPTER 13-56

CLASSIFICATION OF BUILDINGS BY OCCUPANCY

13-56-010 Building classifications – Classes designated.

13-56-020 Class A, residential units.

13-56-030 Class A-1, single-family dwelling.

13-56-040 Class A-2, multiple dwellings.

13-56-050 Class B, institutional units.

13-56-060 Certain Class B institutional units.

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13-56-120 Class E, business units.

- 13-56-121 [Technology center defined.]
- 13-56-130 Class F, mercantile units.
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- 13-56-230 Mixed occupancy – Requirements.
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- 13-56-300 Occupancy content determination.
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13-56-010 Building classifications – Classes designated.

Every new or existing building or part thereof shall, for the purpose of this Code, be classified according to its use or occupancy in one of the following occupancy classes:

Class A, Residential Units.

Class A-1. Single-family dwellings.

Class A-2. Multiple dwellings.

Class B, Institutional units.

Class C, Assembly units.

Class C-1. Large assembly units.

Class C-2. Small assembly units.

Class C-3. Schools.

Class D, Open air assembly units.

Class E, Business units.

Class F, Mercantile units.

Class G, Industrial units.

Class G-1. Low hazard industrial units.

Class G-2. Moderate hazard industrial units.

Class H, Storage units.

Class H-1. Low hazard storage units.

Class H-2. Moderate hazard storage units.

Class H-3. Garages.

Class I, Hazardous use units.

Class J, Miscellaneous buildings and structures.

Each occupancy class shall include buildings or parts of buildings as hereinafter defined and those of similar character or use. Whenever there is any uncertainty as to the classification of the building, the building commissioner shall consult with the fire commissioner and they shall jointly fix the classification within which it falls according to the relative fire hazard involved.

(Prior code § 48-1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 21; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 5-18-16, p. 24131, § 33)

13-56-020 Class A, residential units.

Buildings, or parts thereof, designed or used for one or more family units or designed or used for sleeping accommodations other than family units except institutional units as defined in Section 13-56-050, shall be classified as Class A, residential units.

(Prior code § 48-2)

13-56-030 Class A-1, single-family dwelling.

A "one-family dwelling" is a building containing one dwelling unit only or one group home only or an intermediate care facility for the developmentally disabled – 15 or less only. A "family" consists of one or more persons each related to the other by blood (or adoption), together with such blood relations' respective spouses, who are living together in a single dwelling and maintaining a common household. A "family" includes any domestic servants and not more than one gratuitous guest residing with said "family". A "family" also consists of the residents of a family home. An otherwise qualifying building does not lose its status as a Class A-1, single-family dwelling because a bed-and- breakfast establishment is operated in the building if (1) the bed-and-breakfast establishment has operated continuously in the building as of January 16, 2003; and (2) the operator of the bed-and-breakfast establishment files an application for a bed-and-breakfast establishment license no later than the effective date of this amendatory ordinance; provided, however, that a Class A-1, single-family dwelling containing a bed-and- breakfast establishment will lose its status as a Class A-1, single-family dwelling if the building or the bed- and-breakfast establishment is altered, expanded, enlarged or newly constructed after the effective date of this amendatory ordinance.

(Prior code § 48-2.1; Amend Coun. J. 12-21-84, p. 12140; Amended during Supplement No. 2, 4-91; Amend Coun. J. 9-4-03, p. 7118, § 4)

13-56-040 Class A-2, multiple dwellings.

Residential units designed or used for two or more family units or designed or used for sleeping accommodations, other than family units, for more than ten persons shall be classified as Class A-2, multiple dwellings. Class A-2, multiple dwellings shall include, among others, the following:

Apartment buildings

Bed-and-breakfast establishments (regardless of capacity)

Boardinghouses

Clubs

Convents

Dormitories

Fraternities

Group homes

Hotels

Housing for elderly persons

Lodging houses

Monasteries

Motels

Roominghouses

Single-room occupancy buildings

Temporary overnight shelters (regardless of capacity)

Transitional shelters (regardless of capacity)

(Prior code § 48-2.2; Amend Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811; Amend Coun. J. 4-12-91, p. 32345; Amend Coun. J. 9-4-03, p. 7118, § 5)

13-56-050 Class B, institutional units.

Buildings, or parts thereof, designed or used for the harboring of three or more persons for medical, correctional, penal or other care, treatment or detention, and as defined in Sections 4-6-090, 4-6-100, 4-6-110 and 4-6-170, and as further defined by the rules and regulations promulgated by the board of health under the authority of Section 2-112-100, shall be classified as Class B institutionalized units.

(Prior code § 48-3; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 5-9-12, p. 27485, § 172)

13-56-060 Certain Class B institutional units.

Class B institutional units shall include, but not be limited to the following:

(A) Hospitals;

(B) Nursing homes shall include the following:

1. Skilled care nursing home,
2. Intermediate care nursing home,
3. Child care nursing home,
4. Intellectually or developmentally disabled home;

(C) Sheltered care facilities shall include the following:

1. Sheltered care home,
2. Home for the aged,
3. Residential care (halfway) home;

(D) Residential restrained care facilities shall include the following:

1. Jails,
2. Asylums,
3. Reformatories;

(E) Day care centers/under two, except as permitted under Class C-3 schools in Section 13-56-100;

(F) Orphanages.

(Prior code § 48-3.1; Amend Coun. J. 4-16-96, p. 20112; Amend Coun. J. 5-9-12, p. 27485, § 173)

13-56-070 Class C, assembly units.

Buildings, or parts thereof, designed or used for the assembly of persons for civic, political, educational, religious, social, recreational or other similar activities shall be classified as Class C, assembly units. Class C, assembly units shall include among others, the following:

Amphitheaters

Aquariums

Armories

Art galleries

Assembly halls

Auditoriums

Ballrooms

Banquet halls

Boards of trade

Bowling alleys

Churches

Community houses

Concert halls

Convention halls

Court rooms

Dancehalls

Exhibition areas
Field houses
Funeral parlor
Gymnasium
Industrial private event venue - only those areas of the building licensed to conduct an industrial venue event
Indoor special events - only those areas of the building licensed to conduct an indoor special event
Lecture halls
Libraries
Motion picture houses
Museums
Nightclubs
Passenger stations
Performing arts venues
Planetariums
Playhouse-in-the-round
Radio and TV studios
Recreation halls
Restaurants
Rinks
Schools
Stadiums (indoor)
Swimming pools (indoor)
Taverns
Theaters

(Prior code § 48-4; Amend Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811; Amend Coun. J. 11-30-05, p. 62481, § 4; Amend Coun. J. 2-10-16, p. 18766, § 9)

13-56-080 Class C-1, large assembly units.

Assembly units having a capacity of 300 persons or more in one room or space, other than schools, shall be classified as Class C-1, large assembly units.

(Prior code § 48-4.1)

13-56-090 Class C-2, small assembly units.

Assembly units, other than schools, having a capacity of less than 300 persons in any one room or space shall be classified as Class C-2, small assembly units, with the following exceptions:

(a) Restaurants, bars, taverns and similar occupancies having a capacity of not more than 100 persons shall be classified as Class F, mercantile units;

(b) Other assembly occupancies having a capacity of not more than 100 persons and located in a building of another occupancy shall be classified according to that occupancy.

Subject to Section 4-388-220, that portion of a building for which a special club license has been issued pursuant to Chapter 4-388 shall be classified as a Class C-2, small assembly unit and comply with the applicable provisions thereof, unless otherwise specified in Chapter 4-388.

(Prior code § 48-4.2; Amend Coun. J. 1-20-99, p. 88461, § 5; Amend Coun. J. 1-11-06, p. 68371, § 4)

13-56-100 Class C-3, schools.

Assembly units designed or used for educational or institutional purposes shall be classified as Class C-3 schools. Every school shall be classified as follows:

Type IA Schools: Type IA schools shall include day care centers/two-to-six and day care centers/under two not included in Type III schools, kindergarten schools, elementary schools, and other similar occupancies. This occupancy shall include day care centers

combining a total of over 100 children located on multiple floors, provided the number of children under two years of age is less than 30 and they are located on the ground floor.

Type IB Schools: Type IB schools shall include middle schools, junior high schools, high schools and other similar occupancies.

Type II Schools: Type II schools shall include colleges, schools for adult education, commercial and vocational schools with accommodations at any one time of more than 100 persons.

Type III Schools: Type III schools shall include:

(a) Day care centers/two-to-six of 100 children or less located on either the second floor, first floor or the basement but not on more than one floor provided, however, that locations on the second floor shall be permitted in fire-resistive buildings only.

(b) Day care centers/under two of 30 children or less located on the ground level only, as that level is defined in Section 13-4-010.

(c) Day care centers/under two and two-to-six that are combined into one facility of 100 children or less located on the ground level only as that level is defined in Section 13-4-010.

(Prior code § 48-4.3; Amend Coun. J. 7-14-93, p. 35324; Amend Coun. J. 4-16-96, p. 20112; Amend Coun. J. 6-6-12, p. 28356, § 32)

13-56-110 Class D, open air assembly units.

Structures or enclosed areas designed or used for the assembly of persons in the open air shall be classified as Class D, open air assembly units. Class D, open air assembly units shall include, among others, the following:

Amusement parks

Athletic fields

Automotive speedways

Aviation fields

Band stands

Beach enclosures

Grandstands

Observation platforms

Outdoor swimming pools

Outdoor theaters, other than drive-in theaters

Race tracks

Reviewing stands

Stadiums

(Prior code § 48-5; Amend Coun. J. 10-28-97, p. 54730, § 2)

13-56-120 Class E, business units.

Buildings, or parts thereof, designed or used for the transaction of business or for the rendering of professional service or for other services that do not involve the storage of stocks of goods, wares or merchandise, except such as are incidental for display purposes, shall be classified as Class E, business units. Class E, business units, shall include, among others, the following:

Administration buildings

Adult education, commercial and vocational schools with accommodation at any one time of less than 100 persons

Banks

Civic administration

Offices

Professional services

Radio stations

Technology centers

Telephone exchanges

(Prior code § 48-6; Amend Coun. J. 6-28-00, p. 36679, § 3)

13-56-121 [Technology center defined.]

“Technology center” means a building or portion of a building used primarily for the commercial use of computers or computer

networks for one or more of the following purposes: telecommunications; computer software design; Internet web site development; design, development, implementation or support of computer- based management systems; telecommunications networks; biotechnology and pharmaceutical development; the receipt and initial processing of orders for goods and/or services through an Internet web site. The defined term does not include a residence or portion of a residence used as a part of a home occupation (as defined in Title 17 of this Code) for any of the foregoing purposes, unless located in a planned development approved after June 1, 2000.

(Added Coun. J. 6-28-00, p. 36679, § 4)

13-56-130 Class F, mercantile units.

Buildings, or parts thereof, designed or used for the sale of goods, wares and merchandise and involving only incidental storage of such materials shall be classified as Class F, mercantile units. Class F, mercantile units, shall include, among others, the following:

- Enclosed mall shopping centers
- Markets
- Retail stores
- Sales rooms
- Shops
- Specialty shops
- Wholesale stores

Restaurants, bars, taverns and similar occupancies having a capacity of not more than 100 persons shall be classified as Class F, mercantile units.

(Prior code § 48-7)

13-56-140 Class G, industrial units.

Buildings, or parts thereof, used primarily for manufacturing or in which five or more persons are engaged in fabricating, assembling, or processing of products or materials, except hazardous uses as defined under Class I of this Code, shall be classified as Class G, industrial units. Class G, industrial units, shall include, among others, the following:

- Assembly plants
- Bakeries
- Boiler works
- Breweries
- Canneries
- Ice plants
- Manufacturing plants
- Mills
- Packing houses
- Power plants
- Processing plants
- Pumping plants
- Shops for diesel locomotives
- Workshops

(Prior code § 48-8)

13-56-150 Class G-1, low-hazard industrial units.

Industrial units designed or used for the manufacturing of generally noncombustible products shall, upon evidence in writing satisfactory to the building commissioner, be classified as Class G-1, low- hazard industrial units. Low-hazard industrial units shall include power plants, pumping plants, ice plants and plants for the manufacture and processing of asbestos, clay products, chalk and crayons, glass, ivory, metals, porcelain and pottery, stone and other materials of similar hazard classification.

(Prior code § 48-8.1; Amend Coun. J. 3-5-03, p. 104990, § 21; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-56-160 Class G-2, moderate hazard industrial units.

Industrial units other than low-hazard industrial units as defined in Section 13-56-150 shall be classified as Class G-2, moderate hazard industrial units. Buildings, or parts thereof, used to distill ethyl alcohol, either as a primary or auxiliary use, shall be classified as a Class

G-2, moderate hazard industrial unit.

(Prior code § 48-8.2) (Amend Coun. J. 10-28-15, p. 11951, Art. X, § 13)

13-56-170 Class H, storage units.

Buildings, or parts thereof, used primarily for the storage of goods, wares or merchandise, except those defined in this Code under Class I, hazardous use units, and in which less than five persons are engaged in manufacturing or processing of products or materials shall be classified as Class H, storage units. Class H, storage units, shall include, among others the following:

Cold storage buildings

Freight depots

Garages

Hangars

Livestock shelters

Storage buildings

Tire facilities

Warehouses

(Prior code § 48-9; Amend Coun. J. 11-8-12, p. 38872, § 224)

13-56-180 Class H-1, low-hazard storage units.

Storage units designed or used for generally noncombustible goods shall upon evidence in writing satisfactory to the building commissioner, be classified as Class H-1, low-hazard storage units. Low-hazard storage units shall include buildings used for the storage of asbestos, clay products, chalk, glass, ivory, metals, porcelain or pottery, stone, and materials of similar hazard classification.

(Prior code § 48-9.1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 21; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-56-190 Class H-2, moderate hazard storage units.

Storage units other than Class H-1, low-hazard storage units, and Class H-3, garages, shall be classified as Class H-2, moderate hazard storage units.

(Prior code § 48-9.2)

13-56-200 Garages.

Buildings, or parts thereof, designed or used for the shelter, storage or servicing of motor vehicles containing flammable fuel shall be classified as H-3, garages, except parking facilities as defined in Section 13-96-890 which shall be classified as Class J, miscellaneous buildings and structures.

(Prior code § 48-9.3)

13-56-210 Class I, hazardous use units.

Buildings or parts thereof, used for the manufacturing, processing, storage or use of materials of the following general classifications shall be classified as Class I, hazardous use units:

(a) Highly combustible, inflammable or explosive products or materials which are likely to burn with extreme rapidity or from which poisonous fumes or explosives may result in the event of fire;

(b) Highly corrosive, toxic or noxious alkalies, acids or other liquids;

(c) Fume hazardous, explosive, poisonous, irritant or corrosive gases;

(d) Materials involving explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous combustion;

(e) Chemicals or synthetic paints or enamels involving flame, fume or explosive hazard;

(f) Other hazardous uses as defined in Chapter 13-112.

(Prior code § 48-10)

13-56-220 Class J, miscellaneous buildings and structures.

Miscellaneous structures and structures of a temporary character shall be constructed and equipped to meet the requirements of the code commensurate with the fire and life hazard incidental to their use; and where not specifically herein provided for, the building commissioner shall adopt rules and regulations to fix the character of construction in relation to the fire limits and proximity to adjacent structures. Class J, miscellaneous buildings and structures, shall include, among others, the following:

Bridges

Carports
Coal pockets
Fences
Fire stations
Gasoline filling stations
Greenhouses
Lumber yards
Parking facilities
Police stations
Poles and flagpoles
Private garages
Public utility structures
Retaining walls
Roundhouses
Signs
Sheds
Stables
Tanks
Telephone exchanges
Temporary buildings
Tents
Trestles
Water, transmission and radio towers.

(Prior code § 48-11; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 11-2-94, p. 58476; Amend Coun. J. 3-5-03, p. 104990, § 21; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 3-29-17, p. 45477, § 2)

13-56-230 Mixed occupancy – Requirements.

Buildings or structures hereafter designed or used for mixed occupancy shall comply with the requirements of Sections 13-56-240 to 13-56-280, inclusive. Mixed occupancy shall not be permitted in intermediate care facilities for the developmentally disabled – 15 or less.

(Prior code § 48-12; Amend Coun. J. 12-21-84, p. 12140)

13-56-240 Mixed occupancy – Defined.

A building designed or used for two or more occupancies, representing different occupancy classifications, except in the case of auxiliary uses as described in Section 13-56-250, shall be classified as a mixed occupancy.

(Prior code § 48-12)

13-56-250 Auxiliary uses.

Rooms and spaces normally provided and incidental to the principal use of a building and under the same management and control shall be classified as auxiliary uses and shall not be considered as constituting a mixed occupancy.

Auxiliary uses shall not introduce any unusual hazard or danger unless in the judgment of the building commissioner such auxiliary use is indispensable to the principal use.

Auxiliary uses, other than legal home occupations licensed under Section 4-6-270, shall be limited to a maximum of five percent of the area occupied by the principal use, provided however, that the building commissioner and the fire commissioner may jointly approve auxiliary uses exceeding said five percent of the area of the principal use when in their opinion such auxiliary uses do not unduly increase the hazards. A legal home occupation licensed in accordance with Section 4-6-270 shall not permanently occupy more than ten percent of the floor area of any single-family residence or 15 percent of the floor area of any unit in a multiple dwelling building; provided, however, that in no instance may one or more home occupations in any single dwelling unit permanently occupy more than 300 square feet of the dwelling unit.

Loading spaces and appurtenant driveways extending more than five feet into a building or structure when used by vehicles with

internal combustion engines on any street level floor within industrial units and storage units one story in height, shall be limited to 20 percent of the floor area of the principal use, and shall be separated from the principal use by a loading platform, curb, railing or other fixed barricade. The vehicles with internal combustion engines using such loading spaces and appurtenant driveways shall not remain inside the building for a longer period than necessary for loading or unloading and while inside the building shall at all times be under control of the driver.

Spaces classified as auxiliary uses shall comply with the applicable requirements of this Code pertaining to the specific use but not require the special separations as established in Section 13-56-280 and shall not govern height or area limitations as established for the principal occupancy of the building.

(Prior code § 48-12.2; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 4-1-98, p. 65910 § 6; Amend Coun. J. 3-5-03, p. 104990, § 21; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 5-9-12, p. 27485, § 174)

13-56-260 Mixed occupancy – Applicable provisions.

When a building is occupied by two or more occupancies not included in one classification, the provisions of this Code applying to each use shall apply to such parts of the building as come within that classification.

(Prior code § 48-12.3)

13-56-270 Mixed occupancy – Height and area limitations.

Height and area limitations in buildings of mixed occupancy shall comply with the requirements of Section 13-48-100.

(Prior code § 48-12.4)

13-56-280 Mixed occupancy – Fire-resistive separations required.

Each occupancy in a building of mixed occupancy shall be separated horizontally and vertically from any adjoining occupancy by construction materials providing fire resistance as established in Table 13-56-280 as set out in this section. Separation between Type III schools and A, B, C-1, C-2, and E occupancies, except day care centers with children less than two years of age, may be reduced to one hour. Separation between Type III schools with children less than two years of age and A, B, C-2, E and F occupancies may be reduced to two hours.

Separation in buildings of mixed occupancies may be reduced by one hour from the fire resistance requirements as established in Table 13-56-280 as set out in this section when the building is equipped throughout with an approved automatic sprinkler system which is supervised except that separations between day care centers with children less than two years of age and A, B, C, C-1, C-2, E and F occupancies shall not be reduced to less than two hours.

(Prior code § 48-12.5; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 7-14-93, p. 35324; Amend Coun. J. 10-30-96, p. 31214)

Table 13-56-280													
REQUIRED SEPARATIONS IN BUILDINGS OF MIXED OCCUPANCY													
Fire Resistive Ratings in Hours													
Occupancy Classification		A	B	C-1	C-2	C-3	D	E	F	G	H-1 H-2	H-3	I
A.	Residential		3	4	2	4	4	1(d)	1	4	4	4	(b)
B.	Institutional	3		4	4	3	4	4	4(c)	(b)	4(c)	4(c)	(b)
C-1.	Large assembly	4	4		4	4	4	4	4	4(c)	4(c)	4(c)	(b)
C-2.	Small assembly	2	4	4		4	2	2(d)	2	4	4	4	(b)
C-3.	Schools	4	3	4	4	(e)	4	2(d)	4	4(c)	4(c)	4(c)	(b)
D.	Open air assembly	4	4	4	2	4		4	4	4	4	4	(b)
E.	Business	1(d)	4	4	2(d)	2(d)	4(d)	(d)	(a)(d)	(a)(d)	(a)(d)	2(d)	4
F.	Mercantile	1	4(c)	4	2	4	4	(a)		3	(a)	3	(b)
G.	Industrial	4	(b)	4(c)	4	4(c)	4	(a)(d)	3		(a)	4	4
H-1 & H-2.	Storage	4	4(c)	4(c)	4	4(c)	4	(a)(d)	(a)	(a)		4	4
H-3.	Garages	4	4(c)	4(c)	4	(c)	4	2(d)	3	4	4		4
I.	Hazardous use	(b)	(b)	(b)	(b)	(b)	(b)	4(d)	(b)	4	4	4	

(a) No special separation required.
 (b) Mixed occupancy not permitted.
 (c) Unpierced separations.
 (d) A technology center shall have a minimum two-hour separation from all other occupancies including other business occupancies, regardless whether the subject building is protected by a sprinkler system.
 (e) For trade or technical schools, shop portions of schools may be built to comply with requirements for industrial buildings, but shall have four-hour fire separations with double Class A fire doors between shop portions and academic portions of buildings.

(Added Coun. J. 6-28-00, p. 36679, § 5)

13-56-290 Separation from public spaces below grade.

(a) The interior of any building which adjoins a subway or other public space below grade not open to the sky, shall be separated from subway or other public space by walls or floors of solid masonry or reinforced concrete, or equal with a fire-resistive rating of not less than four hours.

(b) Every opening through a wall, required by this section to be used as an exit, shall be protected by a labeled outswinging Class A fire door. Such doors shall be equipped with approved panic hardware and may be single or pairs. Every other opening through such wall, not required as an exit shall be protected with a Class A fire door.

(c) No wall used in a separation required by this section shall be located more than twenty feet back from the subway or other public space. Show windows and display spaces may be located on the public side of such separating wall, but there shall not be more than one door opening into each show window or display space.

(d) Nothing in this section shall be construed to prevent the entire space under any building or any portion of such space, or any passage through a building from being used as a right-of-way or switching space for railroads or public carriers; provided, however, that such spaces or passages shall not be designed or used as a public thoroughfare nor as a parking space for motor vehicles where such use is prohibited by other sections of this Code; and provided further, that such space is separated from the interior and adjacent parts of the building as required by this section for subways.

(Prior code § 48-12.6)

13-56-300 Occupancy content determination.

When the requirements of this Code are related to the maximum number of persons occupying a space or building such occupancy content shall be determined as provided in Sections 13-56-310 and 13-56-320.

(Prior code § 48-13)

13-56-310 Assembly units and open air assembly units – Occupancy content.

For assembly units and open air assembly units, the occupancy content shall be based on the capacity of the rooms or spaces used for assembly purposes and shall be determined as follows:

(a) In rooms or spaces with fixed seating, the occupancy content shall be the actual number of seats provided. When no divisions between seats are provided, fixed seating shall be computed at 18 inches per person.

(b) In rooms or spaces without fixed seating, the occupancy content shall be determined by the dividing of the net floor area (excluding the areas occupied by elevators, toilet rooms, stairways, other shaft enclosures, and by permanent fixtures such as bowling alleys, bars, cigar counters, exit facilities, entrance vestibules, lunch counters and serving spaces for same, etc.) by the floor area per person established in the following table:

Occupancy Floor Area Per Person

- (1) School classrooms (other than open plan schools) and recreation rooms 20 sq. ft.
- (2) Open plan schools, school laboratories and shops 30 sq. ft.
- (3) Museums, libraries and similar uses 20 sq. ft.
- (4) Restaurants 15 sq. ft.
- (5) Other assembly uses 6 sq. ft.
- (6) Exhibition areas 20 sq. ft.
- (7) Day care center – Class I 35 sq. ft.

(Prior code § 48-13.1)

13-56-320 Other occupancies – Occupancy contents.

In occupancies, other than assembly units, the occupancy contents shall be determined by dividing the net floor area within the perimeter of the space or building not including elevators, stairways, or other shaft enclosures by the floor area per person established in the following table:

Table 13-56-320

Other Occupancies, Occupant Load – Floor Area Per Person

Occupancy

Residential units 125

Institutional units (See Ch. 53-7(a)) 150

Business units 100(a)

Mercantile units

First floor 30

Basement sales floor 30

Other floors 60

Industrial units

Power plants 400

Other industrial units 100

Storage units 300

Note:

(a) In a building in which one or more technology centers are located, occupancy of the entire floor and the capacity of fire stairs shall be determined in accordance with the “net floor area” defined in Section 13-56-320. For individual tenant spaces qualifying as technology centers, the occupant load shall be determined on the basis of the “special (technology center) net floor” area which, in addition to the exclusion listed in Section 13-56-320, also excludes stationary computer equipment and computer machinery.

(Prior code § 48-13.2; Amend Coun. J. 6-28-00, p. 36679, § 6)

CHAPTER 13-60

CLASSIFICATION OF BUILDINGS BY CONSTRUCTION TYPE

13-60-010 Construction types.

13-60-020 Type I, fire-resistive construction.

13-60-030 Type II, noncombustible construction.

13-60-040 Type III, exterior protected construction.

13-60-050 Type III-A, heavy timber construction.

13-60-060 Type III-B and III-C, ordinary construction.

13-60-070 Type IV, combustible frame construction.

13-60-080 Mixed types of construction.

13-60-090 Fire-resistive values.

13-60-100 Types of construction – Fire-resistive requirements.

13-60-110 Exception to fire protection.

13-60-120 Supporting members – Fire-resistive value.

13-60-130 Elevator framing – Exception to fire protection.

13-60-140 Lintels – Exception to fire protection.

13-60-150 Supporting wall facing – Fire protection provisions.

13-60-160 Mezzanine – Fire protection provisions.

13-60-170 Basement construction – Fire-resistive requirements.

13-60-180 Basement columns and bearing walls – Noncombustible materials required.

13-60-190 Sub-basement floor construction requirements.

13-60-200 Floor construction.

13-60-210 Driveways and loading spaces.

13-60-010 Construction types.

All buildings shall be classified under four general types, according to the character of materials employed, their method of assembly, and the fire resistance which they afford as follows:

Type I – Fire-Resistive Construction.

Type I-A.

Type I-B.

Type I-C.

Type II – Noncombustible Construction.

Type III – Exterior Protected Construction.

Type III-A – Heavy Timber.

Type III-B – Ordinary.

Type III-C – Ordinary.

Type IV – Combustible Frame Construction.

Type IV-A.

Type IV-B.

(Prior code § 49-1)

13-60-020 Type I, fire-resistive construction.

Type I, fire-resistive construction, shall include Types I-A, I-B and I-C and shall be that construction in which all structural elements, including walls, bearing partitions, floors, ceilings, roofs and their supports, are of noncombustible materials, providing fire resistance as required in Section 13-60-100. Fire retardant treated wood may be used in roof framing and roof sheathing of one story buildings that do not exceed the height and area limitations for Type II construction as established in Sections 13-48-030 and 13-48-090.

Subject to the provisions of Chapter 15-8, combustible material may be used in buildings of fire-resistive construction for the following purposes:

- (a) Doors, door frames and bucks;
- (b) Windows and window frames;
- (c) Interior trim, including grounds and furring;
- (d) Finished flooring and sleepers;
- (e) Frames, platforms and aprons of exterior show windows at street level;
- (f) Handrails;
- (g) Interior wall and ceiling finishes;
- (h) Roof insulation;
- (i) Exterior wall finishes, when in compliance with Sections 15-8-080 through 15-8-086.

(Prior code § 49-2; Amend Coun. J. 5-17-00, p. 32653, § 1)

13-60-030 Type II, noncombustible construction.

Type II, noncombustible construction, shall be that construction in which all structural elements, including walls, bearing partitions, floors, ceilings, roofs and their supports, are of noncombustible materials but which are generally not fire protected except as required in Section 13-60-100. Fire retardant treated wood may be used in roof framing and roof sheathing of one story buildings only.

Subject to the provisions of Chapter 15-8, combustible material may be used in buildings of noncombustible construction for the following purposes:

- (a) Doors, door frames and bucks;
- (b) Windows and window frames;
- (c) Interior trim, including grounds and furring;
- (d) Finished flooring and sleepers;
- (e) Frames, platforms and aprons of exterior show windows, at street level;
- (f) Handrails;
- (g) Interior wall and ceiling finishes;
- (h) Roof insulation;
- (i) Exterior wall finishes, when in compliance with Sections 15-8-080 through 15-8-086.

(Prior code § 49-3; Amend Coun. J. 5-17-00, p. 32653, § 1)

13-60-040 Type III, exterior protected construction.

Type III, Exterior Protected Construction, shall include Types III-A, III-B and III-C and shall be that construction in which all structural elements of exterior walls are of non-combustible materials and the wall assembly provides fire resistance not less than required by Section 13-60-100. The structural elements of interior framing shall be as required in Sections 13-60-050 and 13-60-060.

(Prior code § 49-4; Amend Coun. J. 5-17-00, p. 32653, § 1)

13-60-050 Type III-A, heavy timber construction.

Type III-A, heavy timber construction, shall have interior structural elements of heavy timber material as required in this section.

- (a) Wood members of heavy timber construction shall be arranged so that there will be no concealed spaces within the construction.
- (b) Columns shall have a minimum dimension of eight inches.
- (c) Floor framing members shall have minimum nominal dimensions of six by ten inches.
- (d) Roof framing members, except trusses, shall have a minimum nominal dimension of six inches.
- (e) The members of roof trusses shall have minimum nominal dimensions of four inches by six inches with the following exceptions:

(1) Members may consist of two or more pieces of three-inch nominal thickness with intervening spaces blocked solidly or tightly closed by a continuous wood cover plate of not less than two-inch nominal thickness.

(2) Any member may be reduced to three-inch nominal thickness when protected by an approved automatic sprinkler system under the roof deck.

(f) Wood floors shall be splined or tongue and grooved planks of not less than three-inch nominal thickness or of laminated planking laid on edge of not less than four-inch nominal thickness. A top flooring of not less than one inch nominal thickness shall be added to the structural floor.

(g) Roof construction shall be of construction not less fire resistive than splined or tongue and grooved planks of not less than two-inch nominal thickness or laminated planking laid on edge of not less than three-inch nominal thickness.

(h) Construction conforming to the requirements of Type I construction may be used.

(i) In existing heavy timber buildings which do not conform to the floor and roof planking and joist minimum thickness as noted in (c), (d), (f) and (g) above, the floor, roof, joist, and planking systems shall be protected with a minimum of 1/2" type "X" gypsum board, or shall be fully protected by a Class 1 (0-25) flame spread rated intumescent coating. Where gypsum board is applied to the underside of joists, the joist spaces shall be fire-stopped at all beams. Existing metal columns shall be protected with one-hour fireproofing.

(Prior code § 49-4.1)

13-60-060 Type III-B and III-C, ordinary construction.

Type III-B and Type III-C, ordinary construction, shall be that construction other than heavy timber construction in which the structural elements of the interior framing are entirely or in part of wood or other materials not more combustible than wood.

(Prior code § 49-4.2)

13-60-070 Type IV, combustible frame construction.

Type IV-A and Type IV-B, combustible frame construction shall be that construction in which the structural elements, including enclosing walls, are entirely or in part of wood or other materials not more combustible than wood.

(Prior code § 49-5)

13-60-080 Mixed types of construction.

When two or more types of construction occur in the same building, the provisions of this Code applying to each type of construction shall be complied with.

(Prior code § 49-6)

13-60-090 Fire-resistive values.

The degree of fire resistance of materials, assemblies and construction shall be measured in terms of the number of hours of satisfactory performance as determined by the requirements of Sections 15-12-060 and 15-12-090.

(Prior code § 49-7; Amend Coun. J. 6-14-95, p. 2841)

13-60-100 Types of construction – Fire-resistive requirements.

The fire-resistive values required for the various elements for each type of construction shall be as established in Table 13-60-100 as set out following this section and Section 13-60-110.

Table 13-60-100

Required Hours of Fire Resistance for Types of Construction

Description	Type I Fire-Resistive			Type II Noncombustible	Type III Exterior Protected			Type IV Combustible Frame	
	Type I-A	Type I-B	Type I-C		Heavy Timber	Ordinary		Type IV-A	Type IV-B
					Type III-A	Type III-B	Type III-C		
1 Exterior Bearing Walls	4(d)	3(d)	2	N.C.	4(d)	3(d)	3(d)	1	1/2(e)
2 Exterior Nonbearing Wall									
Outside Exposure	2(d)	2(d)	2(d)	N.C.	2(d)	2(d)	2(d)	1	
Inside Exposure (a)	4	3	2	N.C.	2	2	2	1	1/2(e)
Inside Exposure (b)	3	2	2	N.C.	2	2	2	1	1/2(e)
Inside Exposure (c)	2	2	1	N.C.	1	1	1	1	1/2(e)
3 Interior Bearing Walls	4	3	2	N.C.	3	1(j)	1/2(e)	1	1/2(e)
4 Interior Nonbearing Walls & Partitions	(g)	(g)	(g)	(g)	(g)	1/2(e)	1/2(e)	(g)	1/2(e)(1)
5 Exterior Columns	4(p)(o)	3(p)(o)	2(p)(o)	N.C.	4	2	2	1	1/2(e)
6 Interior Columns									
Supporting Roofs Only	3(k)(p)	2(k)(p)	1(k)(p)	N.C.	(h)	1/2(f)	1/2(f)	1/2(f)	1/2(f)
Other Columns	4	3	2	N.C.	(h)	1	1/2(e)	1	1/2(e)
7 Beams, Girders & Trusses									
Supporting Roofs Only	2(k)(o)	2(k)(p)	1(k)(o)	N.C.	(h)	1	1/2(f)	1/2(f)	1/2(f)
Other Beams, Girders & Trusses	(p)	(o)	(p)						
Other Beams, Girders & Trusses	3(o)	2(o)	1(o)	N.C.	(h)	1	1/2(e)	1	1/2(e)
8 Floor Construction	3(o)	2(o)	1(o)	N.C.	(h)	1	1/2(e)	1	1/2(e)
9 Roof Construction	2(k)(o)	2(k)(p)	1(k)(o)	N.C.	(h)	1/2(f)	1/2(f)	1/2(f)	1/2(f)(1)
	(p)	(o)	(p)						

Notes Pertaining to Table 13-60-100

N.C. – Noncombustible.

- (a) Storage, industrial and hazardous occupancies.
- (b) Business and mercantile occupancies.
- (c) Residential, institutional and assembly occupancies.
- (d) When exterior walls face a street, public open space, yard or court not less than 30 feet in width, such walls may be of noncombustible materials providing fire-resistance from outside exposure as follows:
 - (1) Exterior bearing walls of buildings of Types I-A and III-A construction – three hours.
 - (2) Exterior bearing walls of buildings of Types I-B, III-B and III-C construction – two hours.
 - (3) Exterior nonbearing walls of buildings of Types I-A, I-B, I-C, III-A, III-B and III-C construction – one hour.
- (e) Fire-resistive protection shall be required in all buildings except in one-story industrial and storage units, private garages and the various buildings and structures listed in Chapter 13-116. For single-family residential units, interior facings on wood framings of exterior walls, or ceilings under nonhabitable spaces, shall be of material providing not less than 15 minutes' protection.
- (f) Fire protection of roof construction and columns supporting such roof construction only shall not be required in one-story buildings of assembly, business, mercantile, industrial and storage occupancies except as provided in Section 13-84-130.
- (g) See Sections 15-8-120 to 15-8-250, inclusive.
- (h) See Section 13-60-050.
- (j) The use of combustible construction other than heavy timber construction for load-bearing walls or load-bearing partitions shall be limited to the support of not more than two floors and a roof unless the building is protected by an automatic sprinkler system in accordance with Chapter 15-16.
- (k) Fire protection shall not be required for construction located at a distance of 20 feet or more above any floor, mezzanine or balcony. One-hour construction only shall be required for construction located 14 feet or more above any floor, mezzanine or balcony.
- (l) In single family residential units not over one story high, having a floor area not exceeding 1,000 square feet, nonbearing partitions may be of such materials as will have a fire-resistance rating not less than a wood stud partition covered on both sides with one-half inch exterior grade plywood which will have a flame spread rating of not to exceed 30, and which will withstand an impact equivalent to 60 pounds at three and one-half feet. Ceiling material may be similar, with a fire-resistance rating equivalent to such covering on one side of said studs.
- (m) In open plan schools not exceeding three stories in height and equipped throughout with a standard sprinkler system as defined in Chapter 15-16 of this code, the required fire-resistance rating specified for various structural members under Types IA and I-B construction classes may each be decreased one hour below that required in the above table except that a minimum of one hour shall be required in each case.

(n) [Reserved.]

(o) Fire protection shall not be required for exterior structural members of business, residential and assembly (other than exhibition halls) occupancies when the building is equipped with a supervised standard automatic sprinkler system as defined in Chapter 15-16 of this code and does not exceed 55 feet in height. Fire protection shall not be required for exterior columns or portions of beams or girders which are outside of the building envelope, face a public way not less than 30 feet in width and do not support exterior floors or walkways intended for normal human occupancy.

(p) Fire protection shall not be required for roof construction including columns, beams, girders, and trusses supporting the roof only of areas classified per Chapter 15-16 as "light hazard occupancy" in business, residential and assembly (other than exhibition halls) occupancies in buildings equipped with a supervised standard automatic sprinkler system as defined in Chapter 15-16 of this code.

(Prior code § 49-8; Amend Coun. J. 12-7-84, p. 11597; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 1; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 8)

13-60-110 Exception to fire protection.

Fire protection requirements as established in Section 13-60-100 shall be under the conditions provided in Sections 13-60-120 to 13-60-160, inclusive.

(Prior code § 49-9)

13-60-120 Supporting members – Fire-resistive value.

The fire-resistive value of any structural member shall be not less than the required fire-resistive rating of construction supported by such member.

(Prior code § 49-9.1)

13-60-130 Elevator framing – Exception to fire protection.

Structural members or frames for elevators, located wholly within elevator shaft enclosures or in penthouses, shall not be required to be fire protected.

(Prior code § 49-9.2)

13-60-140 Lintels – Exception to fire protection.

Lintels over masonry wall openings not exceeding five feet in clear width shall not be required to be fire protected.

(Prior code § 49-9.3)

13-60-150 Supporting wall facing – Fire protection provisions.

Members, supporting wall facing which is not more than four and one-half inches in thickness and securely anchored or bonded to backing, shall not be required to be fire protected, provided that such members are properly supported by spandrel beams or lintels which are fire protected as required in Section 13-60-100.

(Prior code § 49-9.4)

13-60-160 Mezzanine – Fire protection provisions.

In buildings of business, mercantile, industrial and storage occupancies, mezzanine floors and the supports thereof of noncombustible materials shall not be required to be fire protected; provided, that the aggregate area of such mezzanines shall not exceed ten percent of the floor area in the first story nor five percent of the floor area in any other story.

(Prior code § 49-9.5)

13-60-170 Basement construction – Fire-resistive requirements.

Basement construction shall comply with the special fire-resistive requirements of Sections 13-60-180 to 13-60-200, inclusive.

(Prior code § 49-10)

13-60-180 Basement columns and bearing walls – Noncombustible materials required.

In all buildings more than two stories and attic in height of Types III-B, III-C, and IV-A construction, all basement columns and basement bearing walls shall be of noncombustible materials or of heavy timber construction.

(Prior code § 49-10.1)

13-60-190 Sub-basement floor construction requirements.

When more than one basement story is provided, the floor construction separating the basements from the first floor and all construction below that level shall be of Type I-A construction.

(Prior code § 49-10.2)

13-60-200 Floor construction.

(a) Except in single-family and two-family dwellings, floor construction over basements shall provide fire resistance of not less than one hour.

(b) In buildings of Types III-B, III-C, IV-A and IV-B construction, fire protection shall not be required for floor construction over unexcavated spaces below the first floor, nor for floor construction over basements in single-family dwellings.

(Prior code § 49-10.3)

13-60-210 Driveways and loading spaces.

Driveways and loading spaces extending into a building and complying with the requirements of an auxiliary use under the provisions of Section 13-56-250 shall be enclosed as follows:

(a) Except in buildings of industrial or storage occupancy, the floors of such spaces and the floor construction separating such spaces from a floor above shall be of construction providing fire-resistance of not less than three hours. The walls of such spaces shall be of construction not less fire-resistant than required for the exterior walls of the building.

(b) In buildings of industrial and storage occupancy, no enclosures shall be required, provided however, that the floor below such spaces shall be of construction providing fire resistance of not less than three hours.

(Prior code § 49-11)

CHAPTER 13-64

RESIDENTIAL UNITS

13-64-010 General requirements.

13-64-020 Special enclosures and separations.

13-64-022 Exterior wall standards.

13-64-030 Basement room areas – Outside air openings.

13-64-040 Minimum ventilation.

13-64-050 Ceiling heights.

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13-64-120 Smoke alarms – Required in all residential units.

13-64-130 Smoke alarms – Location.

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13-64-170 Smoke detectors – Intermediate care facility for developmentally disabled – 15 or less.

13-64-180 Smoke alarms – Hotels and motels and bed-and-breakfast establishments to provide smoke detectors to serve hearing impaired patrons.

13-64-190 Carbon monoxide detectors – Required in residential units.

13-64-200 Carbon monoxide detectors – Exemptions.

13-64-210 Carbon monoxide detectors – Location.

13-64-220 Carbon monoxide detectors – Dwelling units heated by space heaters.

13-64-230 Carbon monoxide detectors – Standards – Rules.

13-64-240 Carbon monoxide detectors – Battery removal violation – Penalty.

13-64-250 Carbon monoxide detectors – Owner's and tenant's responsibilities.

13-64-260 Carbon monoxide detectors – Required in Class B institutional and Class C assembly units.

13-64-270 Carbon monoxide detectors – Location; Class B institutional and Class C assembly units.

13-64-280 Carbon monoxide detectors – Buildings heated by central fossil fuel powered heating unit.

13-64-290 Fossil fuel defined.

13-64-300 Penalties.

13-64-400 Business live/work units.

13-64-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of a residential unit as defined in Section 13-56-020 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive.

Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Section 15-8-120 Protection of stairs, shafts and vertical openings.

Section 15-8-190 Enclosure of heating plants and boiler rooms.

Section 15-8-240 Other enclosures and separations.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior walls and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light and Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 52-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 666679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 11; Amend Coun. J. 11-9-16, p. 36266, § 14; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 21; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 8)

13-64-020 Special enclosures and separations.

(a) In all multiple dwellings every dwelling unit shall be separated from all other parts of the building by walls or partitions of noncombustible construction, or of construction consisting of wood studs with metal lath and plaster, or an equivalent noncombustible surface material, or with perforated gypsum board and plaster, or an equivalent noncombustible surface material, and shall provide fire-resistance of not less than one hour.

(b) In multiple dwellings partitions, floor construction and ceiling construction enclosing public corridors shall be of noncombustible construction, or shall be constructed of wood joists or wood studs with metal lath and plaster, or an equivalent noncombustible surface material, or perforated gypsum board and plaster, or an equivalent noncombustible surface material, and shall provide fire-resistance of not less than one hour. Any openings shall be protected by doors having fire resistance of not less than a 1 3/4 inch solid flush panel door with a rebated frame of solid material 1 3/4 inch thick or metal frames of not less than number 16 gauge.

(c) Multiple dwellings, except buildings of Type I-A, I-B, or I-C construction, shall be divided into areas not exceeding 5,000 square

feet by vertical separations providing fire-resistance of not less than two hours and extending from the basement floor to the underside of the roof sheathing. All openings in such vertical separations shall be protected with Class C fire doors.

(d) In intermediate area facilities for the developmentally disabled – 15 or less, all corridors, kitchens, furnace and laundry room walls and ceilings shall have a fire-resistant rating of at least one hour; walls may terminate at the underside of the ceiling.

(e) Townhouses shall comply with the following requirements:

(1) each townhouse unit shall be separated by vertical demising walls of noncombustible construction with a fire resistance of not less than three hours;

(2) where two stairs are required at least one of the stairs must not be shared with any other unit;

(3) the vertical separation shall continue from the foundation to the ceiling-roof assembly or to the attic rafters; and

(4) where parking areas are provided on the ground floor and vertical separations cannot reach the foundation they shall be separated horizontally from the residential areas by a four-hour noncombustible floor- ceiling assembly.

(Prior code § 52-2; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 10-28-97, p. 54730)

13-64-022 Exterior wall standards.

Any concrete masonry unit and mortar used in the construction of any part of an exterior wall of any residential unit, single-family dwelling, multiple dwelling or mixed occupancy building that includes a residential unit for which building plans have been submitted after the effective date of this ordinance shall comply with Section 13-120-150.

(Added Coun. J. 7-25-01, p. 64905, § 2)

13-64-030 Basement room areas – Outside air openings.

Basements in single and two-family dwellings shall be provided with windows or other openable devices providing openings to the outside air of not less than two percent of the floor area.

(Prior code § 52-3)

13-64-040 Minimum ventilation.

(a) When a room is used for cooking, dining and living purposes, it shall have a floor area of not less than 180 square feet.

(b) At least one room in every family unit shall have a floor area of not less than 150 square feet.

(c) Kitchens or dining space shall have a floor area of not less than 60 square feet.

(d) All other habitable rooms shall have a floor area of not less than 70 square feet.

(e) [*Reserved.*]

(f) In intermediate care facilities for the developmentally disabled – 15 or less, living rooms, dining rooms and activity rooms (if any) shall have a combined floor area of not less than 30 square feet per resident. Bedrooms in such facilities shall comply with the area requirements for bedrooms in institutional units, as specified in Section 13-80-070 of this Code.

(Prior code § 52-4; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 4-29-98, p. 666679, § 2)

13-64-050 Ceiling heights.

The minimum ceiling height in a habitable room shall be not less than seven feet six inches except as follows:

(a) Rooms under sloping roofs shall have a minimum ceiling height of seven feet six inches for not less than 50 percent of the floor area having a ceiling height of five feet or more. No portion of the floor area having a ceiling height of less than five feet shall be considered as a part of the required floor area.

(b) In any room, beams or furred spaces constituting not more than 20 percent of the ceiling area may have a height of not less than seven feet.

(c) In intermediate care facilities for the developmentally disabled – 15 or less, toilet, storage and closet rooms shall have a minimum ceiling height of seven feet, six inches. All other rooms in such facilities shall have a minimum ceiling height of eight feet.

(Prior code § 52-5; Amend Coun. J. 12-21-84, p. 12140)

13-64-060 Room arrangement.

(a) Access to each dwelling unit shall be provided without passing through any part of any other dwelling unit.

(b) Access to any required exit of a dwelling unit from all habitable rooms shall be provided without passing through a bedroom, bathroom or toilet room.

(Prior code § 52-6)

13-64-070 Requirements for habitable basement rooms.

A basement may be used for habitable rooms or a dwelling unit, regardless of the depth of the floor below grade, if the floors and walls

are impervious to leakage of underground and surface water and are protected from dampness, and if the required minimum window area is located entirely above the finished elevation of the grade adjoining the basement wall in which the windows are located.

(Added Coun. J. 10-2-95, p. 8040)

13-64-080 Private garages.

Private garages shall comply with the requirements of Section 13-96-250.

(Prior code § 52-8)

13-64-090 Stairways.

Stairways serving second floors in Class A-1 buildings shall be interior stairways.

(Prior code § 52-9)

13-64-100 Permitted housing for elderly persons.

Housing for elderly persons shall be permitted in buildings of Type 1A construction only.

(Prior code § 52-10)

13-64-110 Desk clerk requirements.

For desk clerk requirements, see Chapter 15-4.

(Prior code § 52-11)

13-64-120 Smoke alarms – Required in all residential units.*

All buildings of residential occupancy or mixed occupancy having any residential units shall be equipped with approved smoke alarms in the manner prescribed in this chapter.

(Prior code § 52-11; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 8)

* **Editor's note** – Prior Code § 52-11, codified in this section, originated in Coun. J. 3-21-77, p. 5109.

13-64-130 Smoke alarms – Location.

Not less than one approved smoke alarm shall be installed in every residential unit as defined in Section 13-56-020. The smoke alarm shall be installed on the ceiling and at least four inches from any wall or on a wall located from four to 12 inches from the ceiling, and within 15 feet of all rooms used for sleeping purposes, with not less than one smoke alarm per level containing a habitable room or unenclosed heating plant.

(a) *Installation near cooking appliances.* Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a required location.

(1) Ionization smoke alarms shall not be installed less than 20 feet horizontally from a permanently installed cooking appliance.

(2) Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.

(3) Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

(b) *Installation near bathrooms.* Smoke alarms shall not be installed less than 3 feet horizontally from the door or opening of a room that contains a bathtub or shower unless this would prevent placement of a smoke alarm in a required location.

(Prior code § 52-11.1; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 9)

13-64-140 Smoke alarms – Stairwell installation.

Multiple dwellings, as defined in Section 13-56-040, and buildings of mixed occupancy having any residential units shall contain not less than one approved smoke alarm at the uppermost ceiling of all interior stairwells. All approved smoke alarms herein required shall be installed on the ceiling, at least four inches from the wall or on a wall located from four to 12 inches from the ceiling.

(Prior code § 52-11.2; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 10)

13-64-141 Smoke detection system in lieu of smoke alarms.

Smoke detectors listed in accordance with UL 268-09 and provided as part of the building fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

(1) The fire alarm system shall comply with all applicable requirements in Chapter 15-16.

(2) Activation of a smoke detector in a dwelling unit or sleeping area other than a dwelling unit shall initiate alarm notification in the dwelling unit or sleeping area.

(3) Activation of a smoke detector in a dwelling unit or sleeping area other than a dwelling unit shall not activate alarm notification appliances outside of the dwelling unit or sleeping area, provided that a supervisory signal is generated and monitored in accordance with

Chapter 15-16.

(Added Coun. J. 9-6-17, p. 55278, Art. VI, § 11)

13-64-150 Smoke alarms and smoke detectors – Standards.

All approved smoke alarms and detectors herein required shall be either the ionization chamber or the photoelectric type and shall comply with Title 14E. Smoke alarms shall bear the label of a nationally recognized standards testing laboratory that indicates that the smoke alarms have been tested and listed as a single or single and multiple station smoke alarms. All approved smoke alarms installed in buildings erected or converted to residential use on or after June 1, 1984, shall be permanently wired to the electrical service of each dwelling unit in accordance with the provisions of Title 14E.

In buildings required to have a standard fire alarm system as specified in Chapter 15-16 and in buildings subject to Chapter 13-76, smoke detectors in dwelling units shall be of the type tested and listed for fire protection signaling systems and shall have an integral audible device.

(Prior code § 52-11.3; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 11-9-16, p. 36266, § 14; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 12)

13-64-151 Smoke alarms – Additional requirements.

In: (i) all buildings erected or converted to residential use, and (ii) all dwelling units substantially altered, on or after January 1, 2018, smoke alarms shall also comply with the following requirements:

(a) *Standards for listing and installation.* Single- and multiple-station smoke alarms shall be listed in accordance with UL 217-06 and installed in accordance with NFPA 72-13.

(b) *Required locations.* Single- or multiple-station smoke alarms shall be installed and maintained, regardless of occupant load, at all of the following locations:

(1) On the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms.

(2) In each room used for sleeping purposes.

(3) In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.

(c) *Interconnection.* Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping area other than a dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise with all intervening doors closed.

(d) *Power source.* In new construction, required smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system in accordance with 14E-7-700. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 14E-7-700.

(Added Coun. J. 9-6-17, p. 55278, Art. VI, § 13)

13-64-160 Smoke alarms – Battery removal violation – Penalty.

It shall be unlawful for any person to remove batteries or in any way make inoperable smoke alarms as provided for in this chapter, except that this provision shall not apply to any building owner or manager or his agent in the normal procedure of replacing batteries.

Any person found in violation of this section shall be punished by a fine of not less than \$300.00 nor more than \$1,000.00 and/or confinement for a period of not more than six months.

(Prior code § 52-11.4; Renumbered. Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 14)

13-64-170 Smoke detectors – Intermediate care facility for developmentally disabled – 15 or less.

Each intermediate care facility for the developmentally disabled – 15 or less shall have an approved smoke detection system. Smoke detectors shall be installed in all rooms and corridors, except toilets and closets. The smoke detection system shall be electrically interconnected with the fire alarm system to a central station.

(Prior code § 52-11.5; Added Coun. J. 12-21-84, p. 12140)

13-64-180 Smoke alarms – Hotels and motels and bed-and-breakfast establishments to provide smoke detectors to serve hearing impaired patrons.

In addition to the smoke alarms required under Section 13-64-140, each hotel and motel and bed-and-breakfast establishment shall provide at least one smoke alarm designed to serve hearing impaired persons, for each 50 units or fraction thereof. If a patron of a hotel or motel requests a smoke alarm designed to serve hearing impaired persons, it shall be the duty of the hotel operator or motel operator to

provide installation of such a smoke alarm. For purposes of compliance with this section, a smoke alarm is “designed to serve hearing impaired persons” if it emits a flashing or stroboscopic light signal or vibration to indicate the presence of smoke.

A smoke alarm required under this section may be either portable or permanently wired to the electrical service of the hotel or motel in accordance with the provisions of Title 14E. A hotel operator or motel operator may require that a patron pay a refundable deposit at the time of providing a portable smoke alarm for the patron's room. The amount of the deposit shall not exceed the cost of the portable smoke alarm.

Each hotel operator and each motel operator shall post a notice at the place of registration of patrons, bearing the legend “smoke alarm for the hearing impaired available”. The notice shall contain print no smaller than three inches high. The notice shall be posted in such a manner as to be visible to registering patrons.

(Prior code § 52-11.6; Added Coun. J. 6-25-86, p. 31212; Amend Coun. J. 9-4-03, p. 7118, § 21; Amend Coun. J. 11-9-16, p. 36266, § 14; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 15)

13-64-190 Carbon monoxide detectors – Required in residential units.

Every building of residential occupancy or mixed occupancy having one or more residential units shall be equipped with approved carbon monoxide detectors in accordance with this chapter.

(Added Coun. J. 3-2-94, p. 46875; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 16)

13-64-200 Carbon monoxide detectors – Exemptions.

The following dwelling units shall not require carbon monoxide detectors:

(a) A dwelling unit in a building that (1) does not rely on combustion of fossil fuel for heat, ventilation, cooking, or hot water, (2) does not contain a fossil fuel burning fireplace, and (3) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the building commissioner, to receive carbon monoxide from that source.

(b) A dwelling unit that (1) is heated by steam, hot water or electric heat, (2) does not contain a fossil fuel burning fireplace, (3) is not connected by ductwork or ventilation shafts to any room containing a fossil fuel-burning boiler or heater, and (4) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the building commissioner, to receive carbon monoxide from that source.

(c) Notwithstanding the foregoing, a residential unit that is in any way connected to a garage shall not be exempt under this section unless the building commissioner has determined that the residential unit is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source.

(Added Coun. J. 3-2-94, p. 46875; Amend Coun. J. 3-14-07, p. 99609, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 17)

13-64-210 Carbon monoxide detectors – Location.

Not less than one approved carbon monoxide detector shall be installed in each dwelling unit or sleeping area other than a dwelling unit. A detector shall be installed within 15 feet of each room used for sleeping purposes.

Additionally, in every hotel and motel, one approved carbon monoxide detector shall be installed for every 10,000 square feet of floor area, or fraction thereof, (a) on every floor on which a fossil fuel-burning boiler or furnace is located, and (b) on every floor on which sleeping rooms are heated by any type of warm air heating plant as described in Chapter 18-28 that burns fossil fuel. Floor area shall be computed separately for each floor.

Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a detector shall be installed within the bedroom.

(Added Coun. J. 3-2-94, p. 46875; Corrected. 3-23-94, p. 47711; Amend Coun. J. 3-14-07, p. 99609, § 1; Amend Coun. J. 11-9-16, p. 36266, § 14; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 18)

13-64-220 Carbon monoxide detectors – Dwelling units heated by space heaters.

Each dwelling unit employing space heating equipment that is located within the dwelling unit and that burns fossil fuel shall be equipped with at least one carbon monoxide detector.

(Added Coun. J. 3-2-94, p. 46875)

13-64-230 Carbon monoxide detectors – Standards – Rules.

(a) Every approved carbon monoxide detector shall comply with all applicable federal and state regulations, and shall bear the label of a nationally recognized standard testing laboratory, and shall meet the standard of UL 2034 or its equivalent. The building commissioner may issue rules and regulations not inconsistent with the provisions of this chapter, for the implementation and administration of the provisions of this chapter relating to carbon monoxide detectors.

(b) In all buildings erected, converted to residential use, or substantially altered on or after January 1, 2018, carbon monoxide detectors shall also comply with the following requirements:

(1) *Detection equipment.* Carbon monoxide detectors may be either carbon monoxide alarms complying with subsection (2) or carbon monoxide detection systems complying with subsection (3).

(2) *Carbon monoxide alarms.* Carbon monoxide alarms shall comply with the following:

(A) *Power source.* Carbon monoxide alarms shall receive their primary power from the building wiring, and when primary power

is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting means other than that required for overcurrent protection.

(B) *Listing.* Carbon monoxide alarms shall be listed in accordance with UL 2034-2008.

(C) *Combination alarms.* Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217.

(3) *Carbon monoxide detection systems.* Carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide alarms and shall comply with the following:

(A) *General.* Carbon monoxide detection systems shall comply with NFPA 720-15. Carbon monoxide detectors shall be listed in accordance with UL 2075.

(B) *Locations.* Carbon monoxide detectors shall be installed in the locations specified in Section 13-64-210. These locations supersede the locations specified in NFPA 720.

(C) *Combination detectors.* Combination carbon monoxide/smoke detectors installed in carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide detectors, provided they are listed in accordance with UL 2075 and UL 268.

(c) *Maintenance.* Carbon monoxide detectors shall be maintained in accordance with NFPA 720-15. Carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(Added Coun. J. 3-2-94, p. 46875; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 19)

13-64-240 Carbon monoxide detectors – Battery removal violation – Penalty.

It shall be unlawful for any person to remove batteries from a carbon monoxide detector required under this chapter, or in any way to make inoperable a carbon monoxide detector required under this chapter, except that this provision shall not apply to any building owner or manager or his agent in the normal procedure of replacing batteries.

Any person who violates this section shall be punished by a fine of not less than \$300.00 nor more than \$1,000.00 and/or confinement for a period of not more than six months.

(Added Coun. J. 3-2-94, p. 46875)

13-64-250 Carbon monoxide detectors – Owner's and tenant's responsibilities.

The owner of a structure shall supply and install required carbon monoxide detectors. The owner shall test and maintain carbon monoxide detectors located other than in a dwelling unit. The owner shall provide written information regarding carbon monoxide testing and maintenance to at least one adult tenant in each dwelling unit. The tenant shall test, provide general maintenance, and replace required batteries for carbon monoxide detectors located in the tenant's dwelling unit.

(Added Coun. J. 3-23-94, p. 47711)

13-64-260 Carbon monoxide detectors – Required in Class B institutional and Class C assembly units.

Every new or existing building or part thereof hereafter designed, erected, altered or converted for the purposes of a Class B institutional unit or a Class C assembly unit as defined in Sections 13-56-050, 13-56-060 and 13-56-070 of this Code shall be equipped with approved carbon monoxide detectors.

(Added Coun. J. 3-23-94, p. 47711; Amend Coun. J. 3-6-96, p. 17599, effective 10-1-96)

13-64-270 Carbon monoxide detectors – Location; Class B institutional and Class C assembly units.

In every Class B institutional unit as defined in Sections 13-56-050 and 13-56-060 and in every Class C assembly unit as defined in Section 13-56-070, not less than one approved carbon monoxide detector shall be installed per every 10,000 square feet, or fraction thereof, (a) on every floor on which a fossil fuel-burning appliance, boiler or furnace is located, and (b) on every floor heated by any type of warm air heating plant as described in Chapter 18-28 that burns fossil fuel. On every floor of a Class B institutional unit which contains sleeping quarters, one approved carbon monoxide detector shall also be installed within 15 feet of each room used for sleeping purposes that are either (a) located near a fossil fuel burning appliance, boiler or furnace or (b) heated by any type of warm air heating plant, as described in Chapter 18-28, which burns fossil fuel. Floor area shall be computed separately for each floor.

(Added Coun. J. 3-23-94, p. 47711; Amend Coun. J. 3-6-96, p. 17599, effective 10-1-96; Amend Coun. J. 7-31-96, p. 26646, § 1; Amend Coun. J. 3-14-07, p. 99609, § 1; Amend Coun. J. 11-9-16, p. 36266, § 14; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 20)

13-64-280 Carbon monoxide detectors – Buildings heated by central fossil fuel powered heating unit.

In every building, regardless of occupancy, that is heated by a central fossil fuel powered heating unit, one approved carbon monoxide detector must be installed in the room containing the central heating unit.

(Added Coun. J. 3-2-94, p. 46875; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 21)

13-64-290 Fossil fuel defined.

Whenever used in this chapter, the term "fossil fuel" shall include coal, natural gas, kerosene, oil, propane and wood.

(Added Coun. J. 3-2-94, p. 46875)

13-64-300 Penalties.

Any person who violates Sections 13-64-190 through 13-64-280, for which a separate penalty is not provided, shall be fined in accordance with Section 13-12-040. Every day that such violation continues shall constitute a separate and distinct offense.

(Added Coun. J. 3-2-94, p. 46875; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 15)

13-64-400 Business live/work units.

(a) *Business live/work units.* Every business live/work unit shall comply with the special provisions of this Section 13-64-400. Any building permit plans for the construction or establishment of business live/work units shall clearly state that the proposal includes business live/work units, and shall label the units intended to be business live/work units.

(b) *Occupancies.* Business live/work units shall be classified as residential units. Separation of occupancy requirements set forth in Section 13-56-280 shall not apply to business live/work units. Business live/work units shall not be used for any of the purposes set forth in Chapter 13-112 relating to hazardous use units. Business live/work units shall not be used for the commercial sale or distribution of liquor. Business live/work units shall not be used as restaurants or for the commercial preparation of food or food products.

(c) *Demarcation within the business live/work unit.* The work portion of the business live/work unit shall be contiguous with and open to the residential portion. For the purpose of clarifying the respective portions and functions of the business live/work unit, an architectural demarcation consisting of fixed and permanent architectural elements shall be provided between the work and residential portions of the business live/work unit. These architectural elements may include, without limitation, partial partitions, doors (including sliding doors, folding doors or bi-parting doors), glazing or counters.

(d) *Limitations.* The following limitations shall apply to each business live/work unit:

(1) The business live/work unit shall be a minimum of 800 gross square feet and a maximum of 3,000 gross square feet.

(2) The work portion of the business live/work unit shall be a minimum of one-third of the total floor area of the business live/work unit or 400 square feet, whichever is greater, and a maximum of 50 percent of the total floor area of the unit.

(3) The residential portion of the business live/work unit shall be a minimum of 50 percent of the total floor area of the unit.

(4) The business live/work unit shall be limited to the ground floor.

(5) The operation or storage needs of the work portion of the business live/work unit shall not be permitted in the residential portion of the business live/work unit. Storage for the work portion of the business live/work unit shall constitute no more than 10 percent of such work floor area.

(e) *Required separations.* Individual business live/work units shall be completely separated from portions of the building not within the unit or from other business live/work units within the same building as required by Section 13-64-020(a) and (b).

(f) *Exit requirements.* Business live/work units are subject to all requirements of Chapter 13-160 and the following specific requirements:

(1) The exit capacity for each portion of the business live/work unit (residential and work space) shall be based on the occupant load of each function served by the exits.

(2) Business live/work units are permitted to use locking devices in accordance with Chapter 13-164.

(g) *Structural.* Floor loading for the work portion of the business live/work unit shall be designed to conform to the loads found in Chapter 13-52 based on the function of the space.

(h) *Plumbing.* The requirements of Chapter 18-29 shall apply to the work portion of the business live/work unit based on the function of such work space. Plumbing fixtures which serve an individual business live/work unit shall be located within such unit and shall not be shared with other dwelling or commercial units within the building. Plumbing fixtures shall be provided for the residential portion of the business live/work unit as required by Sections 13-196-350 through 13-196-370, Section 13-196-390, Section 13-196-420 and Section 13-96-430.

(i) *Residential cooking equipment.* Cooking appliances or equipment shall be provided for the residential portion of the business live/work unit as required by Section 13-196-440.

(j) *Heating.* Heating shall be provided for the business live/work unit as required by Sections 13-96-400 through 13-96-410.

(k) *Ventilation.* The requirements of Chapter 18-28 shall apply to the work portion of the business live/work unit based on the function of the space.

(l) *Natural light and ventilation.* The requirements of Chapter 13-172 for natural light and ventilation shall apply to the residential portion of the business live/work unit. Borrowed light from storefront windows and glazed doors which are contiguous to a public street and meet the requirements of Section 13-172-070(c) shall be permitted to provide the required borrowed natural light for a maximum of 50 percent of the residential portion of the business live/work unit. Storefront glazing which is contiguous to a public street and has been modified to provide openable portions, including operable entry doors, may provide natural ventilation for a maximum of 50 percent of the residential portion of the business live/work unit in conformance with Section 13-172-090(C).

(m) *Smoke alarms.* At least one hardwired smoke alarm shall be installed in the non-residential portion of the business live/work unit. This alarm and the alarms in the residential portion of the unit shall be wired in series so that if one alarm sounds an alarm all of the alarms in the unit (residential and work space) will also sound an alarm.

CHAPTER 13-68

BUSINESS UNITS

13-68-010 General requirements.

13-68-020 Ventilation of intermediate offices.

13-68-021 Telephone exchanges – Ventilation access for removal of toxic gases.

13-68-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purpose of a business unit as defined in Section 13-56-120 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited, to the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive.

Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures required.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Natural Light and Ventilation.

Section 13-172-070 Natural lighting.

Section 13-172-090 Natural ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 56-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 10-17-09, p. 72419, § 12; Amend Coun. J. 11-9-16, p. 36266, § 15; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 22; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 9)

13-68-020 Ventilation of intermediate offices.

(a) *Definition.* An intermediate office is a room or space used for business purposes enclosed by partitions and having no direct openings to the outside air for natural ventilation.

(b) *Natural Ventilation.* Except when mechanical ventilation is provided, intermediate offices shall be provided with natural ventilation as herein required.

(1) An intermediate office shall have doors or other openings of not less than 15 percent of the floor area of the intermediate office opening into a room or space having a direct source of natural ventilation. The area of such direct source of natural ventilation shall comply with the requirements of Chapter 13-172 applied to the combined floor areas.

(Prior code § 56-2)

13-68-021 Telephone exchanges – Ventilation access for removal of toxic gases.

Telephone exchanges shall provide ventilation access for removal of toxic gases from the facility as follows:

(a) Every one story telephone exchange consisting of no more than 1,600 square feet of area shall provide no less than two separate physical openings of 16 square feet each or greater on separate sides of the facility.

(b) Every telephone exchange exceeding one story or 1,600 square feet in floor area shall provide at least two vent access openings per floor. The minimum size of each opening shall be 16 square feet for each 10,000 square feet of floor area. Multiple vent openings per floor shall not be necessary where mechanical smoke evacuation systems are provided.

(Added Coun. J. 11-2-94, p. 58476)

CHAPTER 13-72

CONDOMINIUMS

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13-72-010 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

“Blanket encumbrance” means a trust deed, mortgage, judgment or other lien on a condominium including any lien or other encumbrance arising as a result of the imposition of any tax assessment by a public authority.

“Board of managers” means the board of managers provided and referred to in the Illinois Condominium Property Act.

“Closing of the sale” means the operation of transferring ownership of a condominium unit to the purchaser from the developer.

“Commissioner” means the commissioner of business affairs and consumer protection.

“Common elements” means all of the condominium except the condominium units. “Common elements” also includes limited common elements.

“Condominium” means a form of property established pursuant to the Illinois Condominium Property Act.

“Condominium Disclosure Summary” or “Disclosure Summary” means the summary required in accordance with Section 13-72-025.

“Condominium project” means the sale of or plan by a developer to sell or the offering for sale of residential condominium units in an existing building or building to be constructed or under construction, and shall include a conversion condominium.

“Condominium unit” or “unit” means a separate three-dimensional area within the condominium identified as such in the declaration and on the condominium plat and shall include all improvements contained within such area except those excluded in the declaration.

“Conversion”, “convert”, or like words means the offering for sale by a developer or his agent of a condominium unit occupied or rented for any purpose by any person before commencement of a condominium project which includes such unit.

“Declaration” means the declaration referred to in the Illinois Condominium Property Act.

“Developer” means any person who submits property legally or equitably owned by him to the provisions of the Illinois Condominium Property Act including any successor to such developer's entire interest in the property; or any person who offers units legally or equitably owned by him for sale in the ordinary course of his business.

“Offering” means any inducement, solicitation, advertisement, publication or announcement by a developer to any person or the general public to encourage a person to purchase a condominium unit in a condominium or prospective condominium.

“Property report” means the property report required in accordance with Section 13-72-020 of this chapter.

“Prospective purchaser” means a person who visits the condominium project site for the purpose of inspection for possible purchase or who requests the property report or disclosure summary.

“Residential condominium unit” means a condominium unit arranged, designed, used or intended to be used primarily for residential occupancy.

“Conversion condominium,” “Parcel,” “Person” and “Record” have the same meaning ascribed to those terms in the Illinois Condominium Act, 765 ILCS 605 et seq., as amended.

“Landlord,” “Rent,” “Rental Agreement” and “Tenant” have the same meaning ascribed to those terms as in Section 5-12-030.

(Prior code § 100.2-1; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3)

13-72-020 Contents of property report.

A property report shall contain the following:

(A) A statement indicating name and address of:

(1) The developer and legal and beneficial owner, if different, of the land and improvements, including all general partners of a partnership or principal executive officers and directors of a corporation; provided that for any property report for a condominium project for which a declaration is recorded on or after January 1, 2012, the property report shall also include, if a partnership or limited partnership, the names and addresses of all general partners; if a corporation, the names and address of all principal executive officers and directors, or, if a limited liability company, the names and addresses of all members and managers; provided further that whenever a stock or beneficial interest is held by a corporation, partnership, limited partnership, limited liability company or any other legal entity, other than a natural person, such shareholder or beneficiary shall also make such disclosures as required by this section;

(2) Interim and permanent mortgages or construction lenders secured by a blanket encumbrance;

(3) The principal sales and management agents, attorneys, accountants, architects, engineers and contractors for the project;

(B) A description of all property and improvements including the following:

(1) Map, plat, or architect's drawing showing location and dimensions of the condominium project and the land it occupies together with all improvements, including recreational facilities, proposed construction and present and planned location of streets and driveways;

(2) The share of ownership of each unit in the common elements. The identity of owners of such condominium unit including the percentage of former renters who have purchased or contracted to purchase a condominium unit when the property is a conversion, if known. If such units are owned in trust or by nominees, the beneficiaries or principal shall be named, if known;

(3) A description of all of the common elements in the project including a description of all existing and proposed recreational facilities, and other such facilities within the project. Limited common elements, if any, and their ownership shall also be indicated;

(4) A description of the nature and ownership of all improvements occupying the same zoning lot but which are not part of the condominium;

(5) Location, nature and ownership of easement streets and driveways on or contiguous to the condominium;

(6) The identification of drawings, architectural plans and other suitable documents setting forth the necessary information for location, maintenance and repair of all condominium facilities and equipment, to the extent these documents exist, their location, and times at which they may be inspected;

(7) Projected initiation and completion dates, for proposed construction, renovation and conversion;

(8) A description of limitations upon uses permitted in individual condominium units as contained in the declaration, and bylaws of the condominium association and applicable zoning provisions. Such description shall state whether or under what conditions the condominium units may be rented together by the unit owner;

(9) Statement as to whether a purchaser may purchase more than one unit and under what circumstances or conditions;

(10) Statement of legal ownership, listing all restrictions, notices, lis pendens and encumbrances of record;

(C) Method of timing of transfer of control of the condominium to the board of managers and the nature and extent of any interest retained by the developer thereafter;

(D) A statement disclosing the existence of penalties if the construction, renovation, or conversion or completion date is not met and the additional costs to be imposed upon unit owners if such date is not met;

- (E) The nature and extent of any protection of a purchaser if the developer defaults on blanket encumbrances;
- (F) A statement of any litigation which would affect the condominium or the developer's ability to convey clear title;
- (G) A statement of the current taxes and estimated changes in the tax assessment of the condominium units which buyers may encounter during the first two years.
- (H) Copies of the forms of sales documents applicable to the individual units, including but not limited to:
 - (1) Basic purchase contract form being used by the developer;
 - (2) Deeds of conveyance;
 - (3) Deed of trust, mortgage and promissory note, if any;
- (I) Statement of sales prices, terms, options and conditions of sale of each unsold unit, including estimated closing and settlement costs and transfer taxes;
- (J) Statement of estimated monthly payments for each unit to be itemized as to taxes, utilities, operating costs, assessments, parking, recreational facilities and all other payments in the first year after the projected date of assumption of control by the board of managers.
- (K) If financed by the developer, the proposed financing of each unit, including percent of sales price required for down payment, duration of the loan interest rate, service charge, appraisal charge, closing charges, and total monthly payment;
- (L) A description of all appliances and personal property included with each unit;
- (M) (1) Copies of the following documents:

(a) The declaration and plat. However, prior to the recordation of the declaration, a preliminary declaration and plat may be supplied, provided it is accompanied by a statement in type size and style equal to at least ten point boldface type as follows:

THE DESCRIPTION OF UNITS AND PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS HEREIN IS
PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND
PLAT.

- (b) The articles of incorporation or charter of the condominium association, if any;
- (c) The bylaws and regulations of the condominium association;
- (2) The description of the following documents:
 - (a) Any leases of real or personal property in the condominium expiring later than two years after the first unit is offered for sale;
 - (b) Any management contract, employment contract, insurance policy, or other contract affecting the use, maintenance or access of all or part of the condominium expiring later than two years after the first unit is offered for sale;
 - (c) The coverage and amounts of insurance policies applicable to the condominium, maintained by or on behalf of the developer;
- (N) A statement of management and expected management costs of the condominium including:
 - (1) Name of management agent, if any, and the services the agent will perform;
 - (2) Length of term of any management contract, its costs, and the circumstances if any, under which the charges may be increased;
 - (3) The conditions, if any, under which the contract may be cancelled or terminated;
 - (4) A statement stating the relationship between the developer and the management firm and their respective corporate officers and controlling interests, if any;
- (O) An estimated operating budget, including the basis on which each item included in such operating budget was formulated for the condominium projected for a period of one year from the expected date that control of the condominium project passes to the board of managers. The operating budget shall include at least the following:

(1) Operating costs

Utilities

Heating fuels

Janitorial services

Trash and garbage disposal

Ground and building maintenance

Security

Maintenance and operation of recreational and other facilities

Building insurance

Elevator maintenance

Sidewalks and street maintenance

Other operating costs

(2) Management costs

Accounting and bookkeeping services

Legal services

Management fees

(3) Reserve costs

Reserve for improvements

Reserve for unexpected repair work

Reserve for replacement and upkeep of common area and facilities

Reserve for taxes and special assessments.

If no reserve is provided for any one or more of the costs listed herein, the following statement must be inserted in the property report in a type the size and style equal to at least ten point bold type:

THE DEVELOPER HAS NOT PROVIDED A RESERVE FOR CERTAIN POSSIBLE FUTURE COSTS OF THE CONDOMINIUM IN HIS BUDGET.

ACCORDINGLY, IT MAY BE NECESSARY TO PROVIDE FOR A SPECIAL ASSESSMENT TO ALL CONDOMINIUM UNIT OWNERS TO PAY FOR SUCH COSTS SHOULD THEY OCCUR.

(P) Provisions, if any, the developer has made to cover the proposed operations and maintenance budget in the event an insufficient number of units are sold;

(Q) (1) If a condominium conversion, a report from a qualified licensed engineer or registered architect describing the condition and expected useful life of the roof, foundation, external and supporting walls, mechanical, electrical, plumbing, heating, and structural elements and all other common facilities, together with an estimate of repair and replacement costs, for those items needing repair or replacement, at current market prices. This report shall include the approximate dates of installation of the facilities listed above and the dates of major repairs to such facilities. There shall be attached to such report (1) a statement of the developer that no notice of violations of the building provisions of the Municipal Code pertaining to the condominium building have been received by the owner or his predecessors for ten years preceding the property report and its latest amending or (2) a list of all notices of violations of the building provisions of the Municipal Code received, together with a detailed statement of all violations referred to in such notices, for the prior ten years;

(2) For all condominium projects which are not a condominium conversion and for which a declaration is recorded on or after January 1, 2012, a report that is signed and sealed either by a licensed architect or engineer that certifies that the building plans are in compliance with the requirements of the applicable provisions of the building code, and that estimates the expected useful life of the roof, foundation, external and supporting walls, mechanical, electrical, plumbing, heating, and structural elements and all other common facilities;

(R) (1) A statement of whether, and under what circumstances, the unit owners are required to be a member of, support, or participate financially in recreational facilities, such as but not limited to health clubs, exercise rooms, swimming pools, party rooms and golf putting greens. If any such facility is not part of the common elements, the following warning shall be included in capital letters, in a type size and style equal to at least ten point bold type:

THE (HERE NAME FACILITIES) ARE NOT INCLUDED IN THE COMMON ELEMENTS. THESE FACILITIES ARE AVAILABLE TO UNIT OWNER FOR (HERE DESCRIBE MONTHLY CHARGE AND INITIATION FEE).

UNIT OWNERS ARE/ARE NOT (AS APPLICABLE) REQUIRED TO PARTICIPATE FINANCIALLY.

(2) A description of the location, ownership, and availability to unit owners and the general public of accessory off-street parking associated with the condominium. If all of such parking facilities are not (a) part of the common elements or (b) divided as individual parking space among and designated as being part of the units, the following statement shall be included in a type and size and equal to at least ten point bold type:

PARKING FACILITIES ASSOCIATED WITH THIS BUILDING ARE NOT OWNED BY THE UNIT OWNERS AND MAY BE SUBJECT TO BEING DENIED TO OR TAKEN FROM UNIT OWNERS.

(S) A statement, if there are any restrictions upon the free sale, transfer, conveyance, encumbrance or leasing of a unit.

THE SALE, LEASE OR TRANSFER OF YOUR UNIT IS RESTRICTED OR CONTROLLED.

Immediately following this statement, there shall appear a reference to the documents, articles, paragraphs, and pages in the property report where the restriction, limitation or control on the sale, lease or transfer of units is set forth or described in detail.

(T) A statement on the first page the following warning in capital letters, in a type size and style equal to at least ten point bold type:

CITY OF CHICAGO LAW SPECIFICALLY PROHIBITS ANY REPRESENTATION TO THE EFFECT THAT THE CITY HAS PASSED UPON THE MERITS OF OR GIVEN APPROVAL TO MAKE OR CAUSE TO BE MADE TO ANY PROSPECTIVE PURCHASER ANY REPRESENTATIONS WHICH DIFFER FROM THE STATEMENTS IN THIS PROPERTY REPORT. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER AND ARE NOT BINDING ON THE DEVELOPER. REFER TO THE PROPERTY REPORT FOR BINDING REPRESENTATIONS.

(U) The signature of the executive officer of the developer and statement affirming that the report and any supplements, modifications and amendments are true, full, complete and correct.

The developer shall amend the property report from time to time when any material changes occur in any matter contained in such reports. Amendments shall be made as soon as practicable after such change occurs or the developer has reason to know of such change. Amendments shall be attached to reports subsequently distributed to prospective purchasers and shall be immediately distributed to all persons who have purchased or agreed to purchase condominium units.

No later than 30 days prior to the recording of the declaration and plat, the developer shall give notice of any material changes in said declaration and plat as described in the property report to each person who has executed a contract to purchase a unit.

(Prior code § 100.2-2; Amend Coun. J. 5-4-11, p. 118299, § 3)

13-72-025 Condominium disclosure summary.

(A) For a condominium project for which a declaration is recorded on or after January 1, 2012, the developer of the project shall prepare a condominium disclosure summary, which shall include a description of the following information:

- (1) The condominium property;
- (2) Parking;
- (3) Appliances, heating, air conditioning, and hot water equipment, including warranties;
- (4) Amenities and recreational facilities;
- (5) Estimated operating expenses, reserves and assessments;
- (6) If the project is a conversion condominium, a description of the renovation of the property, if any;
- (7) Limitations and restrictions on sale, lease or use of units;
- (8) Waste removal;
- (9) Telecommunications services;
- (10) Construction warranties;
- (11) Windows;
- (12) Type of masonry, if applicable;
- (13) Elevators, if any;
- (14) Security systems, if any;
- (15) A list of all contractors and subcontractors, including the state and city license or registration numbers of the contractors and subcontractors who worked on any part of the building for conversion or construction as a condominium project; and
- (16) Any other pertinent information required by the commissioner.

The developer shall attach to each disclosure summary a statement that notifies a prospective purchaser that, pursuant to the municipal code of Chicago, a certificate of occupancy that certifies that the unit complies with all applicable zoning or building code requirements may be required to be obtained, prior to occupying the residential condominium unit.

The disclosure summary shall be in the form prescribed by the commissioner in rules and regulations.

(B) The developer shall file a copy of the condominium disclosure summary with the commissioner no later than 90 days prior to the first offering for sale of any residential condominium unit. Any material changes or amendments to the disclosure summary shall be filed with the commissioner within 30 days of the change or amendment.

(Added Coun. J. 5-4-11, p. 118299, § 3)

13-72-030 Misrepresentation or omission.

No person shall with the intent that a prospective purchaser rely on such act or omission, advertise, sell or offer for sale any condominium unit by (a) employing any statement or pictorial representation which is false or (b) omitting any material statement or pictorial representation.

(Prior code § 100.2-3)

13-72-040 Discrimination.

No person shall be denied the right to purchase or lease a unit because of race, religion, sex, sexual preference, marital status or national origin.

(Prior code § 100.2-4)

13-72-050 Requirements for property report and disclosure summary distribution.

(A) Not later than the offering for sale of the first residential condominium unit, a developer of a condominium project of more than six units shall:

(1) Have a property report available for distribution to each prospective purchaser and for examination by the commissioner. A developer may make a charge, not to exceed \$2.00, for each report so distributed;

(2) Make available for inspection by prospective purchasers copies of all documents that were filed or required to be filed in connection with the condominium project with the recorder of deeds of Cook County;

(3) Keep a receipt signed by each purchaser acknowledging that the person entering a contract to purchase has received and has had an opportunity to review the property report. Such receipts are to be kept on file in the possession of the developer for a period of three years from the date of signature of the purchaser and such receipts are subject to the inspection by the commissioner or the commissioner of business affairs and consumer protection at any reasonable time.

(B) For all condominium projects, regardless of the number of units, for which a declaration is recorded on or after January 1, 2012, the developer shall comply with the requirements of subsection (A) of this section. In addition to the requirements of subsection (A), the developer shall* make the disclosure summary available with marketing materials and distribute it at open houses and any showings; (ii) furnish the disclosure summary to a prospective buyer before the execution of any contract for the initial sale of a residential condominium unit; and (iii) keep a receipt signed by each purchaser acknowledging that the person entering a contract to purchase has received and has had an opportunity to review the condominium disclosure summary.

* **Editor's note**— As set forth in Coun. J. 5-4-11, p. 118299, § 3. Intended text is probably: "...the developer shall: (i) make...." Future legislation will correct the provision if needed.

(C) The board of managers shall keep a copy of the latest property report and condominium disclosure summary, if applicable, for seven years following the date of their initial distribution. Upon reasonable notice the property report shall be made available for inspection by any prospective purchaser of a unit from a unit owner.

(Prior code § 100.2-5; Amend Coun. J. 5-4-11, p. 118299, § 3)

13-72-060 Notice to tenants of intent to declare submission of property for condominium consideration required.

(A) (1) Subject to subsection (A)(2), no less than 120 days prior to recording the declaration submitting the property to the provisions of the Illinois Condominium Property Act, a developer shall give notice of such intent to record to all persons who are tenants of the building on the property on the date notice is given.

(2) For any condominium project for which a declaration is recorded on or after July 30, 2012, no less than 180 days, or in the case of any tenant who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance 210 days, prior to recording the declaration submitting the property to the provisions of the Illinois Condominium Property Act, a developer shall: (1) mail, by certified or registered mail, return receipt requested, a written notice of such intent to record, and attach to such notice the summary of a tenant's rights prepared by the commissioner pursuant to section 13-72-067, to all persons who are tenants of the building on the property on the date notice is given; and (2) post at all public entrances to the building, a statement that the property is being converted to condominiums and the tenants must receive notice, by certified mail, of such conversion and a summary of the tenant's rights. It is the duty of the developer to assure that the statement is posted at the required entrances for the entire tenant notice period required by this subsection (A)(2) prior to the recording of the declaration.

The developer shall: (i) keep all return receipts required by this subsection (A)(2) for a period of three years after the sale of the last unit in the condominium project; and (ii) at all times during the developer's business hours, and at all other times upon reasonable notice, make such receipts available for inspection by the commissioner.

(B) (1) Subject to subsection (B)(2), any person who was a tenant as of the date of the notice of intent and whose tenancy expires other than for cause prior to the expiration of 120 days from the date on which a copy of the notice of intent was received by the tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental until the expiration of such 120-day period by the giving of written notice thereof to the developer within 30 days of the date upon which a copy of the notice of intent was received by the tenant; provided, that in the case of any tenant who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, said tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental for 180 days following receipt of said notice of intent to record by giving notice as aforesaid.

(2) For any condominium project for which a declaration is filed on or after July 30, 2012, any person who was a tenant as of the date of the notice of intent and whose tenancy expires other than for cause prior to the expiration of 180 days from the date on which a copy of the notice of intent was received by the tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental until the expiration of such 180-day period by the giving of written notice thereof to the developer within 30 days of the date upon which a copy of the notice of intent was received by the tenant; provided, that in the case of any tenant who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, such tenant shall have the right to an additional tenancy on the same terms and conditions and for the same rental for 210 days following receipt of said notice of intent to record by giving notice as aforesaid.

(C) (1) Subject to subsection (C)(2), during the period of 120 days following his receipt of the notice of intent, and during a period of 180 days following his receipt of notice of intent in the case of any person who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, any person who was both a tenant on the date of the notice of intent and a current tenant shall have the right of first refusal to purchase his unit.

(2) For a condominium project for which a declaration was recorded on or after July 30, 2012, during the period of 180 days following the receipt of the notice of intent, and during the period of 210 days following the receipt of notice of intent in the case of any person who is over 65 years of age, or who is deaf or blind or who is unable to walk without assistance, any person who was both a tenant on the date of the notice of intent and a current tenant shall have the right of first refusal to purchase his unit.

(3) The tenant must exercise the right of first refusal, if at all, by giving notice thereof to the developer prior to the expiration of 30 days from the giving of notice by the developer to the tenant that a contract to purchase the unit has been executed. Each contract for sale of a unit shall conspicuously disclose the existence of, and shall be subject to, such right of first refusal. The statement in the deed conveying the unit to a purchaser to the effect that the tenant of the unit either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to the unit shall extinguish any legal or equitable right or interest to the possession or acquisition of the unit which the tenant may have or claim with respect to the unit arising out of the right of first refusal provided for in this section. The foregoing provisions shall not affect any claim which the tenant may have against the developer for damages arising out of the right of first refusal provided in this section, nor shall it affect the penalties provided in Section 13-72-110 hereof.

(D) No occupied unit shall be shown to any purchaser or prospective purchaser for 30 days after notice of intent to record, as provided herein, is given.

(E) Except as provided in subsections (A) and (F), any notice provided for in this section shall be given by a written notice delivered in person or mailed, certified or registered mail, return receipt requested, to the party who is being given the notice.

(F) Before the execution of any written or oral rental agreement entered into: (i) on or after January 1, 2012; and (ii) after the notice of intent to convert has been sent pursuant to subsection (A), the landlord shall give a written notice to a prospective tenant that the property has been submitted to the provisions of the Illinois Condominium Property Act and the building is being converted to condominiums. The written notice shall be attached to the written rental agreement, and in the case of an oral agreement, the written notice shall be given to the prospective tenant; provided that this provision shall not apply to the renewal of any lease for which the tenant has received notice pursuant to subsection (A).

(Prior code § 100.2-6; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3)

13-72-065 Tenant relocation assistance.

For any building containing residential rental units that is being converted to a condominium project and for which a declaration is recorded on or after July 30, 2012, a qualified tenant may, at the tenant's option, receive relocation assistance. If such qualified tenant exercises the option for relocation assistance, the landlord of such building shall provide the qualified tenant with relocation assistance, as follows:

(A) The landlord shall pay to a qualified tenant who exercises the option for assistance a one-time relocation fee of \$1,500.00; provided that if the tenant's one month's rent is greater than \$1,500.00, the landlord shall pay to the tenant one month's rent at the highest rent charged to that qualified tenant for that rental unit, or \$2,500.00, whichever is less; provided further, that if a rental unit is occupied by two or more qualified tenants, the landlord's total liability to all the qualified tenants of the rental unit shall be no more than if the rental unit was occupied by one qualified tenant.

(B) The landlord shall pay the relocation fee to the qualified tenant no later than 7 days after the day of complete vacation of the rental unit by the qualified tenant. The relocation fee shall be paid by certified or cashier's check payable to the qualified tenant.

(C) The relocation fee shall be in addition to any damage, deposit or other compensation or refund to which the qualified tenant is otherwise entitled.

(D) No rental agreement may provide that a qualified tenant agrees to waive or forego the rights and remedies provided under this section and any such provision included in a rental agreement is unenforceable.

(E) The landlord may deduct from the relocation fee all rent due and payable for the rental unit occupied by the qualified tenant prior to the date on which the rental unit is vacated, unless such rent has been validly withheld or deducted pursuant to state, federal or local law. The landlord shall not retain all or any part of the relocation fee for the payment of any other amount, including without limitation, for any damage to the premises or for any other violation or breach of a rental agreement.

(F) The landlord shall not be liable to pay the relocation fee to any qualified tenant:

- (1) who exercises the right to purchase the rental unit, or another unit within the same building or condominium project;
- (2) against whom the landlord has obtained a judgment for possession of the rental unit;
- (3) who fails to provide the landlord with the written evidence, as provided in rules and regulations, to prove household income; or
- (4) who fails to exercise the option for relocation assistance.

(G) For purposes of this section only, the following definitions apply:

“Household” means, collectively, all the persons who occupy a residential rental unit as their primary residence.

“Household income” means the combined income of the members of a household for the calendar year preceding the date the notice

of intent was given.

“PMSA Median Income” means the Primary Metropolitan Statistical Area median income for the Chicago-Naperville-Joliet, Illinois, Metropolitan Fair Market Rent Area, as determined by the United States Department of Housing and Urban Development from time to time.

“Principal residence” means a tenant's primary or chief residence that the tenant actually occupies on a regular basis.

“Qualified tenant” means a tenant:

- (1) who is entitled to receive the notice of intent pursuant to Section 13-72-060(A)(2);
- (2) who has a rental agreement to occupy a residential rental unit as the tenant's principal residence in a building that is being converted into a condominium project that is subject to the provisions of this section; and
- (3) with a household income of no greater than 120% of the PMSA Median Income.

“Residential rental unit” means a dwelling unit for which a tenant has a rental agreement to occupy the dwelling unit as the tenant's principal residence.

“Dwelling unit” and “rental agreement” have the same meaning ascribed to those terms in Section 5-12-030.

(Added Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3)

13-72-067 Summary of a tenant's rights.

The commissioner shall prepare a summary of this chapter, describing the rights, obligations and remedies of landlords, tenants and developers hereunder.

(Added Coun. J. 5-4-11, p. 118299, § 3)

13-72-070 Participation in recreational facilities not owned in fee by unit owners.

The developer may not require, nor, except as established by the board of managers following assumption of control by unit purchasers, may the condominium bylaws require that a unit owner be a member of or participate in recreational or similar facilities which are not owned in fee by the unit owners or by an association in which they are members, individually or through the board of managers.

(Prior code § 100.2-7)

13-72-080 Examination of records by unit owners.

(a) Any person with custody and control of the records described in this subsection (a) shall, within 10 business days of a unit owner's written request, provide for inspection a condominium association's:

- (1) declaration, bylaws, and plats of survey, and all amendments of these;
- (2) the rules and regulations of the association, if any;
- (3) articles of incorporation of the association and all amendments to the articles of incorporation;
- (4) minutes of all meetings of the association and its board of managers for the immediately preceding 7 years;
- (5) current policies of insurance of the association;
- (6) contracts, leases, and other agreements then in effect to which the association is a party or under which the association or the unit owners have obligations or liabilities;
- (7) books and records for the association's current and 10 immediately preceding fiscal years, including but not limited to itemized and detailed records of all receipts, expenditures, and accounts.

(b) The board of managers of every association shall maintain at the association's principal office a current listing of each unit owner's personal information, including the names, addresses, email addresses, telephone numbers, and weighted vote of all members entitled to vote.

(c) No unit owner, with the exception of those on the board of managers of the association, shall have the right to inspect, examine, or make copies of the unit owners' email addresses and telephone numbers from records described in subsection (b) of this section. A condominium association may choose to opt out of this subsection by a 2/3 vote of all unit owners, in which case the pertinent provisions of Section 19 of the Illinois Condominium Property Act (codified at 765 ILCS 605/19) shall apply.

(d) Nothing in this section shall be construed to prohibit the board of managers of the association from allowing unit owners to inspect, examine, or make copies of the records of the association containing the names, addresses, weighted vote of members entitled to vote, or ballots and proxies pursuant to Section 19 of the Illinois Condominium Property Act (codified at 765 ILCS 605/19), provided that unit owners' email addresses and telephone numbers are redacted from such documents. Provided, however, such redaction is not required if a condominium association chooses to opt out of subsection (c) as provided in that subsection.

(Prior code § 100.2-8; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-8-12, p. 38872, § 225; Amend Coun. J. 1-15-14, p. 72919, § 1; Amend Coun. J. 3-28-18, p. 73301, § 1; Amend Coun. J. 5-25-18, p. 77772, § 1)

13-72-085 Sale of condominium property.

(a) Unless a greater percentage is provided for in the declaration or bylaws, not less than 85 percent of the unit owners of a condominium property may, by affirmative vote at a meeting of unit owners duly called for such purpose, elect to sell the property. Such action shall be binding upon all unit owners, and it shall thereupon become the duty of every unit owner to execute and deliver such instruments and to perform all acts as in manner and form may be necessary to effect such sale, provided, however, that any unit owner who did not vote in favor of such action and who has filed written objection thereto with the manager or board of managers within 20 days after the date of the meeting at which such sale was approved shall be entitled to receive from the proceeds of such sale an amount equivalent to the greater of: (i) the value of his or her interest, as determined by a fair appraisal, less the amount of any unpaid assessments or charges due and owing from such unit owner or (ii) the outstanding balance of any bona fide debt secured by the objecting unit owner's interest which was incurred by such unit owner in connection with the acquisition or refinance of the unit owners interest, less the amount of any unpaid assessments or charges due and owing from such unit owner. The objecting unit owner is also entitled to receive from the proceeds of a sale under this section reimbursement for reasonable relocation costs, determined in the same manner as under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended from time to time, and as implemented by regulations promulgated under that Act.

(b) If there is a disagreement as to the value of the interest of a unit owner who did not vote in favor of the sale of the property, that unit owner shall have a right to designate an expert in appraisal or property valuation to represent him, in which case, the prospective purchaser of the property shall designate an expert in appraisal or property valuation to represent him, and both of these experts shall mutually designate a third expert in appraisal or property valuation. The three experts shall constitute a panel to determine by vote of at least two of the members of the panel, the value of that unit owner's interest in the property.

(c) Except as otherwise provided in this section, the sale of a condominium property is governed by the Illinois Condominium Property Act, codified at 765 ILCS 605/1, et seq., and other applicable laws.

(Added Coun. J. 9-18-19, p. 5229, § 1)

Editor's note – Coun. J. 11-16-11, p. 13798, Art. X, § 3, repealed former § 13-72-085, which pertained to condominium registration.

13-72-090 Administration and enforcement of chapter.

The commissioner shall administer this chapter and may adopt rules and regulations for the effective administration of this chapter.

The commissioner shall enforce any provision of this chapter by instituting an action with the department of administrative hearings or by the corporation counsel through injunction or any other suit, action or proceeding at law or in equity in a court of competent jurisdiction.

Any information, receipt, notice, or other document required under this chapter shall be open for inspection and review by the commissioner at any reasonable time.

(Prior code § 100.2-9; Amend Coun. J. 11-19-08, p. 47220, Art. V, § 5; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3)

13-72-100 Rights, obligations and remedies.

The rights, obligations and remedies set forth in this chapter shall be cumulative and in addition to any others available at law or in equity. A person may bring a private cause of action in a court of competent jurisdiction seeking compliance with the provisions of this chapter and the prevailing plaintiff shall be entitled to recover, in addition to any other remedy available, his damages and reasonable attorney's fees; provided, however, that only the department may enforce the provisions of Section 13-72-110.

(Prior code § 100.2-10; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3)

13-72-105 Reserved.

Editor's note – Coun. J. 11-16-11, p. 13798, Art. X, § 3, repealed § 13-72-105, which pertained to consultation.

13-72-110 Penalty for violation.

Unless otherwise provided, any person who violates Sections 13-72-050(A) & (B), 13-72-060 or 13-72-065 shall be punished by a fine of not less than \$500.00 nor more than \$5,000.00 for the first offense, and not less than \$2,000.00 nor more than \$10,000.00 for the second and each subsequent offense in any given 180-day period. Any person who violates any other section of this chapter shall be punished by a fine of not less than \$100.00 nor more than \$300.00 for the first offense and not less than \$300.00 nor more than \$500.00 for the second and each subsequent offense in any 180-day period. Repeated offenses in excess of three within any 180-day period may also be punishable as a misdemeanor by incarceration for a term not to exceed 180 days. Each failure to comply with the provisions of this chapter with respect to each person shall be considered a separate offense. A separate and distinct offense shall be regarded as committed each day on which such person shall continue or permit any such violation. In addition to such fines and penalties, violation of any provision of this chapter shall be cause for revocation of any license issued to such violator or offending party by the City of Chicago. Nothing herein shall be construed to preclude the revocation of any license for violation of any other provision of the Municipal Code of Chicago.

(Prior code § 100.2-11; Amend Coun. J. 5-4-11, p. 118299, § 3; Amend Coun. J. 11-16-11, p. 13798, Art. X, § 3; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 16; Amend Coun. J. 4-10-19, p. 100029, Art. II, § 103)

13-72-120 Severability.

If any provision, clause, sentence, paragraph, section, or part of this chapter, or application thereof to any person, or circumstance, shall, for any reason, be adjudged to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this chapter and the application of such provision to other persons, firms, corporations, public agencies or circumstances, but shall be

confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, public agency, or circumstances involved. It is hereby declared to be the legislative intent of the city council that this chapter would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

(Prior code § 100.2-12)

CHAPTER 13-76

HIGH RISE BUILDINGS

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13-76-010 Scope of provisions.

The provisions of this chapter in addition to other applicable requirements of this Code shall apply to all new buildings more than 80 feet above grade.

(Prior code § 62.1-1)

13-76-020 Automatic sprinkler system.

High rise buildings shall be equipped throughout with an approved supervised standard automatic sprinkler system in accordance with Chapter 15-16. The one and one-half inch hose connection and valve required in Sections 15-16-370 and 15-16-400 may be eliminated.

The automatic sprinkler system shall be provided with a two-source water supply when the building exceeds 300 feet above grade.

(Prior code § 62.1-2; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 2)

13-76-021 Standpipe system.

High rise buildings shall be equipped with a standpipe in accordance with 15-16-090.

(Added Coun. J. 9-6-17, p. 55278, Art. VII, § 3)

13-76-030 Fire command panel.

A fire command panel shall be provided in a location approved by the Fire Department. It shall contain the following listed facilities:

- (a) Fire detection system panel annunciated visually and audibly for each individual floor;
- (b) Status indicators for air handling systems;
- (c) Status indicator and controls for elevators, or where elevator control panel is provided containing required indicators and controls, that panel must be in close proximity to the fire command panel as approved by the fire commissioner;
- (d) Sprinkler valves and sprinkler water flow detector indicators, annunciated for each individual zone;
- (e) Emergency power status indicator;
- (f) Exit stairwell door unlocking system;
- (g) Voice communication system panels and equipment.

(Prior code § 62.1-3; Amend Coun. J. 11-9-16, p. 36266, § 16; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 4)

13-76-040 Smoke detection.

(a) *Area smoke detection.* Area smoke detection shall be provided in accordance with this section. Smoke detectors shall be connected to the fire detection system panel. In addition to smoke detectors required by other provisions of this Code, smoke detectors shall be located as follows:

(1) In each mechanical equipment, electrical, transformer, telephone equipment or similar room that is not provided with sprinkler protection.

(2) In each elevator machine room, machinery space, control room, and control space, and in elevator lobbies.

(Prior code § 62.1-4; Amend Coun. J. 5-18-16, p. 24131, § 34; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 5)

13-76-050 Voice communication systems.

There shall be two voice communication systems as follows:

(a) A two-way fire department communication system providing emergency two-way stations in each required stairwell and not less than every fifth floor and at the fire command panel;

(b) A selective one-way communication system between the fire command panel and the following areas:

(1) Elevators, elevator lobbies and in all required stairwells; one speaker each fifth floor in stairwells;

(2) Office areas exceeding 5,000 square feet;

(3) In corridors at intervals not to exceed 75 feet and at the exit stair doors.

The two-way fire department communication system may be combined with the one-way system when approved by the fire commissioner.

(Prior code § 62.1-5; Amend Coun. J. 5-18-16, p. 24131, § 35)

13-76-060 Mechanical ventilation.

(a) The mechanical air handling equipment serving the fire zone shall be designed to provide maximum exhaust without recirculation and to be activated by the water flow device serving that fire zone. This requirement shall not apply to residential occupancies.

(b) Fire dampers shall not be required in mechanical heating, ventilation and air conditioning systems in buildings complying with this chapter.

(Prior code § 62.1-6; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 22; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 6)

13-76-070 Stairwell door locking devices.

All stairwell doors which are to be locked from the stairwell side shall have electrically controlled locking devices which can be automatically unlocked upon a signal from the fire command panel. A stairwell door at the main exit level shall not be locked from the stairwell side. This section shall apply to all buildings 80 feet above grade whether built prior to or after the adoption of Chapter 13-76.

(Prior code § 62.1-7; Amend Coun. J. 11-5-03, p. 11465)

13-76-075 Stairwell identification.

There shall be posted and maintained, within every interior stairwell enclosure at every floor, adjacent to the stairwell door, alphabetical or directional letter identification for the stairwell and the number of the floor to which the door opens. Lettering shall be permanent, a minimum of six inches in height and comply with A.D.A.A.G. (Americans with Disabilities Act Accessibility Guidelines) 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

Adjacent to every stairwell door there shall be posted, on the occupancy side, information showing which floors have re-entry locations. Lettering shall be permanent and comply with A.D.A.A.G. 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

(Added Coun. J. 10-31-01, p. 71183, § 2; Amend Coun. J. 5-1-02, p. 84027, § 2)

13-76-076 Area of rescue assistance identification.

Each area of rescue assistance shall be identified by a sign which states “Area Of Rescue Assistance” and displays the international symbol of accessibility. Lettering shall be permanent and comply with A.D.A.A.G. 4.30 (Americans with Disabilities Act Accessibility Guidelines).

(Added Coun. J. 10-31-01, p. 71183, § 2; Amend Coun. J. 5-1-02, p. 84027, § 1)

13-76-080 Emergency electrical systems.

Emergency electrical systems shall be provided in buildings as follows:

(a) All high rise buildings first permitted for construction after August 2, 1975, shall be supplied by a System II emergency system that shall supply the elevator required by Section 13-76-130, all emergency and exit lights, the communication systems required by Section 13-76-050, the fire command panel required by Section 13-76-030, and the fire alarm system required by Section 13-76-040. The System II emergency system shall conform with all applicable provisions of Title 14E.

(b) All buildings over 400 feet above grade shall have a diesel driven emergency generator to supply the fire pumps required by Sections 15-16-770 and 15-16-780 of this Code and the elevator required by Section 13-76-130 of this Code. The fire pump may be diesel engine operated.

(c) Emergency generators, fire pumps and their controls are to be in a separate two-hour-fire-rated pump room which also may contain the domestic booster pumps. In addition, the electrical controls are to be encased in drip proof enclosures.

(d) All main electric service equipment shall be installed in vaults or approved outdoor locations. The main electric service vaults and main service switch rooms shall be enclosed with three-hour-fire-rated construction. Distribution switchboard rooms shall be enclosed with two-hour-fire-rated construction.

(e) All electric service vaults and main service switchboard rooms located on the lowest level shall be equipped with a sump pump connected to the emergency electrical supply.

(f) All electric risers and shafts serving elevators, emergency and exit lights, voice communication systems and smoke control fans are to be enclosed with two-hour construction and are to include continuous three-inch-high water stops on all sides. Mineral insulated cable having a two-hour fire resistive classification from a recognized third-party electrical testing laboratory shall be acceptable in retrofit work, provided that distribution panels and control panels are enclosed with construction providing two-hour protection.

(g) All existing and newly constructed buildings used in whole or in part for residential occupancy which are more than 80 feet above grade, shall provide an auxiliary source of current supply from either an approved, on-site generator in accordance with Title 14E, an approved central battery system, or approved unit battery fixtures in accordance with Title 14E to supply all required emergency lights throughout the building. The fuel source for on-site generators installed in buildings over 80 feet in height and under 400 feet in height may be natural gas or diesel fuel. The fuel for on-site generators installed in buildings over 400 feet in height shall be diesel, in accordance with the provisions of Section 13-76-080(b). Complete plans shall be submitted to the department of buildings for review and approval before any work is started on the installation of such systems. All buildings which conform to the requirements of this subsection at the time this subsection is enacted shall not be required to provide plans as required herein. All buildings required by this section to provide an auxiliary source of current supply for required emergency lighting shall comply no later than July 1, 1999.

(Prior code § 62.1-8; Amend Coun. J. 10-2-95, p. 8026; Amend Coun. J. 2-5-98, p. 61780, § 1; Amend Coun. J. 11-9-16, p. 36266, § 16; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 23)

13-76-090 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. VII, § 7, repealed § 13-76-090, which pertained to roof access.

13-76-100 Construction.

(a) Buildings complying with this chapter may deviate from otherwise applicable provisions of this Code as follows:

(1) The floor construction fire rating may be reduced for Types I-A and I-B construction from the present requirement of Table 13-60-100 as follows:

(A) For buildings not greater than 420 feet, to one hour.

(B) For buildings greater than 420 feet, to two hours

(2) The public corridor partition fire rating may be reduced to noncombustible from the present requirements of Section 15-8-240(a)(1);

(3) The area separations may be eliminated from the present requirements of Section 15-8-240(a)(2);

(4) The elevator shaft enclosure may be eliminated when the elevators are incorporated in atriums;

(5) The fire rating of exterior nonbearing walls of buildings of Types I-A, I-B and I-C may be reduced to noncombustible from the present requirements of Table 13-60-100; and

(6) Smokeproof towers as presently required in Section 13-160-360 may be eliminated.

(Prior code § 62.1-10; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 1-18-89, p. 23794; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 10-30-96, p. 31216; Amend Coun. J. 5-18-16, p. 24131, § 36; Amend Coun. J. 11-9-16, p. 36266, § 16; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 8)

13-76-101 Sprayed fire-resistant materials.

The bond strength of sprayed fire-resistant materials (SFRM) installed throughout the building shall be in accordance with Table 13-76-101.

Table 13-76-101

Minimum Bond Strength

Height of Building^(a)	SFRM Minimum Bond Strength
80 to 420 feet	430 psf
Greater than 420 feet	1,000 psf

(a) Determined in accordance with Section 13-48-020.

(Added Coun. J. 9-6-17, p. 55278, Art. VII, § 9)

13-76-105 Atriums.

(a) "Atrium" means an opening connecting two or more stories, other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning, or other equipment shafts which are closed at the top. Stories do not include balconies within assembly occupancies or mezzanines complying with Section 13-48-020(d)(2).

(b) Any new building containing an atrium shall comply with all the requirements of this chapter.

(c) Atriums are permitted in buildings of Type I construction.

(d) Atriums shall be provided with a smoke control system meeting the following requirements:

(1) If the volume of the atrium does not exceed 600,000 cubic feet, the exhaust system shall provide not less than 6 air changes per hour.

(2) If the volume of the atrium exceeds 600,000 cubic feet, the exhaust system shall provide not less than 4 air changes per hour.

(3) Supply openings shall be sized for at least one-half the exhaust capacity.

(4) Exhaust shall be at the top of the atrium and intake at the bottom.

(5) Smoke detectors shall be provided at the ceiling of the atrium and at the perimeter of the atrium on each floor within 15 feet.

(6) The smoke control system shall have completely automatic control. The automatic-control sequences shall be initiated from the activation of a sprinkler system, smoke detectors in the atrium area, or manual control at the fire command panel.

(e) Plans shall indicate the total area and total volume open to the atrium, and shall specify the dimensions, capacity, and direction of flow for all supply and exhaust openings.

(Added Coun. J. 9-6-17, p. 55278, Art. VII, § 10)

13-76-110 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 16, repealed § 13-76-110, which pertained to plans submitted for approval to include drawings.

13-76-120 Fire protection system – Annual test required.

The entire fire protection system as required by this chapter shall be tested on an annual basis by an individual or organization approved by the fire commissioner. Reports of these tests shall be submitted and approved by the fire commissioner.

(Prior code § 62.1-12; Amend Coun. J. 5-18-16, p. 24131, § 37; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 11)

13-76-130 Fire department emergency access elevator.

At least one elevator is to be provided for fire department emergency access to all floors of a building. All elevators shall be equipped with firefighters' emergency operation control in accordance with Section 14C-4-3.11.3.

(Prior code § 62.1-13; Amend Coun. J. 10-17-09, p. 72419, § 13; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 10)

13-76-140 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. VII, § 12, repealed § 13-76-140, which pertained to product standards.

13-76-150 Penalty for violation.

Any person who violates this chapter shall be punished by a fine in accordance with Section 13-12-040 for each offense. A separate

and distinct offense shall be regarded as committed each day on which such person shall continue or permit any such violation. In addition to such fines and penalties any license or permit issued to such violator or offending party by the City of Chicago may be revoked. Notwithstanding any fines imposed the city shall have the right to seek mandatory compliance with the provisions of this chapter or in the alternative to seek demolition of a building not in compliance with the provisions of this chapter.

(Prior code § 62.1-15; Amend Coun. J. 11-21-17, p. 61858, Art. VIII, § 17)

13-76-160 Severability.

In the event any provision or application of this chapter is held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be affected.

(Prior code § 62.1-16)

CHAPTER 13-78

HIGH-RISE BUILDINGS – EMERGENCY PROCEDURE

13-78-010 Definitions.

13-78-020 Buildings categorized by height.

13-78-030 Mixed-occupancy high-rise buildings.

13-78-040 Creation and filing of plan.

13-78-045 Life safety data sheet – Required

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13-78-080 Minimum plan requirements.

13-78-090 Safety drills.

13-78-100 Distribution of information.

13-78-110 Enforcement, rules and regulations, and penalties.

13-78-010 Definitions.

For purposes of this chapter, the following terms shall be defined as follows:

(a) “Emergency preparedness certificate” or “certificate” is a certificate issued by the fire department upon receipt of: (1) adequate proof that the applicant for the certificate is able and qualified to assume the duties required; and (2) proof of payment to the department of finance of a fee adequate to cover administrative costs. Such certificate shall be valid for one year from the date of issuance, and shall be renewable annually.

(b) “Emergency” is the existence of a condition or the occurrence of an event within, upon or near a high- rise building, which poses a direct and immediate threat to occupant life and necessitates the deployment of fire department resources for purposes of its mitigation. “Emergency” does not include a medical emergency affecting a single individual.

(c) “High-rise building” or “building” is any new or existing structure over eighty (80) feet above grade, which is also of occupancy classification A (residential), C (assembly), D (open air assembly), E (business), F (mercantile), or G (industrial), as further defined in Chapter 13-56 of this Code, or occupancy Group A, B, F, M or R, as determined in accordance with Chapter 14B-3 of this Code, as applicable.

“Non-residential high-rise building” or “non- residential building” is a high-rise building of occupancy classification C, D, E, F or G or Group A, B, F or M, as applicable.

“Residential high-rise building” or “residential building” is a high-rise building of occupancy classification A, or Group R, as applicable.

(d) “Occupant” is any person present within a high-rise building. “Occupant” shall include building staff, tenants and visitors.

“Regular occupant” is every occupant except for occasional visitors who are not present in the building on a regular basis and whose presence in the building cannot be predicted.

(e) “Owner” includes the owner, manager, agent or other person in charge, possession or control of a high-rise building. Where an owner is in charge, possession or control of only a portion of a building, the requirements of this Chapter applicable to owners shall apply only to that portion.

(f) "Plan" is a written emergency evacuation plan for occupant emergency evacuation and drill, prepared and maintained in compliance with this Chapter.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 11-16-11, p. 13798, Art. I, § 10; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 1)

13-78-020 Buildings categorized by height.

High-rise buildings subject to this chapter shall be categorized as follows, according to building height above grade:

Category 1 – Over 780 feet

Category 2 – Over 540 feet, up to and including 780 feet

Category 3 – Over 275 feet, up to and including 540 feet

Category 4 – 80 feet and over, up to and including 275 feet

(Added Coun. J. 10-31-01, p. 71183, § 1)

13-78-030 Mixed-occupancy high-rise buildings.

With respect to a high-rise building that has both residential and non-residential occupancy, the residential portion(s) of such building shall be governed by those provisions of this chapter applicable to residential high-rise buildings, and the non-residential portion(s) of such building shall be governed by those provisions of this chapter applicable to non-residential high-rise buildings.

(Added Coun. J. 10-31-01, p. 71184, § 1)

13-78-040 Creation and filing of plan.

(a) Every high-rise building shall have a plan in place. The owner shall be responsible for creating, implementing, maintaining and updating a plan for that building. The owner shall review the plan annually and as a result of such annual review, shall amend or update the plan as necessary to ensure that it is accurate and complete. The plan shall be made available upon request to personnel of the department of buildings, the office of emergency management and communications, the fire department, and the department of police. Upon any change of ownership or management of a high-rise building, the previous owner shall provide all copies of the plan required by this chapter to the new owner.

(b) The owner of each Category 1 and Category 2 building, and the owner of each Category 3 and Category 4 building which is also of occupancy classification C (assembly) or D (open air assembly unit) or occupancy Group A, as applicable, shall be responsible for filing a copy of that building's Plan with the city's office of emergency management and communications. The owner of each Category 3 and Category 4 building which is also of occupancy classification A (residential), E (business), F (mercantile), or G (industrial) or occupancy Group B, F, M, or R, as applicable, is encouraged, but not required, to file a copy of that building's plan with the city's office of emergency management and communications. Any plan filed with the city's office of emergency management and communications shall be in such form(s) and format(s) as that office requires.

(c) For all high-rise buildings with a plan on file with the city's office of emergency management and communications, in the event the plan is amended or updated as a result of an annual review or more frequently on an owner's initiative, a copy of the amended or updated plan must be filed with the city's office of emergency management and communications.

(d) Consistent with applicable law, the city shall treat all plans submitted as confidential, and shall provide the owner with a copy of any appeal, received by the office of emergency management and communications, of the office of emergency management and communications' notice of denial provided to a third party seeking inspection and copies of that owner's plan.

(e) If a high-rise building has two or more owners, the owners may create, implement, maintain and amend and update a single plan for that building on a collective basis or through the delegation of one owner for such purposes, or such owners may create, implement, maintain and amend and update separate plans covering their respective portions of the building.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 12-4-02, p. 99026, § 8.10; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 2)

13-78-045 Life safety data sheet – Required.

(a) No later than April 1, 2005, any owner of an existing building exceeding 80 feet in height above grade shall file with the fire department a life safety data sheet containing the following information about the building: (1) the name of the building owner of record, and, if applicable, the building manager; (2) the address of the building; (3) whether the building is residential or commercial or of mixed use; (4) if the building is residential or of mixed use, the number of dwelling units in the building; (5) the number of stories in the building; (6) whether the building is equipped with an automatic sprinkler system meeting any or all of the requirements of Chapter 15-16 or 14B-9 of this Code, as applicable, and identifying the areas so protected; and (7) whether the building is equipped with a standard inside standpipe system, a fire pump and a smokeproof tower.

(b) All information contained in the life safety data sheet shall be kept current. Any change in required information shall be reported by the building owner to the fire department within 14 days after the change. This subsection shall be enforceable against the building owner and against any subsequent owner.

(c) Any person who violates this section shall be fined not less than \$200.00 nor more than \$500.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(Added* Coun. J. 12-15-04, p. 39962, § 1; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 6; Amend Coun. J. 7-24-19, p. 3646, § 7)

13-78-050 Required designated personnel.

(a) Each plan for Category 1 buildings shall include the following required designated personnel:

(1) *Fire safety director* (“F.S.D.”). The plan must designate an F.S.D. The F.S.D. must be an employee of that building. The F.S.D. shall obtain and maintain an emergency preparedness certificate, and shall provide said certificate for inspection upon request to personnel of the department of buildings, the office of emergency management and communications, the fire department and the department of police.

(2) *Deputy(ies) F.S.D.* The plan must designate one or more deputies F.S.D. to serve as required by Section 13-78-060 in the absence of the F.S.D. Each deputy F.S.D. must be an employee of that building. Each deputy F.S.D. shall obtain and maintain an emergency preparedness certificate, and shall provide said certificate for inspection upon request to personnel of the department of buildings, the office of emergency management and communications, the fire department and the department of police.

(3) *Building evacuation supervisor.* The plan must designate a building evacuation supervisor. In a residential building, the building evacuation supervisor may be a resident of that building. In a non-residential building, the building evacuation supervisor must be an employee of that building.

(4) *Fire wardens.* The plan must designate fire wardens in sufficient numbers to carry out their duties as required by this chapter. In a residential building, some or all fire wardens may be residents of that building. In a non-residential building, some or all fire wardens may be employees of that building; provided, however, that if the owner does not wish to supply one or more fire wardens, then such fire wardens shall be supplied by building tenants, in numbers proportionate to tenant size.

(5) *Emergency evacuation team.* The plan must designate an emergency evacuation team. In a residential building, the emergency evacuation team may include or be composed of residents of that building. In a non-residential building, the emergency evacuation team may include or be composed of employees of that building; provided, however, that if the owner does not wish to supply one or more members of an emergency evacuation team, then such members shall be supplied by building tenants, in numbers proportionate to tenant size.

(b) Each plan for Category 2 buildings, and for Category 3 and Category 4 buildings which are also of occupancy classification C (assembly) or D (open air assembly) or occupancy Group A, as applicable, shall include the same designated personnel as required for Category 1 buildings, with the exception of fire wardens, who are encouraged but not mandatory.

(c) Each plan for Category 3 buildings which are not of occupancy classification C or D or occupancy Group A, as applicable, shall include the following required designated personnel:

(1) *F.S.D.* The plan must designate an F.S.D.. In a residential building, the F.S.D. may be an employee or resident of that building, and in a non-residential building, the F.S.D. may be an employee or tenant of that building. The F.S.D. shall obtain and maintain an emergency preparedness certificate, and shall provide said certificate for inspection upon request to personnel of the department of buildings, the office of emergency management and communications, the fire department and the department of police.

(2) *Deputy(ies) F.S.D.* The plan must designate as many deputies F.S.D. as necessary to serve as required by Section 13-78-060 in the absence of the F.S.D. In a residential building, one or more deputies F.S.D. may be residents of that building, and in a non-residential building, one or more deputies F.S.D. may be tenants of that building. Each deputy F.S.D. shall obtain and maintain an emergency preparedness certificate, and shall provide said certificate for inspection upon request to personnel of the department of buildings, the office of emergency management and communications, the fire department and the department of police.

(d) Each plan for Category 4 buildings which are not of occupancy classification C or D or occupancy Group A, as applicable, shall include such designated personnel, in such capacities, as in the judgment of the owner are necessary to effectively carry out the purposes of the plan. A certified F.S.D. and one or more certified deputies F.S.D. are encouraged but not required.

(e) Upon being certified, F.S.D.s may provide the necessary training to enable deputies F.S.D. and other designated personnel, except for other F.S.D.s, to become certified.

(f) Whenever there is a change in personnel who are designated pursuant to this section, building management shall provide appropriate training to newly designated personnel to carry out their required duties.

(g) The designated personnel required by this section may concurrently hold regular employment or be engaged in other capacities in addition to their duties required by this chapter. Provided, however, that an individual may serve in only one of the capacities designated by subsections (a) through (d) of this section at any given time.

(h) For purposes of this section, the term “employee” shall include employees of an owner, property manager or contractor.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 12-4-02, p. 99026, § 8.10; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 3)

13-78-060 Required designated personnel – On- site presence.

(a) As used in this section, the phrase “if required” shall mean “if that particular category of designated personnel is required by the plan pursuant to Section 13-78-050.”

(b) With regard to non-residential high-rise buildings which are of occupancy classification E (business), F (mercantile) or G (industrial) or occupancy Group B, F, or M, as applicable:

1. From 7:00 a.m. to 7:00 p.m., and also at any other time when more than 50 percent of the high-rise building's regular occupants

are present, the F.S.D. or a deputy F.S.D., if required, shall be present on-site at the high-rise building. At such times, an emergency evacuation team, if required, shall also be present upon each occupied floor. At such times, a fire warden, if required, shall also be present upon each occupied floor; provided, however, that where a single occupied floor contains more than 25,000 square feet, one fire warden shall be present for each 25,000 square feet.

2. At all other times, if the F.S.D. or a deputy is not present on-site, a building evacuation supervisor, if required, must be present on-site.

(c) With regard to non-residential high-rise buildings which are of occupancy classification C (assembly), or D (open air assembly) or occupancy Group A, as applicable:

1. At any time when more than 25 percent of the building's staff and other employees are present and the occupancy of the building is at less than 20 percent of capacity, the F.S.D., deputy F.S.D., or building evacuation supervisor shall be present on-site at the building.

2. At any time when the occupancy of the building is at 20 percent of capacity or greater, the F.S.D. or a deputy F.S.D. shall be present on-site at the building. At such times, an emergency evacuation team shall also be present upon each occupied floor.

(d) With regard to residential high-rise buildings:

1. From 7:00 p.m. to 7:00 a.m., the F.S.D. or a deputy F.S.D., if required, shall be present on-site at the building.

2. At all other times, if the F.S.D. or a deputy F.S.D. is not present on-site, a building evacuation supervisor, if required, must be present on-site.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 4)

13-78-070 Required designated personnel – Duties.

The designated personnel required by Section 13-78-050 shall have, at a minimum, the following duties:

(a) The F.S.D. and deputies F.S.D. shall:

1. occupy the building's fire command station in an emergency, conduct operations in an emergency evacuation, direct evacuation and report conditions, including the designated refuge or rescue locations of occupants who have identified the need for assistance, to first-arriving fire companies;

2. conduct monthly building safety inspections to detect hazards and impediments to egress;

3. design procedures for emergency evacuations and drills;

4. direct emergency evacuations and drills;

5. assign fire wardens, if required by the plan pursuant to Section 13-78-050, for each occupied floor;

6. assign emergency evacuation team(s), if required by the plan pursuant to Section 13-78-050, for each occupied floor; and

(b) The building evacuation supervisor shall:

1. occupy the building's fire command station in an emergency if the F.S.D. or a deputy F.S.D. is not present, conduct operations including placement of a call to 911, direct evacuation and report conditions to first-arriving fire companies.

(c) Fire wardens shall:

1. know the locations of all exits leading from occupied areas and train as prescribed under the plan; and

2. direct emergency evacuations and drills from their assigned floor in accordance with the plan.

(d) Emergency evacuation teams shall:

1. know the location of all exits leading from occupied areas and train as prescribed under the plan; and

2. lead emergency evacuations and drills from occupied areas in accordance with the plan and as directed by a fire warden.

(Added Coun. J. 10-31-01, p. 71184, § 1)

13-78-080 Minimum plan requirements.

The provisions of this section reflect minimum requirements which are not intended to restrict owners from implementing such additional measures as warranted.

(a) Each plan shall contain a description of the actions all occupants should take in an emergency evacuation or drill during the regular business hours of the building and during nonregular business hours of the building. Each plan shall set out a procedure for an evacuation of five floors below and two floors above any emergency resulting from a fire on a certain floor, and shall also set out a procedure for a full evacuation of the building.

(b) Each plan shall specify in detail the evacuation role and duties of the designated personnel required by Section 13-78-050, and shall state the names and in-house and wireless telephone and pager numbers for the F.S.D., deputies F.S.D., and building evacuation supervisor.

(c) Each plan shall require the creation and posting, in all elevator lobbies, of the high-rise building's core floor plan, showing floor-

by-floor corridors, stairways, evacuation routes, areas of rescue assistance and elevator lobbies. With respect to residential high-rise buildings, the core floor plan also shall be made available to each residential unit for posting inside the residential unit.

(d) Each plan shall establish a fire command station in the building lobby or entrance level for operations management in an emergency by the F.S.D., deputy F.S.D., or, for Category 4 buildings that have not designated an F.S.D. or deputy F.S.D., other appropriate person.

(e) Each plan shall list the name and normal floor location of each regular occupant who has voluntarily self-identified that they need assistance and the type of assistance required to swiftly exit the high rise building in case of an emergency. Each plan shall designate and describe the location of one or more places of refuge or rescue, if any, for all such occupants in an emergency. As to each such occupant, the plan shall provide for an individual who is one of the personnel designated pursuant to Section 13-78-050 to assist such occupant during an evacuation or safety drill.

(f) Each plan shall be filed: (1) in the office of the high-rise building; (2) at the security desk; and (3) in the vicinity of the fireman's elevator recall key or life safety panel or, as to residential buildings, in an identifiable location in the fire pump room. The plan shall be made readily available to building staff and to the designated personnel required by Section 13-78-050 at all times.

(Added Coun. J. 10-31-01, p. 71184, § 1)

13-78-090 Safety drills.

(a) As to Category 1 high-rise buildings and all high-rise buildings which are of occupancy classification C (assembly), or D (open air assembly) or occupancy Group A, as applicable, each plan shall require safety drills to be carried out under the direction of the F.S.D., not less frequently than twice a year. With regard to non-residential buildings, all employees, tenants and other occupants shall participate in such safety drills. With regard to residential buildings, all employees shall participate, and all residents shall be encouraged to participate. Drills may occur on a floor-by-floor basis, and a drill may conclude when all participating occupants have fully entered and have begun using designated stairwells. On an annual basis, the owner shall file with the fire commissioner an affidavit certifying that at least two safety drills have taken place on all occupied floors during the past year.

(b) As to Category 2 high-rise buildings which are not of occupancy classification C or D or occupancy Group A, as applicable, the requirements of subsection (a) shall apply, except that safety drills shall be carried out no less frequently than once a year.

(c) As to Category 3 and Category 4 high-rise buildings which are not of occupancy classification C or D or occupancy Group A, as applicable, safety drills, occurring with such frequency as will fully educate building occupants as to proper emergency evacuation procedure, are encouraged but not required.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 4-10-19, p. 100029, Art. VIII, § 5)

13-78-100 Distribution of information.

(a) *Non-residential high-rise buildings.* The plan shall be distributed to all tenants of the building, who shall be responsible for distributing it or making it available to their employees, including, upon request, in alternative formats (e.g., Braille, large print and audio tape). Each plan shall require creation of a clear written description of the actions that building occupants should take in an emergency. A copy of this description shall be provided to every new tenant when that tenant moves into the high-rise building, and shall be further provided annually to every tenant. The tenant shall be responsible for distributing this description to all that tenant's employees.

(b) *Residential high-rise buildings.* Each plan shall require creation of a clear written description of the actions that building occupants should take in an emergency. A copy of this description shall be provided to every new resident when that resident moves into the high-rise building, and shall be further provided annually to every residential unit. This description shall be available in alternative formats upon request (e.g., Braille, large print and audio tape).

(Added Coun. J. 10-31-01, p. 71184, § 1)

13-78-110 Enforcement, rules and regulations, and penalties.

(a) This chapter shall be enforceable by the department of buildings, the office of emergency management and communications and the fire department.

(b) The department of buildings, the office of emergency management and communications, the fire department and the mayor's office for people with disabilities are authorized to jointly promulgate rules and regulations to further effectuate the purposes of this chapter.

(c) Any violation of any provision of this chapter shall subject the owner, tenant, or other responsible party to a penalty of not less than \$500.00 and not greater than \$10,000.00, for each separate and distinct offense. Each day that such violation continues shall be considered a separate and distinct offense.

(Added Coun. J. 10-31-01, p. 71184, § 1; Amend Coun. J. 5-1-02, p. 84027, § 3; Amend Coun. J. 12-4-02, p. 99026, § 8.10)

CHAPTER 13-80

INSTITUTIONAL UNITS

13-80-010 General requirements.

- 13-80-020 Jails.**
- 13-80-030 Special enclosures and separations.**
- 13-80-040 Reserved.**
- 13-80-050 Storage of flammable films.**
- 13-80-060 Reserved.**
- 13-80-070 Minimum room areas.**
- 13-80-080 Ceiling heights.**
- 13-80-090 Below-grade sleeping rooms.**
- 13-80-100 Elevators.**
- 13-80-110 Nursing homes.**

13-80-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of an institutional unit as defined in Section 13-56-050 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive.

Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190 and 15-8-240 Enclosures and separations.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

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Section 13-160-240 Doors.

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Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

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Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

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Chapter 13-140 Masonry Construction.

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Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light And Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 53-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 14; Amend Coun. J. 11-9-16, p. 36266, § 17; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 24; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 11)

13-80-020 Jails.

(a) Jails shall be only of Type I-A, I-B or I-C construction, except that jails or lockups having an occupancy of not more than ten prisoners may be of Type II, III-A or III-B construction.

(b) Natural light and ventilation for cells and lockups shall be furnished in accordance with the requirements of Chapter 13-172.

(Prior code § 53-2; Amend Coun. J. 4-29-98, p. 66679, § 2)

13-80-030 Special enclosures and separations.

(a) In institutional units all rooms shall be separated from exit corridors by noncombustible construction providing a minimum fire resistance of not less than one hour. Door openings shall be protected with 20 minute labeled doors in a minimum 18 gauge steel frame.

Corridor partition walls shall be continuous from the floor slab to the underside of the floor decking or roof decking through any concealed spaces such as those above the suspended ceilings.

If the building is sprinklered throughout, including the ceiling spaces, the exit corridor partitions above the ceilings may be eliminated.

Fixed wire glass vision panels may be placed in corridor walls, provided each light does not exceed 1,296 square inches in area having a maximum dimension of four feet, six inches and is installed in a 16 gauge steel frame.

Special occupancy areas in hospitals such as recovery rooms, intensive care rooms, newborn nurseries, and their work areas, may have separations within these areas. Separations shall be achieved by use of noncombustible materials having fire resistant properties not less than that of one-quarter-inch thick safety or tempered glass installed in metal sash and frames. Doors provided therein shall be not less fire resistant than the partitions on which they are installed, and shall close the opening completely with such clearance as is necessary only for proper operation. Doors may be swing or sliding type. Special occupancy areas shall not exceed 5,000 square feet in floor area. Corridor partitions shall be noncombustible and of not less than one-hour fire-resistive construction. Corridor doors to special occupancy areas shall be not less fire- resistive than solid wood doors one and three-quarter inches thick.

(b) In every institutional unit hereafter erected, altered or converted, over two stories in height, every floor over 12,000 square feet which contains bedrooms or wards shall be divided into two areas by a three-hour fire-resistive separation. The openings in said separation shall be protected by standard Class A single automatic fire doors and the corridor openings and the doorways of rooms used for patients shall be wide enough to permit passage of the patients' beds.

(c) In nursing homes, hospitals, and sheltered care facilities each sleeping floor shall be divided into at least two smoke sections by a one hour fire rated smokestop partition. Partitions shall be continuous from floor slab to underside of floor or roof slab or decking above. A minimum of 30 square feet per bed occupant shall be provided in the corridor on each side of the smoke partition. Door openings in smoke partitions shall be protected with Class "C" label door assemblies. Doors shall be automatic closing, held open by approved magnetic hold open devices activated by smoke detectors. The smoke detectors shall be located on both sides of the partitions within 24 inches of the door openings. These doors shall also be closed by the activation of the fire alarm system and/or the sprinkler system. The doors shall swing in a direction opposite from each other and each door shall be not less than three feet eight inches in clear width.

(Prior code § 53-3)

13-80-040 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. II, § 25, repealed § 13-80-040, which pertained to operating rooms.

13-80-050 Storage of flammable films.

All flammable photographic X-ray and other films shall be stored in a standard fireproof vault or fireproof cabinet constructed as required by Chapter 15-28 of this Code.

(Prior code § 53-5; Amend Coun. J. 6-14-95, p. 2841)

13-80-060 Reserved.

Editor's note – Coun. J. 4-29-98, p. 66679, § 2, repealed § 13-80-060, which pertained to court and yard requirements.

13-80-070 Minimum room areas.

(a) The minimum area of sleeping rooms in institutional units shall be not less than the following:

100 square feet per single patient bedroom;

120 square feet per single psychiatric bedroom;

80 square feet per bed in multiple patient bedroom;

40 square feet per crib;

30 square feet per bassinets.

Institutional units shall not have more than four beds per adult patient sleeping room, except hospital special care units.

In nursing homes and sheltered care facilities patient bedrooms shall be a minimum of ten feet between walls or a wall and any built-in furniture or storage space.

(b) Special standards for infants and children under 18 years of age are in long-term care facilities:

30 square feet of floor area per bassinets;

40 square feet of floor area per small crib;

60 square feet of floor area per large crib.

Not more than eight children shall sleep in a bedroom.

(c) The minimum area of patient sleeping rooms in institutional units shall not include any space taken up for closets, built-in wardrobes, bathrooms and vestibules.

(Prior code § 53-7)

13-80-080 Ceiling heights.

(a) Minimum ceiling height of all habitable rooms in institutional units shall be no less than eight feet.

(b) In any room, beams or furred spaces constituting not more than 20 percent of the ceiling area may have a height of not less than

seven feet.

(c) In nursing homes and sheltered care facilities corridors used by patients shall have a minimum ceiling height of seven feet eight inches.

(Prior code § 53-8)

13-80-090 Below-grade sleeping rooms.

No sleeping rooms shall be permitted below grade.

(Prior code § 53-9)

13-80-100 Elevators.

Elevators shall be provided in nursing homes, as defined in Section 13-4-010, hospitals, as defined in Section 4-6-170, and sheltered care facilities as defined in as defined in Section 13-4-010.

(a) There shall be a minimum of one elevator in buildings of two or more stories in height.

(b) At least one of the required elevators shall have a minimum platform size of five feet, three inches by seven feet, nine inches between finished walls. The minimum clear opening of the car door shall be four feet.

(c) In nursing homes and sheltered care facilities with 80 or more beds above the first floor, at least one additional passenger elevator shall be provided.

(d) Hospitals with a bed capacity of from 60 to 200 beds, above the first floor, shall not have less than two elevators. Hospitals with a bed capacity of from 201 to 350 beds above the first floor, shall not have less than three elevators.

(Prior code § 53-10; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 5-9-12, p. 27485, § 175)

13-80-110 Nursing homes.

All existing and newly constructed nursing homes shall be equipped with an automatic air-cooling system or equipment capable of maintaining the interior temperature and relative humidity level required by Section 13-192-205* of this Code. The licensee or his designee shall monitor the interior temperature and humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors on a regular basis, and shall provide air cooling as needed to maintain the interior temperature and humidity level specified in that section.

(Added Coun. J. 9-27-00, p. 41657, § 2)

* **Editor's note** – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-192, which pertained to mechanical refrigeration.

CHAPTER 13-84

ASSEMBLY UNITS

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13-84-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of an assembly unit as defined in Section 13-56-070 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classifications of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive. Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures and separations.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light And Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 54-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 15; Amend Coun. J. 11-9-16, p. 36266, § 18; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 26; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 12)

13-84-020 Capacity of schools.

The total capacity of a school shall be determined in accordance with the occupancy content factors established in Section 13-56-310, except that rooms not used or used only occasionally by students shall not be included in computing each total capacity. Such rooms and spaces include the following:

Assembly rooms and gymnasiums;

Cafeterias and lunchrooms;

Locker, toilet and storage rooms;

Corridors and other circulation space;

Service and equipment rooms.

(Prior code § 54-2)

13-84-030 Frontage requirements.

Every assembly unit shall have frontage upon one or more open spaces consisting of streets not less than 30 feet wide or public alleys or other open spaces not less than ten feet wide which lead directly to a street. Frontage requirements shall be determined according to capacity and shall comply with the requirements established in Table 13-84-030 as set out in this section.

Table 13-84-030

Frontage Required for Assembly Units

<i>Capacity Frontage</i>		<i>Frontage</i>	
<i>Type I Schools</i>	<i>Other Assembly Units</i>	<i>On Street</i>	<i>On Street or Other Open Space</i>
–	200 or less	One side	–
501 or less	200 to 800	One side	One side
501 to 1,000	More than 800	One side	Two sides
1,001 to 2,500	–	Two sides	One side
More than 2,500	–	Three sides	One side

(Prior code § 54-3)

13-84-040 Special height limitations.

(a) The main seating level of every theater shall be so located that normal exits from the foyer shall lead to a public street without change in level other than by means of ramps having a slope not exceeding one in 10.

(b) No seating level in rooms used for assembly occupancy and having a capacity of more than 300 persons shall be at a level more than 20 feet above grade except in buildings of Types I-A or I-B construction.

(c) No assembly occupancy shall be located at a level more than 20 feet below grade in buildings of Types I-A or I-B construction, nor more than ten feet below grade in buildings of other types of construction.

(Prior code § 54-4)

13-84-050 Special enclosures and separations.

(a) The floor construction and enclosing partitions of assembly rooms having a capacity exceeding 300 persons shall be of construction providing fire resistance of not less than two hours.

(b) The floor construction and enclosing partitions of assembly rooms having a capacity not exceeding 300 persons shall be of construction providing fire resistance of not less than one hour.

(c) Partitions, floor constructions and ceiling construction enclosing all public corridors of assembly units shall be of construction providing fire resistance of not less than one hour.

(d) Floor construction over basements of Type III schools shall comply with Section 13-60-200 of this Code.

(Prior code § 54-5)

13-84-060 Special fire-resistive requirements.

Every assembly unit hereafter erected shall comply with special fire-resistive requirements as provided in Sections 13-84-070 to 13-84-130, inclusive.

(Prior code § 54-6)

13-84-070 Definitions.

The terms used in this section are hereby defined as follows:

(a) Stage. "Stage" means the space in a theater or assembly room separated from the auditorium equipped for theatrical or similar performances that provide for the use of curtains, portable or fixed scenery, lights, or mechanical appliances.

Recesses at the front of an auditorium used or designed solely for the mounting of a motion picture screen and its required sound equipment containing no fixed or movable scenery other than curtains of flame-resistive material shall not be deemed to be a stage under the requirements of this section.

(b) Type 1 Stage. "Type 1 stage" means every stage other than a Type 2 stage as defined in paragraph (c).

(c) Type 2 Stage. "Type 2 stage" means a stage complying with each of the following conditions:

(1) The stage shall be located in a school, church, community building, club or similar occupancy in which the use of the stage for theatrical productions is occasional.

(2) The capacity of such assembly rooms shall not exceed 1,000 persons.

(3) The proscenium opening between the stage and the auditorium shall not exceed 32 feet in width nor 22 feet in height.

(4) All stage material, scenery, decorations, drapes and curtains shall be of noncombustible materials.

(d) Stage Block. "Stage block" means that portion of a theater or assembly room containing only the stage or the stage in combination with dressing rooms, storage and property rooms, workshops and other rooms appurtenant to the operation thereof.

(e) Projection Block. "Projection block" means that portion of a theater or assembly room containing a projection room alone or in combination with other rooms appurtenant to the operation thereof.

(f) Dressing Room. "Dressing room" means a room used or intended to be used by a performer or performers for dressing or changing of clothing.

(g) Proscenium. "Proscenium" means the vertical plane of separation between an auditorium and a stage.

(h) Property Room. "Property room" means a room for the storage of any adjunct of a theatrical or similar performance, except scenery, commonly known and described as stage properties.

(i) Stage Workshop. "Stage workshop" means any shop or room in which carpentry, electrical work, painting, or any other work incidental to the preparation, operation, or maintenance of any stage is done.

(j) Storage Room. "Storage room" means a room other than a property room used for storage purposes.

(Prior code § 54-6.1)

13-84-080 Construction requirements – Type 1 stages.

Type 1 stages shall comply with the following construction requirements:

(a) *Enclosure*. The stage block, including the stage and dressing rooms, storage rooms, property rooms, workshops and other rooms appurtenant to the operation thereof, shall be enclosed by walls providing fire resistance of not less than three hours. The floor below the stage block and the floor or roof above the stage block shall be of Type I-A construction.

(b) *Protection of Openings*.

(1) There shall be no openings in the wall separating the stage from the auditorium except the proscenium opening, one doorway at each side of the proscenium opening at the stage floor level, one doorway at the level of the musicians' pit and, where necessary, a doorway to the organ. Each such doorway shall be not more than 21 square feet in area and shall be protected by an automatic Class A fire door on one side of the wall and a self-closing Class A fire door on the other side of the wall.

(2) The proscenium opening shall be protected by a proscenium curtain or a fire protection system which comply with the requirements of Section 13-84-110.

(3) In the other enclosing walls of the stage block, door openings shall be equipped with approved selfclosing Class D fire doors, and windows shall be approved fire windows. No windows shall be permitted where such walls are located within five feet of a property line other than a street line.

(c) *Stage Floor.* Trap doors shall be located only in an area not extending beyond the width of the proscenium opening nor within one foot of the proscenium curtain. Trap doors shall be tight-fitting and constructed of solid wood not less than two inches thick and shall be supported by structural members of noncombustible materials. Except within the area where trap doors are permitted for working scenery, traps and appliances, the stage floor shall be of Type I-A construction.

(d) *Auxiliary Rooms.* Dressing rooms, storage rooms, property rooms, workshops and other rooms appurtenant to the stage shall be of Type I-A or I-B construction and shall be separated from the stage and other parts of the buildings by walls providing fire resistance of not less than one hour. Such rooms and spaces shall be separated from each other by noncombustible partitions providing fire resistance of not less than one hour. No openings connecting such rooms with the stage shall be permitted except the necessary doorways, which shall be protected with self-closing Class C fire doors.

(e) *Rigging Lofts.* The rigging lofts and fly galleries, including pinrails, shall be of noncombustible materials.

(f) *Lighting Troughs.* The troughs or frames for footlights and border lights shall be of metal or other noncombustible materials. When disappearing footlights are used, the frame and upper face of the cover may be of hard wood.

(g) *Protection of Electrical Equipment.* All electrical equipment shall be protected from falling objects and from contact with stage equipment, and shall conform with the electrical requirements of Title 14E.

(h) *Storage Space in Rooms.* All shelving, lockers and similar fixtures in dressing rooms, property rooms or storage rooms, shall be constructed of noncombustible materials.

(Prior code § 54-6.2; Amend Coun. J. 11-9-16, p. 36266, § 18; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 27)

13-84-090 Construction requirements – Type 2 stages.

Type 2 stages shall conform to the following construction requirements.

(a) *Enclosure.* The stage block, including the stage, and dressing rooms, storage rooms, property rooms, workshops and other rooms appurtenant to the operation thereof, shall be enclosed by walls, floors and roof of noncombustible materials providing fire resistance of not less than one hour.

(b) *Stage Floor.* Except where trap doors are permitted for the working of scenery, traps and appliances, the stage floor shall be of construction not less fire-resistive than Type I-C. The location of trap doors shall conform to the requirements for Type 1 stages.

(c) *Auxiliary Rooms.* Dressing rooms, storage rooms, property rooms, workshops and other rooms appurtenant to the stage shall be of construction not less fire-resistive than Type I-C.

(d) *Equipment.* Rigging lofts, lighting troughs and electrical equipment shall conform to the requirements for Type 1 stages.

(e) All shelving, lockers and similar fixtures in dressing rooms, property rooms or storage rooms shall be constructed by noncombustible materials.

(Prior code § 54-6.3)

13-84-100 Stage vents – Type 1 stages.

Every Type 1 stage shall be provided with a means of natural ventilation so arranged and equipped as to function in case of fire. Such means of ventilation shall consist of not less than one vent nor more than three vents to the outer air meeting the requirements of this section.

(a) *Location.* The stage openings to stage vents shall be located in the soffit of the ceiling of the stage at points which will effectively ventilate the stage area in the event of fire.

(b) *Area.* The aggregate area of the stage openings of all stage vents shall be not less than five percent of the floor area of the stage.

(c) *Shafts and Vent Openings.*

(1) Each stage opening shall be connected by a shaft to vent openings located not less than 15 feet above any roof which is within a horizontal distance of ten feet from any vent opening.

(2) The angle between the axis of the shaft and the vertical shall not exceed 30 degrees.

(3) The cross-sectional area of any shaft and the clear area of any vent opening shall be not less than the area of the stage opening served.

(4) Vent openings shall not be located within ten feet of a lot line nor within 20 feet of any door, window or wall opening on the same lot.

(d) *Enclosure of Shafts.* All shafts shall be enclosed with construction providing fire resistance of not less than two hours; except that shafts passing through any portion of a building outside the stage block shall be enclosed with construction providing fire resistance of

not less than three hours.

(e) *Dampers.* All stage vents shall also be equipped with damper controls as required by Chapter 18-28.

(f) *Tests.* Upon completion of the installation, every stage vent and all operating mechanisms and appurtenances shall pass a test conducted by the department of buildings. The test shall demonstrate that each of the devices for operation and control, required under this section, are properly operative.

(Prior code § 54-6.4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 11-9-16, p. 36266, § 18; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 28)

13-84-110 Proscenium opening – Type 1 stages.

Every proscenium opening in a Type 1 stage shall be provided with a proscenium fire curtain complying with the requirements of paragraph (a) or with a fire protection system complying with the requirements of paragraph (b).

(a) *Proscenium Fire Curtain.*

(1) *Materials.* The curtain shall be of approved metal construction, or of wire-reinforced glass yarn fabric. An existing, approved reinforced asbestos curtain may be used when the proscenium opening does not exceed 28 feet in height.

(2) *Performance Requirements.* The curtain shall be so designed and constructed that for at least 30 minutes it will prevent all passage of flame and withstand without failure a temperature of not less than 1,700 degrees Fahrenheit and an air pressure normal to its surface of not less than ten pounds per square foot. When closed, the curtain shall be reasonably tight against the passage of smoke.

(3) *Construction.* The curtain shall overlap the proscenium opening by at least two feet at the top and 18 inches at each side, and shall slide vertically at each side within iron or steel grooves which shall have a minimum depth of 12 inches. No part of any curtain shall be supported by or fastened to combustible material.

(4) The curtain shall be so arranged and maintained that, in case of fire, it will be released automatically and instantly by an approved heat-actuated device, and will descend slowly and safely by its own weight to completely close the proscenium opening within 30 seconds, taking not over five seconds for the bottom five feet. It shall also be equipped with effective devices to permit prompt and immediate closing of the proscenium opening by manual means.

(5) *Machinery.* All machines and hoisting gear shall be designed in accordance with safe practice. The “American National Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks”, ANSI A17.1-1971, with its supplement ANSI A17.1b-1973, shall be considered as a guide to safe practice except as otherwise stated in this Code. Travel limit stops and room for over-travel shall be provided.

(b) *Fire Protection System.*

(1) The fire protection system shall consist of an opaque curtain and a deluge system.

(2) An approved opaque fabric curtain system shall be installed in the proscenium opening, so arranged that it will close both automatically and manually.

(3) A water spray deluge system shall be installed on the stage side of the proscenium opening, arranged to discharge water on the curtain and on the stage floor behind the curtain at a discharge density of not less than three gallons per minute per lineal foot of opening. Operation shall be both automatic and manual. Equipment, materials and installation shall be in conformance with Chapter 15-16. Shutoff valves shall be electrically supervised.

(4) Automatic operation of the stage fire protection system shall be by means of approved combination fixed-temperature and rate-of-rise heat detectors located throughout the stage, as approved by the fire commissioner. Manual operation shall be by means of approved electric releases on the stage and in the projection or lighting control booth. Installation shall conform to the requirements of a standard fire alarm system. In addition, a manual nonelectric release shall be provided for the curtain and for the deluge systems at readily accessible locations in the stage.

(5) Normal ventilation shall be designed to maintain an airflow from the auditorium to the stage.

(c) *Abandonment of Proscenium Opening Protection.* Where a Type 1 stage in an existing assembly unit has been abandoned for theatrical or similar performances, the building commissioner and the fire commissioner may jointly approve the mounting of a motion picture screen and its required sound equipment providing:

(1) All combustible stage material and equipment and scenery is removed from the stage;

(2) Where stage is provided with automatic sprinkler system, such system shall be maintained in good working condition and under pressure at all times;

(3) Present automatic stage vents to be maintained in good working condition;

(4) Proscenium curtain need not be required if a one-hour fire resistive rating noncombustible separation is provided between the space required to install the screen with its sound equipment and the balance of the stage;

(5) Such a stage shall not again be used as a Type 1 stage, unless it is brought in compliance with the present code;

(6) No portion of such stage shall be used for storage or handling of material; and

(7) The space between the screen and fire wall shall be sprinkled and vented, as called for in Chapter 15-16 of this Code.

(Prior code § 54-6.5; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 2-4-92, p. 12069; Amend Coun. J. 5-18-16, p. 24131, § 38)

13-84-120 Projection rooms.

(a) *Enclosure.* Every motion picture projector using flammable films, together with all electrical devices, other film equipment, and all films shall be enclosed in a room as herein required.

(b) *Construction.* Every projection block shall be enclosed with walls, floors and ceiling providing fire resistance of not less than two hours. All wall and ceiling finish, fixtures and trim of the projection room and rooms appurtenant thereto shall be of noncombustible materials.

(c) [*Reserved.*]

(d) *Protection of Openings.* Doors to projection blocks shall be self-closing Class B fire doors. Openings or portholes in projection rooms shall be provided with automatic metal shutters operating in vertical guides, arranged to fall by gravity when released and completely cover the portholes. Such shutters shall be controlled by heat-actuated devices arranged to close all shutters in the projection room automatically. In addition, there shall be provided suitable means for manually closing all shutters from a point within the projection room near each exit door.

Openings and shutters shall conform to the Regulations of the National Board of Fire Underwriters for Storage and Handling of Cellulose Nitrate Motion Picture Film, Pamphlet No. 40, November, 1953.

(e) *Storage Limitations.* No provision shall be made in any projection block for storing materials of a combustible nature other than films.

(f) *Ventilation.* Ventilation shall be provided as required in Chapter 18-28 of this Code.

(g) Projection rooms in theaters designed to house more than one motion picture projector shall be provided with not less than one water closet and one lavatory located within the projection block.

(Prior code § 54-6.6; Amend Coun. J. 11-9-16, p. 36266, § 18; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 29)

13-84-130 Bowling alleys.

(a) Bowling pin finishing or refinishing operations shall be performed in a separate building or in a separate room, separated from the other parts of the building by walls or partitions providing fire resistance of not less than two hours. Openings in such walls and partitions shall be protected with Class C fire doors.

(b) Concealed spaces between a ceiling of a bowling alley and the roof construction immediately above shall comply with the following requirements:

(1) Such concealed spaces shall be divided into horizontal areas not exceeding 4,000 square feet by separations providing fire resistance of not less than one hour.

(2) Each concealed space shall be equipped with fire and explosion vents having a net open area of not less than two percent of the horizontal area of the concealed space. Such fire and explosion vents shall be actuated by a device meeting the approval of the fire commissioner and connected with a local alarm placed in the office of the bowling alley.

(3) A gravity type of roof ventilator shall be provided for each concealed space. Such ventilator shall be located at the high point of the roof and shall have a net open area of one square inch for each ten square feet of horizontal area of the concealed space.

(c) Mechanical ventilating systems in bowling alleys shall be equipped with a rate of rise temperatures actuating device to stop operation of fans in the event of fire.

(Prior code § 54-6.7; Amend Coun. J. 5-18-16, p. 24131, § 39)

13-84-140 Planning requirements for Type I schools.

Every Type I school shall comply with the following planning requirements:

(a) *Basement Rooms.* No floor of a classroom or study room shall be located more than two feet below the building grade adjacent to such rooms except rooms used for shops and other vocation classes.

(b) *Fire Department Access Requirements.* Excluding exterior wall areas of auditoriums, assembly halls, field houses, gymnasiums, swimming pools and theater areas, exterior wall areas in Type I schools which exceed 100 linear feet without windows, doorways, or other openings shall be provided with fire department access panels at each floor level spaced at intervals not exceeding 50 feet. Such access panels shall be not less than 32 inches wide and 48 inches high with the bottom of the access panel not over 32 inches above the floor. Panels shall be constructed of materials and installed in such a manner to be readily removed by the fire department. Their construction and installation shall be approved by the fire commissioner.

(Prior code § 54-7; Amend Coun. J. 5-18-16, p. 24131, § 40)

13-84-150 Planning requirements for Type III schools.

Every Type III school shall comply with the following planning requirements:

(a) *Ceiling Heights.* Minimum ceiling height eight feet, in any room; beams or furred spaces constituting not more than 20 percent of the ceiling area may project not more than one foot below the minimum ceiling height.

(b) *Basement Rooms.* Classrooms in a Type III school shall not be more than two feet below the building grade adjacent to such rooms, except that such classrooms may have floors up to six feet below grade, provided each such room has a direct outside exit.

(Prior code § 54-7.1)

13-84-160 Special exit requirements.

Every room or space in an assembly unit shall comply with the applicable requirements of Chapter 13-160 and with the special exit requirements of Sections 13-84-170 to 13-84-280, inclusive.

(Prior code § 54-8)

13-84-170 Minimum number of exits.

The minimum number of exits from every room, space or seating level in assembly units shall be not less than the following:

<i>Capacity</i>	<i>Minimum Number of Exits</i>
50 or less	1
51 to 300	2
301 to 1,000	3
More than 1,000	4

(Prior code § 54-8)

13-84-180 Width of exits.

(a) *Schools.* The capacity of exits in schools shall be computed as follows:

- (1) Stairs and other vertical exits: 100 persons per unit of exit width.
- (2) Doorways, corridors and horizontal exit connections: 115 persons per unit of exit width.

When lockers are installed in corridors of schools, the full required clear width of the corridor shall be provided between locker doors when open.

(b) *Assembly Units Other than Schools.* The capacity of exits in assembly units other than schools shall be computed as follows:

(1) Stairs and other vertical exits except in buildings of Type III construction: 60 persons per unit of exit width; in buildings of Type III construction, 40 persons per unit of exit width.

- (2) Doorways, corridors and horizontal exit connections: 90 persons per unit of exit width.

(c) *Open Plan Schools.* The capacity of exits in open plan schools shall be computed as follows:

- (1) Stairs and other vertical exits: 85 persons per unit of exit width;
- (2) Doorways and other horizontal exits: 100 persons per unit of exit width.

Doors located at the end of an aisle and serving only that aisle shall not be required to have a width greater than the width of the aisle as provided in Section 13-84-230.

(Prior code § 54-8.2; Amend Coun. J. 3-30-88, p. 11380)

13-84-190 Location of exits.

(a) Exits shall be located as remote from each other as is practicable. In rooms, spaces or seating levels having fixed seats and requiring more than two exits, the exits shall be so located as to serve both sides of the front half and both sides of the rear half of the seating level.

(b) All required stairs in Type I schools shall open directly to the outside air or to a public vestibule or lobby leading to the outside. The travel distance from the stairway to the outside exit door of such vestibule or lobby shall not exceed 20 feet.

(Prior code § 54-8.3)

13-84-200 Exit connections.

(a) In theaters, the foyer at the main floor level shall connect to a public street or streets either directly or through a straight and unobstructed corridor equal in minimum width to the aggregate required width of exit; except that not more than one-third of the aggregate exit width may lead to alleys, courts or exit passageways complying with the requirements of Section 13-84-210. Foyers and connecting corridors may have ramps having a slope of not more than one in 10.

(b) In rooms of assembly units other than theaters, exits may lead to any horizontal or vertical means of exit complying with the requirements of Chapter 13-160.

(c) Vertical exits shall be cumulative between floors in case of open multileveled type spaces such as balconies and mezzanines in

theaters.

(Prior code § 54-8.4)

13-84-210 Exit courts and exit passageways.

Every exterior exit of an assembly unit shall open directly to a public way or to an exit court or exit passageway complying with the following requirements:

(a) *Construction of Exit Courts.* The walls of every exit court shall be of construction providing fire resistance of not less than three hours. No door opening shall be permitted in any wall of such court except the exit doors from the assembly unit. Such door openings shall be protected with Class D or Class E fire doors. Every window opening in the walls of an exit court located below a level 30 feet above the top of the highest exit doorway shall be protected with a fire window or other approved opening protective assembly complying with the requirements of Chapter 15-12.

(b) *Construction of Exit Passageways.* Every exit passageway shall be separated from other portions of the building by walls, floors and ceilings providing fire resistance of not less than three hours. There shall be no openings through such separation other than the required exit doors leading thereto.

(c) *Width of Exit Courts and Exit Passageways.* The minimum width of an exit court or exit passageway shall be not less than five feet, six inches. Such width shall be increased where necessary to provide a clear width at every point equal to 22 inches for each 90 persons served. Such increase in width shall be cumulative in the direction of exit.

(d) *Ramps.* Differences in level in exit courts and exit passageways shall be accommodated by ramps having a grade of not more than one in eight.

(Prior code § 54-8.5)

13-84-220 Waiting spaces.

In theaters and similar assembly units having a capacity of 300 persons or more where persons are admitted to the building at times when seats are not available and are allowed to wait in a lobby or similar space, such use of lobby or similar space shall not encroach upon the required clear width of exits. The total required width of exits from the building shall be based on the total capacity of the building, including waiting spaces. The capacity of waiting spaces shall be computed at one person for each three square feet of waiting area.

(Prior code § 54-8.6)

13-84-230 Aisles and seating.

All aisles and seating in assembly units shall comply with the requirements of this section.

(a) *Arrangement of Aisles.* Every aisle shall lead to an exit door or to another aisle leading directly to an exit.

(b) *Seating.* No row of seats shall have more than 14 seats between aisles and not more than seven seats abutting an aisle at one end only, with the following exceptions:

(1) In assembly units of Type I-A or I-B construction, other than theaters, there may be not more than 20 seats between aisles and not more than ten seats abutting an aisle at one end only.

(2) When the distance between rows of seats is increased above that required by Section 13-84-230(e), the number of seats between aisles may be increased by one seat for each inch that such distance is increased; provided, however, that in no case shall there be more than ten seats in a row abutting an aisle on one end only.

(3) When the distance between rows of seats is increased above that required in Section 13-84-230(e), by an amount of eight inches, rows not exceeding 48 seats between aisles shall be permitted.

(c) *Transverse Aisles.*

(1) Transverse aisles leading to exits shall be provided at the rear of every seating level unless there are exits at the end of each longitudinal aisles.

(2) Transverse aisles shall be provided in all seating levels so that in no case shall there be a difference of level exceeding 12 feet between intermediate transverse aisles nor six feet from the lowest seat platform and a transverse aisle; provided, however, that in lieu of such transverse aisles there may be vomitories or other direct exits from each longitudinal aisle located at the same maximum difference of level.

(d) *Width of Aisles.*

(1) No aisle shall be less than 36 inches in width except that aisles with seats on one side only, and aisles serving not more than 60 seats, may have a minimum width of 30 inches.

(2) Transverse aisles shall have a minimum width of 44 inches.

(3) Aisles shall be increased in width where necessary to provide a clear width at every point equal to 18 inches for each 100 persons served. Such increase shall be cumulative in the direction of normal exit.

(e) *Spacing of Rows.*

(1) Rows of seats without backs shall be not less than 28 inches apart measured from corresponding points of adjacent rows. Telescoping bleachers without backs shall be not less than 24 inches apart measured from corresponding points of adjacent rows.

(2) Rows of seats with backs shall be spaced not less than 34 inches apart, measured back to back except that such distance may be reduced to 32 inches when the thickness of the back does not exceed three-fourths inch.

(Prior code § 54-8.7)

13-84-240 Railings.

(a) The facias of boxes, balconies, galleries and at the end of the aisles shall have substantial metal protective railings not less than 30 inches high above the floor. The railings at the foot of steps shall be not less than 36 inches high for the width of the steps.

(b) Cross-aisles, except where the backs of seats on the front of the aisles project 24 inches or more above the floor of the aisles, shall be provided with railings not less than 26 inches high.

(c) In balconies, galleries or other locations where seats are arranged on platforms or successive tiers, and the height of the rise from one platform to another below and in front of it exceeds 21 inches, a substantial railing not less than 26 inches high shall be placed at the edge of the platform along the entire rows of seats.

(Prior code § 54-8.8)

13-84-250 Ramps and steps.

Steps shall not be used in aisles where differences of level can be overcome by ramps having a grade of not more than one in eight. Where steps are used in aisles, such steps shall extend across the full width of aisles and shall be illuminated. Treads and risers shall be as required in Chapter 13-160 of this Code for exit stairs.

(Prior code § 54-8.9)

13-84-260 Exits from stage block.

(a) There shall be not less than two exits from every part of a stage block.

(b) Exits from the stage floor level shall be located at opposite sides of the stage.

(c) One of the required exits from every gridiron shall extend to the roof of the stage block or to a doorway through the wall.

(d) Every stairway located within a stage block shall be constructed of noncombustible materials.

(Prior code § 54-8.10)

13-84-270 Fixed seating.

In places of public assembly where more than 200 seats are arranged in rows, the seats shall be securely fastened to the floor except as follows:

(a) Seats in boxes and railed-in enclosures having not more than 14 seats.

(b) Temporary seating in a place of assembly secured together in units of not less than five seats.

(Prior code § 54-8.11)

13-84-280 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 17, repealed § 13-84-280, which pertained to schools for handicapped children; elevator requirements.

13-84-290 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 17, repealed § 13-84-290, which pertained to schools for accessibility for handicapped.

13-84-300 Exhibition areas in excess of 10,000 square feet.

Every new exhibition area in excess of 10,000 square feet shall comply with all applicable provisions of this Code and with the provisions of Sections 13-84-310 through 13-84-350 of this Code.

(Prior code § 54-9)

13-84-310 Automatic smoke and heat vents – Requirements for topmost occupied levels.

Automatic smoke and heat vents shall be installed on the topmost occupied level of every exhibition area at a vent ratio of one square foot of vent area for each 100 square feet of floor area. Vents shall be spaced no greater than 100 feet apart (on centers).

(Prior code § 54-9.1)

13-84-320 Noncombustible draft curtains – Where required.

Noncombustible draft curtains at least six feet in depth shall be provided on the topmost occupied level of every exhibition area. Maximum area enclosed by draft curtains shall not exceed 25,000 square feet.

(Prior code § 54-9.2)

13-84-330 Automatic smoke and heat vents – Requirements for lower floor levels.

Exhibition areas on lower floor levels shall be provided with automatic smoke and heat venting at a rate of two cfm per square foot measured at 70 degrees Fahrenheit. Fans for this purpose are to be wired to an emergency power supply and operated by smoke detectors. All smoke detectors shall be approved by Underwriters Laboratories and the fire commissioner.

(Prior code § 54-9.3; Amend Coun. J. 5-18-16, p. 24131, § 41)

13-84-331 Special requirement for nightclubs and restaurants.

Every newly constructed, reconstructed or substantially rehabilitated nightclub or restaurant with an occupancy of more than 100 persons and located in whole or in part more than four feet below street grade shall be equipped with an approved automatic sprinkler system. Every existing nightclub or restaurant with an occupancy of more than 100 persons and located in whole or in part more than four feet below street grade shall be equipped with an approved automatic sprinkler system within six months after the effective date of this section.

(Added Coun. J. 11-1-00, p. 43076, § 2)

13-84-340 Exhibition area minimum aisle width.

Minimum width of aisles in exhibition areas shall be eight feet.

(Prior code § 54-9.4)

13-84-350 Smoke detectors.

All mechanical equipment used in supplying or recirculating air in an exhibition area shall be automatically stopped by smoke detectors. Smoke detectors shall be approved as required in Section 13-84-330 of this Code.

(Prior code § 54-9.5)

13-84-351 Temporary display booths.

All temporary booths erected within assembly units shall comply with the following minimum requirements:

- a. One approved battery-operated smoke alarm for each 1,000 square feet of enclosed area; and
- b. One approved fire extinguisher for each 1,000 square feet of enclosed area.

(Added Coun. J. 9-15-93, p. 37767; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 23)

13-84-360 Storage of combustible containers.

Areas used for storage of combustible containers in new and existing buildings with exhibition areas shall be enclosed with two-hour fire-resistive construction and shall have a standard sprinkler system as defined in Chapter 15-16 of this Code.

(Prior code § 54-10)

13-84-370 Open plan schools – Individual plan floor areas.

In open plan schools, individual open plan floor areas shall be limited to an area not exceeding 30,000 square feet and a maximum linear dimension of 300 feet, unless an approved automatic sprinkler system, as defined in Chapter 15-16 of this Code, is installed throughout the building. Separation of individual open plan areas shall be achieved by the provision of smoke-stop barriers constructed of noncombustible materials having fire resistant properties not less than that of one-fourth inch thick wired glass installed in steel sash and frames. Doors provided therein shall be not less fire resistant than the barriers on which they are installed, shall close the opening completely with only such clearance as is necessary for proper operation, and shall be equipped with approved self-closing devices. Whenever such doors must be maintained open, approved electro-magnetic hold open devices shall be provided, arranged to close the doors automatically when activated by the building's fire alarm system or by specially installed approved smoke detectors located above such door openings.

(Prior code § 54-11)

13-84-380 Stair enclosures.

Required stair enclosures shall comply with the requirements of Section 15-8-140. All other vertical openings shall be enclosed by smoke-tight partitions having a standard fire resistance of one hour except that vertical openings may remain unprotected in two story high spaces in open plan schools if an approved automatic sprinkler system, as defined in Chapter 15-16 of this Code, is installed throughout the building.

(Prior code § 54-12)

13-84-390 Fire guard requirements.

For fire guard requirements, see Chapter 15-4 of this Code.

(Prior code § 54-13)

13-84-400 Floor plan diagram to be submitted to department of buildings.

The owner, lessee or person in charge of every theater, public assembly unit or open air assembly unit shall submit to the department of buildings a diagram indicating the arrangement and number of tables, chairs or seats, and dimensions of dancing space, stages, platforms, aisles and means of exit.

The diagram shall also show the amount and type of scenery permitted on the stage or platform, if there be a stage or platform, and the total yardage of decorations permitted to hang in the audience room or hall. One copy of such diagram, which has been approved by the department of buildings, shall be kept on the premises for which the approval has been granted and shall be conspicuously displayed.

(Prior code § 54-14; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 23; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-84-410 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 17, repealed § 13-84-410, which pertained to building capacity; signs to be posted.

13-84-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 17, repealed § 13-84-420, which pertained to building capacity; approval required.

13-84-430 Exit and aisle regulations.

For regulations regarding blocking and obstructing exits, marking of aisles and printing of exits on programs, see Chapter 15-4 of this Code.

(Prior code § 54-17)

CHAPTER 13-88

OPEN AIR ASSEMBLY UNITS

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- 13-88-030 Mixed occupancy requirements.**
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- 13-88-200 Seat row spacing requirements.**
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13-88-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of an open air assembly unit as defined in Section 13-56-110 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-48 Height and Area Limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Type of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

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Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

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Chapter 18-29 Plumbing.

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Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 55-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 10-17-09, p. 72419, § 16; Amend Coun. J. 11-9-16, p. 36266, § 19; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 30; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 13)

13-88-020 Definition.

An assembly unit shall be classified as an open air assembly unit when the structure, group of structures or part of a structure in or upon which persons assemble is open to the air on one or more sides for a horizontal distance equal to not less than 33-1/3 percent of its perimeter and for a height of not less than eight feet in each seating level or story.

(Prior code § 55-2)

13-88-030 Mixed occupancy requirements.

Any part of an open air assembly unit that is enclosed and used for other than auxiliary purposes as provided in Section 13-56-250, shall be considered as a mixed occupancy and shall comply with the requirements of Section 13-56-230.

(Prior code § 55-3)

13-88-040 Occupancy content.

The capacity of an open air assembly unit shall be based on the actual number of fixed seats plus standing room space. Fixed seating shall be computed as the actual number of seats where divisions between seating are provided and at the rate of one foot six inches per person where no divisions are provided. Standing room space shall be computed at the rate of five square feet per person.

(Prior code § 55-4)

13-88-050 Seating capacity.

Seating capacity shall also comply with Sections 13-84-400 to 13-84-430 inclusive, of this Code.

(Prior code § 55-4.1; Amend Coun. J. 6-14-95, p. 2841)

13-88-060 Construction requirements.

(a) Construction in which the structural elements are of wood or materials not more combustible than wood of dimensions conforming to the requirements of ordinary construction may be used subject to the following limitations:

- (1) Capacity shall not exceed 2,500 persons;
- (2) Height shall not exceed one story or one tier of seats. The vertical distance from the ground level to the highest row of seating shall not exceed 30 feet;
- (3) When located less than 60 feet from an interior lot line or another building, the structure shall be enclosed with walls providing fire resistance of not less than two hours, except that such enclosure shall not be required for structures having an area not exceeding 800 square feet and located not less than 20 feet from an interior lot line or another building;
- (4) Structures shall not be located in the fire limits except when enclosed with walls providing fire resistance of not less than two hours.

(b) Construction in which the structural elements are of wood dimensions conforming to the requirements of heavy timber construction may be used subject to the following limitations:

- (1) Capacity shall not exceed 10,000 persons;
- (2) Height shall not exceed one story or one tier of seats. The vertical distance from the ground level to the highest row of seating shall not exceed 30 feet;
- (3) When located less than 20 feet from an interior lot line, the structure shall be enclosed with walls providing fire resistance of not less than two hours;
- (4) Structures shall not be located in the fire limits except when enclosed with walls providing fire resistance of not less than two hours.

(c) Construction in which all structural elements are of noncombustible materials shall not be limited as to capacity or height. When located less than 20 feet from an interior lot line, the structure shall be enclosed with walls providing fire resistance of not less than two hours.

(Prior code § 55-5)

13-88-070 Hangars, paddocks and stables.

Any hangar, paddock or stable which is a part of an open air assembly unit shall be located not less than 60 feet from any grandstand or bleachers.

(Prior code § 55-6)

13-88-080 Required frontage.

Every assembly unit shall have frontage upon one or more open spaces consisting of streets not less than 30 feet wide or public alleys or other open spaces not less than ten feet wide which lead directly to a street. Frontage requirements shall be determined according to capacity and shall comply with requirements set forth in Table 13-88-080 as set out in this section.

Table 13-88-080

Required Frontage of Assembly Units

<i>Frontage</i>		
<i>Capacity</i>	<i>On Street</i>	<i>On Street or Other Open Space</i>
800 or less	One side	
801 to 2,500	One side	One side
2,500 to 5,000	Two sides	
	One side	Two sides
5,001 to 10,000	Two sides	One side
More than 10,000	Three sides	One side

(Prior code § 55-7)

13-88-090 Fire-resistive requirements.

Open air assembly units shall comply with the fire protection requirements of Chapter 15-8 where applicable except that the enclosures of stairways and other vertical shafts shall not be required.

(Prior code § 55-8)

13-88-100 Special fire-resistive requirements.

Every open air assembly unit hereafter erected shall comply with the special fire-resistive requirements of Sections 13-88-110 to 13-88-130, inclusive.

(Prior code § 55-9)

13-88-110 Enclosed spaces.

(a) All enclosed service spaces located within an assembly structure, including locker rooms, storage spaces, toilet rooms and similar uses, shall have walls, ceilings and floors of construction providing fire resistance of not less than one hour.

(b) Clubhouses and enclosed assembly rooms may be located only within assembly structures of noncombustible construction and shall be separated from the structure by construction providing fire resistance of not less than two hours.

(c) Garages and parking spaces for automobiles may be located only within assembly structures of noncombustible construction and shall be separated from the structure by construction providing fire resistance of not less than three hours and with no openings through such construction.

(Prior code § 55-9.1)

13-88-120 Projection booths.

Projection booths shall comply with the requirements of Section 13-84-120.

(Prior code § 55-9.2)

13-88-130 Stage construction.

Any stage in an open air assembly unit shall comply with the requirements of Section 13-84-060 as follows:

(a) *Proscenium Curtains and Stage Vents.* Proscenium curtains and stage vents shall not be required when there is a space in the front of the proscenium opening open to the sky for a distance of not less than 60 feet and any enclosure of the area for spectators does not exceed 50 percent of the perimeter.

(b) *Stage Floors.* Stage floors may be entirely of wood construction if the stage does not exceed 1,000 square feet in area or if there is no trap space.

(Prior code § 55-9.3)

13-88-140 Ventilation.

Every enclosed room or space in an open air assembly unit used for human occupancy shall be provided with a means of natural ventilation unless a mechanical system of ventilation complying with the requirements of Chapter 18-28 is provided.

(Prior code § 55-10; Amend Coun. J. 11-9-16, p. 36266, § 19)

13-88-150 Special exit requirements.

Every open air assembly unit shall comply with the applicable requirements of Chapter 13-160 and with the special requirements of Sections 13-88-150 to 13-88-180, inclusive.

(Prior code § 55-11)

13-88-160 Exits.

(a) *Minimum Number of Exits.*

The minimum number of exits from every seating level shall be not less than the following:

<i>Capacity</i>	<i>Number of Exits</i>
50 or less	1
51 to 1,000	2
1,001 to 4,000	3
More than 4,000	1 additional exit for every 4,000 persons or fraction thereof

(b) *Width of Exits.* The aggregate width of exits shall be not less than eight inches for each 100 persons served. This minimum width shall be maintained throughout the structure through cumulative increases to the outside exit doorways or gateways.

(Prior code § 55-11.1)

13-88-170 Aisles and seating.

All aisles and seating in open air assembly units shall comply with the following requirements:

(a) *Arrangement of Aisles.* Every aisle shall lead to an exit or to another aisle leading directly to an exit.

(b) *Location of Aisles.* In any seating space, the aisles shall be so located that there shall be not more than 20 seats in a row between adjacent aisles in a structure of ordinary construction or more than 30 such seats in a structure of heavy timber or noncombustible construction. The number of seats between any aisle and a railing or wall shall be not greater than one-half the allowable number of seats between aisles.

(c) *Width of Aisles.*

(1) No aisle shall be less than 36 inches in width except that aisles with seats on one side only and aisles serving not more than 60 seats may have a minimum width of 30 inches.

(2) Transverse aisles shall have a minimum width of 44 inches.

(3) Aisles shall be increased in width where necessary to provide clear width at every point equal to seven inches for every 100 persons served. Such increase shall be cumulative in the direction of exit travel.

(d) *Transverse Aisles.* There shall be not more than 24 consecutive rows of seats between transverse aisles except that such transverse aisles shall not be required when there are vomitories or other means of direct exit from each longitudinal aisle, spaced not more than 24 rows apart.

(Prior code § 55-11.2)

13-88-180 Exit connections.

Normal exits shall be connected by horizontal or vertical exit connections leading to an outside exit doorway or gateway, or to a field or other open space leading to an exit gateway. Turnstiles or similar devices shall not be considered as a required means of exit.

(Prior code § 55-11.3)

13-88-190 Fixed seating.

Every seat in an open air assembly unit shall be fastened securely in place with the following exceptions:

(a) Boxes or loges containing not more than 20 seats;

(b) Portable seats for spectators on ground level.

(Prior code § 55-11.4)

13-88-200 Seat row spacing requirements.

(a) Rows of seats without backs shall be not less than 28 inches apart measured from corresponding points of adjacent rows. Telescoping bleachers without backs shall be not less than 24 inches apart measured from corresponding points of adjacent rows.

(b) Rows of seats with backs shall be spaced not less than 34 inches apart measured back to back except that such distances may be reduced to 32 inches when the thickness of the back does not exceed three-fourths inch.

(Prior code § 55-11.5)

13-88-210 Exit requirements.

Exits shall also comply with Sections 13-84-400 to 13-84-430 inclusive of this Code.

(Prior code § 55-11.6)

13-88-220 Safety requirements.

(a) Solid curbs not less than four inches high and protective railings not less than three feet high constructed of noncombustible material shall be installed at every open side of every seating level which is more than two feet above grade.

(b) Any floor or seating space of an open air assembly unit, which has openings therein exceeding one inch in any dimension and which is above another floor occupied by the public, shall be protected with a guard of wire mesh or other noncombustible material.

(Prior code § 55-12)

13-88-230 Storage of combustible materials prohibited.

No combustible materials shall be stored below or adjacent to any open air assembly unit.

(Prior code § 55-13)

CHAPTER 13-92

RESERVED*

* **Editor's note** – Coun. J. 10-28-97, p. 54731, repealed Ch. 13-92, which pertained to open air drive-in theaters.

CHAPTER 13-96

MISCELLANEOUS BUILDINGS AND STRUCTURES

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ARTICLE I. OUTDOOR SIGNS (13-96-010 et seq.)

13-96-010 Generally.

Buildings defined in Section 13-56-220 as miscellaneous buildings and structures shall comply with all structural and other applicable requirements of this Code and with the special requirements of this chapter.

(Prior code § 61-1)

13-96-020 Outdoor signs – Generally.

Outdoor signs shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-030 to 13-96-080, inclusive, and Article XIII of Chapter 13-20. Notwithstanding the foregoing, in the event of a conflict between any outdoor sign provisions in the Code, including this Chapter 13-96, and Title 17, which establishes city digital signs as exempt signs subject to the location, projection, height, sign face area and other regulations expressly set forth in such Title 17, the Title 17 regulations shall govern and control. City digital signs shall remain subject, however, to Section 13-20-675 and the structural safety and construction requirements of this Title 13, including design load, compressive stress, wind pressure, and combustibility requirements.

(Prior code § 61-2; Amend Coun. J. 12-12-12, p. 44485, § 8; Amend Coun. J. 4-30-14, p. 80382, § 4)

13-96-030 Definitions.

For the purposes of this Code, certain terms are hereby defined as follows:

- (a) “Outdoor signs” shall include all fabricated signs and their supporting structures erected on the ground or attached to or supported by a building or structure.
- (b) “Open sign” means a sign in which the area of any surface exposed to the wind does not exceed 50 percent of the aggregate area of the sign.
- (c) “Ground sign” means a sign supported by uprights or braces on the ground.
- (d) “Roof sign” means a sign erected on the roof of a building.
- (e) “Flat sign” means a sign which is attached to a wall of a building and projects not more than 15 inches from such wall except that lighting reflectors may project from such wall a distance not exceeding eight feet.
- (f) “Projecting sign” means a sign which is attached to a wall of a building and projects more than 15 inches beyond such wall.
- (g) “Marquee sign” means a sign which is mounted on or against the fascia of a marquee.
- (h) “Sign structure” means and consists of the supports, uprights, bracing and framework of the sign.
- (i) “Structural trim” means and includes the molding, battens, cappings, nailing, strips, latticing and platforms which are attached to the sign structure.
- (j) “Display surface” means the surface made available either by the structure or the sign facing for the mounting of letters and decorations.
- (k) “Sign facing” means the opaque or transparent surface or surfaces of the sign, upon, against or through which the message of the sign is exhibited.
- (l) “Letters and decorations” means and includes the letters, illustrations, symbols, figures, insignia and other devices employed to express and illustrate the message of the sign.
- (m) “Abandoned outdoor sign” means:
 - (i) any outdoor sign that has had no advertising or business identification message on it for at least six consecutive months; or
 - (ii) any outdoor sign that: (A) is attached to a building or lot, and (B) identifies or describes either a business that has not been located in that building or lot for at least six consecutive months or a product or service not sold or leased within that building or lot for at least six consecutive months or identifies or describes either a business or service which has either failed to obtain or maintain a valid City of Chicago business license or licenses, if required, for said building or lot; or

(iii) any outdoor sign for which the annual inspection fee required by this Code has not been paid and is past due for at least six consecutive months; or

(iv) any sign for which any permit number for said sign has not been displayed in the manner required by Section 13-20-620 for at least six consecutive months.

(n) “Abandoned outdoor sign structure” means an outdoor sign structure:

(i) that has not had any sign copy, other than abandoned sign copy, attached to it for at least six consecutive months; or

(ii) that has a sign for which the sign inspection fee required by this Code has not been paid and is past due for at least six consecutive months; or

(iii) for which any permit number for said sign or sign structure has not been displayed in the manner required by Section 13-20-620 for at least six consecutive months.

(Prior code § 61-2.1; Amend Coun. J. 2-25-88, p. 10732; Amend Coun. J. 9-27-00, p. 41633, § 1; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 27)

13-96-040 General requirements.

All outdoor signs hereinafter erected or altered shall comply with the following general requirements:

(a) Signs shall be adequately supported to resist wind loads as required in Chapter 13-52.

(b) All signs projecting over public property shall comply with the requirements of Section 13-128-130.

(c) Electric signs and unmounted signboards shall comply with the requirements of Section 13-96-090.

(d) Nothing in this section shall be interpreted to prevent the application of restrictions pertaining to signs as provided in the Chicago Zoning Ordinance.

(e) The operation of any crane, as defined in Section 4-288-020, used to hoist either a sign or any component of a sign structure shall be operated by a licensed crane operator in accordance with Chapter 4-288 of this Code.

(Prior code § 61-2.2; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 28)

13-96-041 Abandoned outdoor signs and structures – Duty to report to Commissioner and revocation of permit.

(a) For purposes of this section, “sign element” or “element” means a sign, a sign structure or both, as well as any sign exterior lighting, monitoring camera or other sign-related equipment

(b) Within ten days after an outdoor sign element becomes abandoned, the owner, manager or other person in charge of the building or parcel of property containing the abandoned sign element shall: (1) notify the Building Commissioner, in writing, on a form prescribed by the Commissioner of the abandonment; and (2) cause all abandoned elements to be removed, at his or her own cost, within thirty days of reporting the abandonment to the Commissioner, unless the Commissioner grants approval in writing for a longer removal period. Any person who violates this subsection shall be subject to a fine of not less than \$500.00 and not more than \$2,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense. Nothing in this subsection shall prevent an earlier reporting of the abandonment to the Commissioner. If a sign element is voluntarily reported to the Commissioner as abandoned, the Building Commissioner may revoke the permit for such sign element without any further notice or action.

(c) Failure to comply with subsection (b) of this section may result in revocation of the permit for the abandoned sign or sign structure pursuant to Section 13-20-645.

(Added Coun. J. 9-27-00, p. 41633, § 2; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 29)

13-96-050 Sale and rental signs.

Ground signs or wall signs used exclusively for the sale or lease of property on which they are erected, having an area not exceeding 24 square feet may be constructed entirely of combustible materials; provided that such ground signs shall be located not less than ten feet from any building or public way.

(Prior code § 61-2.3)

13-96-060 Construction requirements.

Except as provided in Section 13-96-050 for sale and rental signs, all outdoor signs shall comply with the following construction requirements:

(a) *Sign Structures.* Sign structures shall be of noncombustible materials with the following exceptions:

(1) The sign structure of ground signs not exceeding 15 feet six inches in height may be of combustible materials.

(2) Heavy timber members may be used for bearing and anchoring of roof signs at the roof level.

(b) *Structural Trim.* Structural trim of signs located within the fire limits shall be of noncombustible materials.

(c) *Sign Facings.* Facings shall be of noncombustible materials except that facings of approved combustible materials not exceeding a total of 100 square feet in area shall be permitted on each face of any sign.

(d) *Letters and Decorations.* Letters and decorations of signs shall be made of noncombustible materials, except that:

Letters and decorations may be made from or faced with approved combustible materials, provided, that the area occupied or covered by such letters and decorations is limited on the following basis:

<i>Area of Display Surface</i>	<i>Maximum Area Occupied or Covered by Combustible Materials</i>
Not more than 100 sq. ft.	100% of display surface area.
More than 100 sq. ft. but less than 2,100 sq. ft.	100 sq. ft. plus 25% of the difference between 100 sq. ft. and the area of the display surface.
More than 2,100 sq. ft.	600 sq. ft.

(Prior code § 61-2.4)

13-96-070 Height and location limitations.

(a) *Open Ground Signs.* The face of open ground signs as defined in Section 13-96-030(b) shall not exceed 60 feet in height.

(b) *Ground Signs.*

(1) Ground signs other than open ground signs shall not exceed 15 feet six inches in height measured from the adjoining street level or from the ground level if such ground level is above the street level. The distance to a public way from such ground signs shall be not less than the height of the sign above such public way.

(2) The bottom of the face of every ground sign shall be constructed at least three feet six inches above the ground or sidewalk level, whichever is the highest. The space below the face may be filled with a decorative lattice or similar light construction having not less than 50 percent open area.

(c) *Roof Signs.*

(1) The height of a roof sign shall not exceed 60 feet above the roof on which it is erected nor 25 feet above the height limitations of the building as established in Section 13-48-010.

(2) The bottom of the face of a roof sign shall have a clear space of not less than five feet between the sign and the roof on which it is erected, unobstructed except for necessary vertical supports and bracing.

(3) The face of a roof sign shall be located not less than six feet back from any wall fronting on a public way.

(d) *Projecting Signs.* The height of a projecting sign shall not exceed 70 feet, and the area of one face of a projecting sign shall not exceed 250 square feet. Signs projecting over public property shall be in accordance with requirements of Section 14E-6-600.

(Prior code § 61-2.5; Amend Coun. J. 11-9-16, p. 36266, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 31)

13-96-080 Approved combustible materials.

Approved combustible materials as applied to outdoor signs shall include:

(1) Wood or materials not more combustible than wood;

(2) Combustible plastics which, when tested in accordance with ASTM Standard Method Test for Flammability of Plastics over 0.050 inch in thickness (D635-44) burn no faster than 2.5 inches per minute in .060 inch thickness.

(Prior code § 61-2.6)

13-96-085 Reserved.

Editor's note – Coun. J. 7-24-13, p. 58318, § 1, repealed § 13-96-085, which pertained to the replacement of certain nonconforming signs.

ARTICLE II. ELECTRIC SIGNS AND SIGNBOARDS (13-96-090 et seq.)

13-96-090 General requirements.

Electric signs and signboards shall comply with the provisions of Title 14E.

(Prior code § 61-3; Amend Coun. J. 11-9-16, p. 36266, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 32)

ARTICLE III. COAL POCKETS (13-96-100 et seq.)

13-96-100 Definition.

A “coal pocket” is defined as a separate structure used for the receiving, storage or disposing of coal.

(Prior code § 61-4.1)

13-96-110 Construction.

Coal pockets and other similar structures shall be constructed entirely of noncombustible materials except that such structures not more

than 35 feet in height may be constructed of heavy timber members when located not less than 30 feet from a lot line or other structure or from the opposite side of a public way or railroad right-of-way.

(Prior code § 61-4.2)

ARTICLE IV. FENCES (13-96-120 et seq.)

13-96-120 General requirements.

Fences shall comply with the provisions of Sections 13-96-130 to 13-96-160, inclusive.

(Prior code § 61-5)

13-96-130 Definitions.

(a) A “fence” is hereby defined as a structure forming a barrier at the grade between lots, between a lot and a street or any alley, or between portions of a lot or lots, such structures being independent of any other.

(b) Fences shall be classified according to the general form of their construction as screen fences or solid fences.

(c) A screen fence is a fence so constructed that at least 50 percent of the superficial area thereof consists of regularly distributed apertures.

(d) A solid fence is a fence so constructed that less than 50 percent of the superficial area thereof consists of regularly distributed apertures.

(e) Any fence not constructed entirely of noncombustible materials shall be classed as a combustible fence.

(Prior code § 61-5.1)

13-96-135 Building clearances; required openings.

As used in this section, the term “large building” shall be defined as provided in Section 13-160-070.

Any portion of a fence directly adjacent to the public way that is located on the same lot as a Class A residential unit that is a large building must:

(a) be a minimum of 15 feet from the nearest portion of that large building; and

(b) contain a gate, opening, or other true means of ingress and egress.

(Added Coun. J. 3-14-12, p. 23145, § 2)

13-96-140 Maximum height.

(a) The height of a combustible screen fence shall not exceed eight feet.

(b) The height of a combustible solid fence shall not exceed six feet, except that such fence may have a height not exceeding eight feet under the following conditions:

(1) When the distance from the fence to a public way exceeds the height of the fence.

(2) When such fence is laterally braced on one side with structural braces extending to the top of the fence or is supported by posts of noncombustible material set in masonry or concrete foundations.

(c) The height of a noncombustible screen fence shall not exceed ten feet, except as follows:

(1) A noncombustible screen fence enclosing a place of open air assembly or yard of an institutional, business, industrial or storage occupancy may have a height not exceeding 15 feet.

(d) The height of a noncombustible solid fence shall not exceed eight feet except as follows:

(1) A noncombustible solid fence enclosing a place of open air assembly or a yard of an institutional, business, industrial or storage occupancy may have a height not exceeding 12 feet.

(Prior code § 61-5.2)

13-96-150 Wind load.

Fences shall be designed and constructed to resist a horizontal wind pressure of not less than 30 pounds per square foot in addition to all other forces to which they may be subjected.

(Prior code § 61-5.3)

13-96-160 Barbed wire.

The use of barbed wire at a height less than eight feet above the ground shall be prohibited; provided, however, that the use of barbed wire above six feet from the ground when wholly on or over private property shall be permitted.

(Prior code § 61-5.4)

ARTICLE V. FIRE STATIONS (13-96-170 et seq.)

13-96-170 General requirements.

Every fire station hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-180 to 13-96-200, inclusive.

(Prior code § 61-6)

13-96-180 Definition.

A “fire station” is defined as a building or part of a building designed or used as a place for the housing of one or more pieces of fire fighting or salvaging equipment, together with sleeping quarters, locker rooms, toilet rooms, heating plant and such other rooms or spaces as required by the firemen or the equipment.

(Prior code § 61-6.1)

13-96-190 Construction.

- (a) Fire stations shall be of a type of construction not less fire-resistive than Type III-B.
- (b) Sleeping quarters and rooms and spaces appurtenant thereto shall comply with all requirements for multiple dwellings.

(Prior code § 61-6.2)

13-96-200 Mixed occupancy.

A fire station may occupy a part of a building used for business, mercantile, storage, industrial or police station occupancy, provided that such fire station shall be separated from every other part of such building by construction providing fire resistance of not less than two hours.

(Prior code § 61-6.3)

ARTICLE VI. POLICE STATIONS (13-96-210 et seq.)

13-96-210 General requirements.

Every police station hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-220 to 13-96-240, inclusive.

(Prior code § 61-7)

13-96-220 Definition.

A police station is defined as a building or part of a building used by the police department for administrative offices and detention facilities and may include sleeping quarters, courtrooms and such other rooms or spaces as may be required.

(Prior code § 61-7.1)

13-96-230 Construction.

- (a) Police stations shall be of a type of construction not less fire-resistive than Type III-B.
- (b) The portion of a police station used for the detention of prisoners shall comply with all applicable requirements for jails.
- (c) Administrative offices shall comply with requirements for business units.
- (d) Courtrooms shall comply with requirements for assembly units.
- (e) Sleeping quarters and rooms and spaces appurtenant thereto shall comply with the requirements for multiple dwellings.

(Prior code § 61-7.2)

13-96-240 Mixed occupancy.

A police station may occupy a part of a building used for business, mercantile, storage, industrial or fire station occupancy, provided that such police station shall be separated from every other part of such building by construction providing fire resistance of not less than two hours.

(Prior code § 61-7.3)

ARTICLE VII. PRIVATE GARAGES AND CARPORTS (13-96-250 et seq.)

13-96-250 General requirements.

Every private garage and carport hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-260 to 13-96-290, inclusive.

(Prior code § 61-8; Amend Coun. J. 3-29-17, p. 45477, § 3)

13-96-260 Definitions.

(a) A “private garage” is defined as a building, or portion of a building, in which not more than five motor vehicles used by the occupants of the building or buildings on the premises are stored or kept, without provision for repairing or servicing such vehicles for profit, inclusive of any attached walkway.

(b) A “carport” is defined as a structure, or portion of a structure, which is open on at least two sides, and in which not more than five motor vehicles used by the occupants of the building or buildings on the premises are stored or kept. Such a structure which is not open on at least two sides shall be considered a private garage.

(Prior code § 61-8.1; Amend Coun. J. 10-1-03, p. 9163, § 4.7; Amend Coun. J. 3-29-17, p. 45477, § 3)

13-96-270 Construction – Private garages.

(a) A private garage may be of any type construction except when limited by Chapter 13-116 due to its location inside the fire limits.

(1) A private garage of Type III or better construction shall not exceed 800 square feet in area.

(2) Outside the fire limits, a private garage of Type IV-A or IV-B construction shall not exceed 600 square feet in area.

(b) A private garage shall not exceed one story and 15 feet in height.

(c) Floor construction shall be of concrete or equivalent noncombustible materials. The area of floor used for parking of automobiles or other vehicles shall be sloped not less than 1/4-inch per foot to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

(d) The clear height of vehicle and pedestrian traffic areas shall be not less than seven feet.

(e) Doors shall be limited to eight feet in height.

(f) Automatic garage door openers, where provided, shall be listed in accordance with UL 325-02.

(Prior code § 61-8.2; Amend Coun. J. 10-28-97, p. 54730; Amend Coun. J. 3-29-17, p. 45477, § 3)

13-96-271 Construction – Carports.

(a) The roof and all load-bearing elements of a carport shall be of noncombustible construction.

(b) A carport shall not exceed 800 square feet in roof area.

(c) A carport shall not exceed 15 feet and one story in height.

(d) Carports shall be open on at least two sides.

(e) Carport floor construction shall be of concrete or equivalent noncombustible material, except asphalt surfaces shall be permitted at ground level.

(f) Outside the fire limits, the roof and load-bearing elements of a carport may be built of unprotected combustible construction provided that the roof area does not exceed 600 square feet and the carport is located not less than three feet from an interior lot line and not less than six feet from another building or structure on the same lot.

(Added Coun. J. 3-29-17, p. 45477, § 3)

13-96-280 Location – Private garages.

(a) A private garage of Types IV-A or IV-B construction shall be located not less than two feet from an interior lot line and no less than six feet from another building on the same lot.

(b) Any exterior wall of a private garage located less than six feet from another building on the same lot shall be of construction providing fire resistance of not less than one hour. There shall be no opening through such construction except that there may be one access doorway not exceeding 21 square feet in area, protected with a self-closing and self-latching door not less fire-resistant than a solid wood door one and three-quarters inches thick.

(c) A private garage shall not be located in a manner that obstructs the path between an outside exit and the public way as required by Section 13-160-230.

(Prior code § 61-8.3; Amend Coun. J. 10-28-97, p. 54730; Amend Coun. J. 3-29-17, p. 45477, § 3)

13-96-281 Location – Carport.

A carport may be partially enclosed with non-load-bearing partitions or gates of combustible construction located not less than three feet from an interior lot line and not less than six feet from another building or structure on the same lot.

(Added Coun. J. 3-29-17, p. 45477, § 3)

13-96-285 Reserved.

Editor's note – Coun. J. 4-19-17, p. 48139, § 1, repealed § 13-96-285, which pertained to space for refuse containers.

13-96-290 Attached garages.

(a) Private garages located within, or attached to, another building shall be separated from all other areas of such building by

construction providing fire resistance of not less than one hour. There shall be no opening through such construction except that there may be one access doorway not exceeding 21 square feet in area, protected with a self-closing and self-latching door not less fire-resistant than a solid wood door one and three-quarters inches thick.

- (b) Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
- (c) An attached private garage having a capacity of more than 3 vehicles shall comply with Section 15-16-030(d).
- (d) Only one attached private garage is permitted per building or townhouse.

(Prior code § 61-8.4; Amend Coun. J. 3-29-17, p. 45477, § 3)

ARTICLE VIII. ROUNDHOUSES (13-96-300 et seq.)

13-96-300 General requirements.

Every roundhouse hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-310 to 13-96-330, inclusive.

(Prior code § 61-9)

13-96-310 Definition.

A “roundhouse” is defined as a structure for the storing and repairing of locomotives using any fuel other than a volatile flammable liquid.

(Prior code § 61-9.1)

13-96-320 Construction.

- (a) Roundhouses shall be limited to one story in height and shall be of Types I-A, I-B, I-C, II or III-A construction.
- (b) Floors and pits shall be constructed of noncombustible materials.
- (c) Roofing shall be of Class A or B materials.
- (d) Spaces used for storage of fuel or combustible materials shall be separated from the roundhouse by construction providing fire resistance of not less than four hours.

(Prior code § 61-9.2)

13-96-330 Other requirements.

Except as otherwise provided in this section roundhouses shall comply with all applicable requirements for Class H-2, moderate hazard storage units.

(Prior code § 61-9.3)

ARTICLE IX. CARBARNs (13-96-340 et seq.)

13-96-340 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, § 1, repealed § 13-96-340, which pertained to general requirements.

13-96-350 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, § 1, repealed § 13-96-350, which pertained to definition.

13-96-360 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, § 1, repealed § 13-96-360, which pertained to construction.

13-96-370 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, § 1, repealed § 13-96-370, which pertained to other requirements.

ARTICLE X. SHEDS AND SHELTER SHEDS (13-96-380 et seq.)

13-96-380 Sheds and shelter sheds – Generally.

Every shed and shelter shed hereafter erected shall comply with all applicable requirements of this Code pertaining to Class H-2, moderate hazard storage units, and with the special provisions of Sections 13-96-390 and 13-96-400.

(Prior code § 61-11)

13-96-390 Definitions.

- (a) A “shelter shed” is defined as a roofed structure, used for storage purposes only, not exceeding 15 feet in height and having more than 50 percent of the area of its sides open.
- (b) A “shed” is defined as a structure, used for storage purposes only, not exceeding 15 feet in height nor 400 square feet in ground area.

(Prior code § 61-11.1)

13-96-400 Location limitations.

(a) Sheds of combustible frame construction shall be permitted outside the fire limits under the following conditions:

- (1) Sheds shall be located not less than ten feet from any other building.
- (2) No more than one shed shall be permitted on any one lot.

(b) Shelter sheds shall be permitted outside the fire limits under the following conditions:

- (1) Floors shall be of noncombustible material or of wood planks not less than two inches in nominal thickness laid directly on the ground.
- (2) Shelter sheds not exceeding 800 square feet in area shall be located not less than ten feet from a lot line or from any other building.
- (3) Shelter sheds exceeding 800 square feet, but not exceeding 1,600 square feet in area, shall be located not less than 25 feet from a lot line or from any other building and shall have enclosing walls, if any, of noncombustible materials.

(c) Sheds or shelter sheds of wood frame or unprotected noncombustible construction shall not be permitted within the fire limits except as provided in Section 13-116-130.

(Prior code § 61-11.2)

13-96-410 General requirements.

Sheds and shelter sheds shall comply with all applicable requirements for Class H-2, moderate hazard storage units.

(Prior code § 61-11.3)

ARTICLE XI. RESERVED (13-96-415 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed all remaining sections in this Article XI, which pertained to tanks.

13-96-415 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-415, which pertained to definitions.

13-96-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-420, which pertained to water tanks and tank supporting structures.

ARTICLE XII. COOLING TOWERS (13-96-430 et seq.)

13-96-430 General requirements.

Every cooling tower hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-450 and 13-96-460.

(Prior code § 61-13)

13-96-440 Definition.

A “cooling tower” is defined as a structure designed or used for the cooling by exposure to the open air of liquids used in the operation of a refrigeration or air conditioning installation.

(Prior code § 61-13.1)

13-96-450 Construction.

Cooling towers, except drip boards, shall be constructed entirely of noncombustible materials under the following conditions:

- (a) All cooling towers exceeding 50 feet in height;
- (b) Cooling towers exceeding 250 square feet in area or 15 feet in height when located on buildings within the fire limits.

(Prior code § 61-13.2)

13-96-460 Area limitation.

Cooling towers shall not exceed 40 percent of the roof area of the building on which they are erected.

(Prior code § 61-13.3)

ARTICLE XIII. RESERVED (13-96-470 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed all remaining sections in this Article XIII, which pertained to tents.

13-96-470 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-470, which pertained to general requirements.

13-96-480 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-480, which pertained to definitions.

13-96-490 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-490, which pertained to tents and canopies; permit application requirements.

13-96-500 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-500, which pertained to permits for tents and canopies; limitation on duration.

ARTICLE XIV. GASOLINE FILLING STATIONS (13-96-510 et seq.)

13-96-510 General requirements.

Every gasoline filling station hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-520 to 13-96-560, inclusive.

(Prior code § 61-15)

13-96-520 Definition.

A “gasoline filling station” is defined as a structure, building or premises, or a portion thereof, where volatile flammable oil for retail supply to motor vehicles is stored or sold.

(Prior code § 61-15.1)

13-96-530 Pumps and tanks.

The installation of pumps and tanks shall comply with the requirements of Chapter 15-24 of this Code.

(Prior code § 61-15.2)

13-96-540 Construction.

Buildings and structures shall comply with the height and area limitations and other applicable requirements applying to mercantile units, except as follows:

(a) Gasoline filling station buildings shall have exterior walls of construction providing fire resistance of not less than one hour except that when such walls are at least 12 feet from adjacent lot lines or other structures, they may be of unprotected noncombustible construction.

(b) Canopies, including supports thereof, extending over driveways or fuel pumps shall be of construction providing fire resistance of not less than one hour or shall be of noncombustible materials.

(c) Buildings or structures used for the housing, servicing, or repair of motor vehicles shall comply with all applicable requirements applying to garages.

(d) Basements shall not be permitted in filling stations.

(Prior code § 61-15.3)

13-96-550 Protection of openings.

(a) When the exterior wall of a filling station is less than five feet from a property line or adjacent structure, no opening shall be placed in such wall.

(b) All openings in walls located less than 12 feet from an interior lot line or from any adjacent structure shall be protected with fire windows or fire doors complying with the requirements of Chapter 15-12.

(Prior code § 61-15.4)

13-96-560 Grading and sills.

Unless driveways are graded to prevent gasoline spills or overflows from flowing into or under buildings, door sills shall be raised above the outside ground level.

(Prior code § 61-15.5)

ARTICLE XV. GREENHOUSES (13-96-570 et seq.)

13-96-570 General requirements.

Every greenhouse hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-580 to 13-96-600, inclusive.

(Prior code § 61-16)

13-96-580 Accessory structures.

A greenhouse on the same lot with a building of another occupancy and not exceeding 400 square feet in area nor 15 feet in height shall

be considered an accessory structure. Such structures shall be permitted within the fire limits in accordance with Section 13-116-130(j).
(Prior code § 61-16.1)

13-96-590 Construction.

Greenhouses, except accessory structures, shall comply with the height and area limitations and other applicable requirements applying to mercantile units.

(Prior code § 61-16.2)

13-96-600 Skylights.

Skylights in greenhouses shall comply with the requirements of Section 15-8-520 with the following exceptions:

- (a) Wire glass shall not be required.
- (b) Skylights of greenhouses not exceeding one story or 20 feet in height, nor 3,000 square feet in area, may be constructed of combustible materials.

(Prior code § 61-16.3)

ARTICLE XVI. RESERVED (13-96-610 et seq.)

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed all remaining sections in this Article XVI, which pertained to temporary platforms.

13-96-610 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-610, which pertained to temporary platforms.

ARTICLE XVII. PRIVATE RESIDENTIAL SWIMMING POOLS (13-96-620 et seq.)

13-96-620 General requirements.

Every existing private residential swimming pool and every such pool constructed, installed and maintained hereafter shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-630 to 13-96-810, inclusive.

(Prior code § 61-18)

13-96-630 Definition.

The term “private residential swimming pool” is hereby defined as a receptacle for water, or an artificial pool of water having a depth at any point of more than five feet, intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment, constructed, installed, and maintained in or above the ground outside of a building used for a single-family dwelling unit. Provided further, that such private residential swimming pool is maintained by an individual primarily for the sole use of his household and guests and not for the purpose of profit or in connection with any business operated for profit. No out-of-doors swimming pool intended for the use of members and their guests of a nonprofit club or organization, or limited to house residents of a multiple dwelling unit, a block, subdivision, neighborhood, community or other specified area of residence shall be permitted in a single-family residence, duplex residence, or apartment district.

(Prior code § 61-18.1)

13-96-640 Location.

- (a) Private residential swimming pools shall be permitted in single-family residence districts only.
- (b) No portion of a private residential swimming pool shall be located at a distance less than ten feet from any side or rear property line, or building line. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than ten feet from any side property line.

(Prior code § 61-18.2)

13-96-650 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-650, which pertained to permit required.

13-96-660 Drawings, plans and permits.

(a) All drawings and plans for the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances for which a permit is required shall first be presented to the building commissioner for examination and approval as to proper location, construction, and use, and thereafter shall be presented to the board of health, and the commissioner of the department of water management for submission to the proper officials of those departments for examination and approval with regard to such provisions of this Code as are within the duty of such office to enforce. After said drawings and plans have been examined and passed upon, the same shall be returned to the building commissioner where they shall be taken up for examination and approval by the building commissioner.

(b) All plans and drawings shall be drawn to a scale of not less than one-eighth of an inch to the foot, on paper or cloth, in ink, or by some process that will not fade or obliterate. All distances and dimensions shall be accurately figured and drawings made explicit and complete, showing the lot lines, and including information pertaining to the pool, walk and fence construction, water supply system, drainage and water disposal systems, and all appurtenances pertaining to the swimming pool. Detail plans and vertical elevations shall

also be provided in accordance with Chapter 18-29 of this Code.

(c) No person shall construct, enlarge, alter or use any private residential swimming pool and appurtenances until plans have been examined and approved by the board of health, the department of water management, and the department of buildings, and the necessary permits are issued by the department of water management, and the department of buildings.

(d) All private residential swimming pools, appurtenances, water supply and drainage systems shall be constructed in conformity with the approved plans. If any deviations from such plans are desired, a supplementary plan covering that portion of the work involved shall be filed for approval and shall conform to the provisions of this Code.

(Prior code § 61-18.4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 24; Amend Coun. J. 12-4-02, p. 99026, § 1.15; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-670 Recirculation pools.

All private residential swimming pools shall be of the recirculation type in which circulation of the water is maintained through the pool by pumps; the water drawn from the pool being clarified and disinfected before being returned to the pool.

(Prior code § 61-18.5)

13-96-680 Construction materials.

Private residential swimming pools walls and floor shall be constructed of any impervious material which will provide a tight tank with white or light colored finished easily cleaned surfaces. The side and end walls shall be vertical and shall present a smooth finish. The floor or bottom surface of the pool shall have a nonslip finish as smooth as possible.

(Prior code § 61-18.6)

13-96-690 Structural design.

The structure, design and construction of residential swimming pools shall comply with the requirements of Chapters 13-52, 13-120, 13-124, 13-132, 13-136, 13-140, 13-144 and 13-148 or Chapters 14B-16 and 14B-18 of this Code, as applicable.

(Pools shall be designed to withstand the water pressure from within and to resist the pressure of the earth when the pool is empty). The slope of the bottom of any part of a pool in which the water is less than five feet in depth shall not be more than one foot in each 15 feet. The maximum slope where water is five feet or more in depth shall not exceed one foot in three feet.

(Prior code § 61-18.7; Amend Coun. J. 4-10-19, p. 100029, Art. XVI, § 2)

13-96-700 Walk areas.

Unobstructed walk areas not less than six feet wide shall be provided to extend entirely around the pool. The walk area shall be constructed of impervious material, and the surfaces shall be such as to be smooth and easily cleaned and of nonslip construction. The slope of the walks shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage from entering the pool. Walk drains shall be provided for each 100 square feet of walk area. Drain pipe lines shall be at least three inches in diameter; drain openings shall have an open air of at least four times the cross sectional area of the drain pipe. The walk drain system shall have indirect connection to the sewer in accordance with Chapter 18-29 of this Code. The walk drains shall not be connected to the recirculation system piping. The drainage system shall be constructed in conformance with Chapter 18-29 of this Code. Reference is also made to Section 13-96-770(c).

(Prior code § 61-18.8; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-710 Fences.

All private residential swimming pools shall be completely enclosed by a fence erected along the periphery of the pool walks. All fence openings or points of entry into pool area enclosure shall be equipped with gates. The fence and gates shall be five feet in height above the walk grade level and shall be constructed of a minimum Number 9 gauge woven wire mesh corrosion-resistant material. All gates shall be equipped with self-closing and self-latching devices placed at the top of the gate and made inaccessible to small children. All fence posts shall be decay or corrosion-resistant and shall be set in concrete bases.

(Prior code § 61-18.9)

13-96-720 Steps or ladders.

Two or more means of egress in the form of steps, ladders or step holes shall be provided for all private residential swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps, ladders, or step holes shall be constructed of nonslip material and at least three inches wide for their full length. Steps, ladders or step holes shall have a handrail on both sides.

(Prior code § 61-18.10)

13-96-730 Overflow gutters.

Private residential swimming pools shall be provided with overflow gutters on all vertical walls and shall extend around the entire perimeter of the pool. The overflow gutter shall be of the open, roll-over, or semi-recessed type, having a smooth finish. The lip or overflow gutter edge shall be level; the overflow gutter shall have a minimum depth of four inches; the overflow gutter bottom shall have a slope toward each drain and have a pitch of not less than one-quarter of an inch to the foot; drain spacings shall be a minimum of 15

feet on centers; drain pipelines shall be at least three inches in diameter; outlet fixtures shall have a grate opening area of at least twice the cross sectional area of the drain pipe; the drain lines shall have an indirect connection to the sewer in accordance with Chapter 18-29 of this Code. The drainage system shall be constructed in conformance with the provisions of Chapter 18-29 of this Code. Reference is also made to Section 13-96-770(c).

(Prior code § 61-18.11; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-740 Water supply.

No source of water other than that secured from the City of Chicago water works distribution system shall be used in private residential swimming pools.

(Prior code § 61-18.12)

13-96-750 Inlets.

(a) Private residential swimming pool water recirculation system inlet shall be located so as to produce so far as possible uniform circulation of water throughout the pool without the existence of dead spots and to carry pool bottom deposits to the outlets. Recirculation systems inlets in the pool walls shall be spaced not more than 20 feet on centers entirely around the perimeter of the pool and shall discharge at a minimum depth of ten inches below the pool overflow level.

(b) Pools shall be equipped with suitable facilities for adding make-up water as needed. There shall be no physical connection between the water supply line and the pool system. If the make-up water is added directly to the pool, the outlet shall be at least six inches above the upper rim of the pool. If the make-up water line discharges to a surge or balancing tank, the point of discharge shall be at least six inches above the rim of the tank. If a hose connection from a sill cock or other plumbing fixture is to be used for supplying make-up water then an approved vacuum breaker shall be installed between the sill cock or control valve at the fixture and the hose connection. The vacuum breaker shall be installed at a height not less than seven feet six inches above the floor, platform or ground upon which a person would stand when operating the sill cock or control valve.

(c) The systems supplying recirculated water and make-up water to the pool shall be constructed in conformance with Chapter 18-29 of this Code.

(Prior code § 61-18.13; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-760 Outlets.

(a) Private residential swimming pool water recirculation system outlets should be so located as to provide at least one outlet at the deepest point in the pool if the pool width does not exceed 20 feet. If the pool width is more than 20 feet, multiple outlets shall be provided and spaced not more than 20 feet apart, nor more than ten feet from walls. All pool drain outlets shall be equipped with gratings having an area of openings not less than ten times the cross-sectional area of the outlet pipe. The gratings shall be of such design so as they can not be readily removable by bathers and will not injure bathers' fingers.

(b) Pools shall be equipped with facilities for completely emptying the pool and the discharge of the pool water to the sewer shall be at a rate not exceeding 250 gallons per minute. No direct connection shall be made to the sewer. The drainage system shall be constructed in conformance with the provisions of Chapter 18-29 of this Code. The drain pipe line diameter shall be at least six inches.

(c) Drain pipe lines from walk areas, scum gutters and pools shall discharge into a common catchbasin. If elevation permits, the catchbasin may drain by gravity into the sewer. If, however, the elevations are such as to require pumping, the combined discharge shall be pumped into the sewer. In either case, a backwater valve or gate shall be installed downstream from the catchbasin and the pump. Water drained from the pool shall not be discharged to the sewer system during periods of rain or storms. At no time shall the rate of drain water discharge exceed a flow of 250 gallons per minute.

(Prior code § 61-18.14; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-770 Recirculation system and appurtenances.

(a) Private residential swimming pools recirculation systems shall consist of pumping equipment, hair and lint catchers, filters together with the necessary pipe connections to the pool inlets and outlets, facilities and pipe connections necessary for backwashing filters, and facilities and equipment for disinfecting the pool water.

(b) The entire recirculating system shall be capable of producing a six-hour turnover of the entire water volume contents.

(c) The recirculation system pump shall have sufficient capacity to discharge the volume of water required for a six-hour turnover of the pool against the maximum head in the recirculating system.

(d) The pump used for backwashing filters shall have sufficient capacity to provide a filter backwash rate of at least 15 gallons per minute per square foot of filter area.

(e) A hair and lint catcher or strainer shall be installed on the suction side of the circulation pump to prevent hair, lint and other extraneous matter from reaching the pump and filters. Hair and lint catchers shall be so designed that they can be easily dismantled for cleaning and inspection and shall be so located as to be easily accessible for cleaning. The design features shall be as follows: Water passes through the strainer from the outside; the strainer is made of noncorrosive material; the width or diameter of strainer openings is not more than one-eighth inch; the area of the strainer openings shall be at least five times the cross-sectional area of the inlet pipe to the strainer.

(f) Recirculating systems shall contain rapid pressure filters. Sufficient filter area shall be provided to filter the entire contents of the

pool in six hours at the rate of not more than three gallons per square foot of filter area per minute. The filter backwashing facilities shall be sufficient to backwash at the rate of 15 gallons per minute per square foot of filter area. All backwash water and effluents shall be discharged to the sewer through an indirect connection. Pressure filters shall be equipped with readily accessible air relief valves, loss of head or pressure gauges on the inlet and outlet pipes, and an access head or hole large enough to permit inspection, maintenance and repair work. Sight glasses that can be easily removed for cleaning shall be provided in the effluent line from the filter units.

(g) Equipment shall be provided for the disinfection of all pool water. Any disinfection method using materials other than chlorine compounds shall be subject to the approval of the board of health. Disinfection equipment installed for the use of chlorine compounds shall have sufficient capacity to maintain a minimum free chlorine residual of 0.5 parts per million. The disinfectant shall be introduced into the recirculation system ahead of the filters.

(h) Gaseous chlorination systems shall not be made use of as a disinfection method for pool water.

(Prior code § 61-18.15)

13-96-780 Electrical requirements.

All electrical installations provided for, installed and used in conjunction with private residential swimming pools, shall be in conformance with Title 14E.

(Prior code § 61-18.16; Amend Coun. J. 11-9-16, p. 36266, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 34)

13-96-790 Safety precautions.

(a) A skilled swimmer shall be present at all times that private residential swimming pools are in use.

(b) Every private residential swimming pool shall be equipped with one or more throwing ring buoys not more than 15 inches in diameter and having 60 feet of three-sixteenth-inch Manila line attached, and one or more light but strong poles with blunted ends and not less than 12 feet in length, for making reach assists or rescues.

(c) No diving board or platform more than three feet above water level shall be installed for use in connection with any private residential swimming pool.

(d) Life-saving equipment approved by the board of health shall be provided and maintained so as to be immediately available for use in an emergency.

(Prior code § 61-18.17)

13-96-800 Operation and maintenance.

(a) Private residential swimming pools may be used between June 1st and September 15th, inclusive, only. No private residential swimming pool shall be made use of between the hours of ten p.m. and 9 a.m. during this period.

(b) During the period September 16th to May 30th, inclusive, all private residential swimming pools shall be completely drained of all water.

(c) A suitable substantial protective cover shall be provided and installed over all private residential swimming pool surfaces during the period September 16th to May 30th, inclusive.

(d) All private residential swimming pools shall be maintained in a clean and sanitary condition, and all equipment shall be maintained in a satisfactory operating condition during periods the pool is in use.

(e) No private residential swimming pool shall be used, kept, maintained or operated in the city, if such use, keeping, maintaining or operating shall be the occasion of any nuisance or shall be dangerous to life or detrimental to health.

(Prior code § 61-18.18)

13-96-810 Inspection.

The board of health periodically shall inspect all private residential swimming pools to determine whether or not the provisions of this Code regarding health, sanitation and safety applicable thereto are being complied with.

(Prior code § 61-18.19)

ARTICLE XVIII. EXPOSED METAL STRUCTURES (13-96-820 et seq.)

13-96-820 General requirements.

Except as otherwise provided in Article XI of this chapter, metal structures shall conform to the provisions of Sections 13-96-830 to 13-96-870, inclusive. For purposes of this Article XVIII, the term "exposed metal structures" shall include sign structures, antennae, canopies, marquees, fire escapes, flagpoles, metal cornices, smoke stacks, permanently installed scaffolding (e.g., equipment installed for window cleaning and related services), and other structures and equipment permanently mounted or installed on the exterior of a building. For purposes of this Article XVIII, the term "supports" shall be read broadly to include anchors, guides, tracks, mounting brackets, other mounting hardware and all other forms of support.

(Prior code § 61-19; Amend Coun. J. 7-31-02, p. 91334, § 4; Amend Coun. J. 7-30-14, p. 86203, § 7)

13-96-830 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-830, which pertained to maintenance.

13-96-840 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-840, which pertained to inspection.

13-96-850 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-850, which pertained to compliance.

13-96-860 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-860, which pertained to unsafe structures.

13-96-870 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-870, which pertained to rust protection.

13-96-875 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-875, which pertained to rules and regulations.

ARTICLE XIX. PARKING FACILITIES (13-96-880 et seq.)

13-96-880 Compliance.

Every parking facility hereafter erected shall comply with all applicable provisions of this Code and with the special provisions of Sections 13-96-890 to 13-96-1030, inclusive.

(Prior code § 61-20)

13-96-890 Definitions.

“Catwalk” means a footway above ground floor.

“Dry standpipe” means a pipe extending full height of a building to which fire hose can be attached and which, when not in operation, is free from water to prevent freezing.

“Hoist type” means a parking structure in which mechanical lift equipment provides a combination vertical and horizontal operation for semi-automatic parking of vehicles in a multi-level structure.

“Manlift” means a continuous belt-driven lifting device used for transmitting attendants between various levels.

“Parking facility” means a multi-level structure in which each level is used primarily for the purpose of storing passenger motor vehicles, and which does not necessarily have enclosing walls.

“Parking level” means a floor in a structure on which vehicles are parked.

“Ramp type” means a parking structure provided with inclined driveway for transporting vehicles to various parking levels.

(Prior code § 61-20.1)

13-96-900 Construction requirements.

Structures shall be of Type I-A fire-resistive construction, as defined in Chapter 13-60.

(Prior code § 61-20.2)

13-96-910 Flammable liquids storage.

There shall be no storage of flammable liquids within the structures, except as may be required for heating of the structures.

(Prior code § 61-20.3)

13-96-920 Sprinkler system.

A standard automatic sprinkler system shall not be required in these facilities except where the vehicle storage area on more than four levels is enclosed on all sides. A standard inside standpipe system, as required by the provisions of this Code shall not be required in these unheated automobile parking facilities; provided, however, that a dry standpipe system, as approved by the fire commissioner, shall be required in such facilities which are in excess of 80 feet in height.

(Prior code § 61-20.4; Amend Coun. J. 5-18-16, p. 24131, § 43)

13-96-930 Ventilation.

Ventilation, as defined in Chapter 18-28 shall be required only when the openings in the exterior walls on a level are less than 20 percent of the total external wall area on such level. The location of such openings shall be well distributed.

(Prior code § 61-20.5; Amend Coun. J. 11-9-16, p. 36266, § 20)

13-96-940 Emergency lighting.

Emergency lighting shall comply with System III as defined in Section 14E-7-700.

(Prior code § 61-20.6; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 20; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 35)

13-96-950 Guards and gates.

Access from one side of the hoistway to the other side, in each level, shall be provided by a catwalk at each end of the structure. Hoistways shall be protected with incombustible gates and guards.

(Prior code § 61-20.7)

13-96-960 Stairways.

Two stairways, not less than 30 inches wide from lowest to uppermost level shall be required for each parking structure. These stairways may be of open riser and open grille tread type. There shall be a one-hour fire-resistive wall enclosure separating stairways from parking levels.

(Prior code § 61-20.8)

13-96-970 Ramps, hoistways and elevator shafts.

Ramps, hoistways and elevator shafts used solely for the movement of passenger vehicles from one level to another need not be enclosed.

(Prior code § 61-20.9)

13-96-980 Curbs.

Adequate approved curbs, not less than 12 inches in height or wheel guards of incombustible construction shall be provided.

(Prior code § 61-20.10)

13-96-990 Railings.

On every floor where cars are driven, an approved railing or similar device, of incombustible construction shall be provided at every exterior opening where the exterior wall is omitted and at each interior opening in the floor.

(Prior code § 61-20.11)

13-96-1000 Exterior wall opening protection.

Protection of openings in exterior walls shall comply with Section 15-8-110.

(Prior code § 61-20.12)

13-96-1010 Ceiling height.

The minimum ceiling height in a parking level shall be not less than seven feet, this to be the minimum clearance measured from the floor to beams, pipes, lighting fixtures or other similar obstructions.

(Prior code § 61-20.13)

13-96-1020 Manlifts.

Manlifts shall be designed in accordance with the provisions of the American Standard Safety Code for Manlifts, Publication ASA A90.1-1949, by the American Society of Mechanical Engineers; where slide poles are installed, an interchange shall be required at each parking level, and shall be shielded by wire mesh or railing barriers.

(Prior code § 61-20.14)

13-96-1030 Permits.

The building commissioner and the fire commissioner are authorized and directed to approve plans and to issue permits for the construction of parking facilities described herein when, in their judgment, plans and specifications of said parking facilities conform with the provisions of this ordinance.

(Prior code § 61-20.15; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 24; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

ARTICLE XX. RESERVED (13-96-1040 et seq.)

Editor's note – Coun. J. 10-28-97, p. 54730, repealed all remaining sections in this Article XX, which pertained to family fallout shelters.

13-96-1040 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, repealed § 13-96-1040, which pertained to permit required.

13-96-1050 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, repealed § 13-96-1050, which pertained to application.

13-96-1060 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, repealed § 13-96-1060, which pertained to construction requirements.

13-96-1070 Reserved.

Editor's note – Coun. J. 10-28-97, p. 54730, repealed § 13-96-1070, which pertained to purpose.

ARTICLE XXI. PUBLIC UTILITY STRUCTURES (13-96-1080 et seq.)

13-96-1080 Definition.

A “public utility structure” is defined as any structure or part of a structure that (a) is owned or operated by any person whose primary business is the generation or transmission of electrical power, and (b) houses one or more electrical generators, electrical transformers, or switching equipment for a service area beyond the building in which the equipment is located. “Public utility structure” includes but is not limited to electric transmission substations, transmission distribution centers, distribution centers and substations.

(Added Coun. J. 11-2-94, p. 58476)

13-96-1090 Fire resistive construction.

Public utility structures hereafter erected shall be of type 1A fire resistive construction as defined in Chapter 13-60.

(Added Coun. J. 11-2-94, p. 58476)

13-96-1100 Fire alarm system.

A standard fire alarm system meeting the requirements of Chapter 15-16 shall be installed and maintained in (a) every new public utility structure; and (b) every existing public utility structure, unless the structure is equipped with a fire detection system, connected to a central station alarm service that is listed by Underwriters' Laboratories.

(Added Coun. J. 11-2-94, p. 58476)

13-96-1110 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-1110, which pertained to permit required.

13-96-1120 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 18, repealed § 13-96-1120, which pertained to certain types of artificial lighting prohibited.

ARTICLE XXII. SHOOTING RANGES (13-96-1130 et seq.)

13-96-1130 Definitions.

For purposes of this Article XXII, the following definitions apply:

“Building,” “shooting range,” “shooting range facility,” “mobile shooting range,” “shooting range patron” and “range master” have the same meaning ascribed to those terms in Section 4-151-010.

“Ancillary spaces” means the uses associated with the operations of the shooting range facility outside of the shooting range, which directly support the operations of the shooting range. “Ancillary spaces” may include, but are not limited to, an office, classroom, locker facilities, washroom facilities, and spectator space.

“Ammunition and Firearm” have the meaning ascribed to those terms in Section 8-20-010.

“Firing line” means the point where a person stands or positions himself to discharge a firearm.

“Rear wall” means the wall located in a shooting range that is parallel to, and opposite from, the wall where the bullet trap/backstop is located.

“Shooting booth” means the space between fixed panels along the firing line designed to protect someone discharging a firearm from an adjacent person discharging a firearm.

“Shooting position” means the space along the firing line designated for an individual shooting range patron to use when discharging a firearm.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1140 General requirements.

(a) Every shooting range erected, constructed within an existing building, or substantially rehabilitated after the date of the enactment of Chapter 4-151 shall comply with all applicable provisions of this code and with the special provisions of this Article XXII.

(b) Every shooting range facility erected, constructed within an existing building, or substantially rehabilitated after the date of the enactment of Chapter 4-151 shall comply with the requirements of this Article XXII and the applicable code requirements for the specific use of the space as determined by Chapter 13-56.

(c) Where a more specific or restrictive requirement is provided in this section than found elsewhere in the code, the requirements in this section shall govern.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1150 Permits required.

It shall be unlawful to proceed with the construction, installation, enlargement or alteration of a shooting range facility without first obtaining a permit from the building commissioner and other required departments.

The permit fee for the initial installation and inspection shall be in the amount required by Chapter 14A-4.

The permit application shall include drawings and documents that fully describe all features of the shooting range facility and the shooting range, the construction, the installed equipment and all required ballistic safety features, along with all supporting documents to fully describe the building, all appurtenances and the intended caliber of ballistics.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 4-10-19, p. 100029, Art. XVI, § 3)

13-96-1160 Enclosure requirements.

(a) A shooting range must be totally enclosed with contiguous walls, a ceiling, and a floor that separate the shooting range from the shooting range facility and any other uses located in the building. Except as provided in subsection (b) of this section, the enclosure shall be penetration-proof for the heaviest caliber of ammunition used on the firing range fired point blank into the enclosure at 90 degrees to the surface. Enclosure walls, floors, ceiling assemblies, doors and opening protective assemblies for the shooting range shall be designed and constructed with materials and assemblies sufficient to stop all bullets fired or projectiles from penetrating beyond the shooting range enclosure.

(b) The rear wall shall be designed and constructed of materials, assemblies, and opening protectives strong enough to be capable of stopping a ricochet of a bullet, fragment or back splatter, from penetrating beyond the wall.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1170 Ancillary spaces.

Ancillary spaces shall be contiguous to the shooting range and directly support the operations of the shooting range. These spaces shall be separated from the shooting range with appropriate means to diminish contamination from the by-products of the shooting range and be protected from any projectiles straying from the shooting range.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1180 Occupancy requirements.

(a) A shooting range facility occupancy classification shall be as provided in Chapter 13-56, based on the occupancy of the shooting range facility's ancillary spaces. The most restrictive ancillary space occupancy which is greater than 5% of the total shooting range facility area shall govern the occupancy classification.

A shooting range facility shall comply with the applicable code requirements for the specific use of the space as determined by Chapter 13-56 and this section. The amount of area per person shall be determined by Sections 13-56-310 and 13-56-320, or as otherwise determined by this Article.

(b) A shooting range shall be a Miscellaneous type J occupancy. The occupancy calculation to determine the occupancy count of the shooting range shall be determined by calculating the amount of area behind the firing line between the firing line and the perimeter of the enclosure protecting the remaining shooting range facility from projectiles and dividing that area by 20 square feet. Where the firing line is not stationary, the area shall be based on the average distance between the extreme firing line locations and the perimeter of the shooting range enclosure.

(c) The occupancy count shall be used to determine the required number and size of the exits. The area between the firing line and the bullet trap/backstop shall be unoccupied and shall not be counted in the occupancy load calculations or be considered for exiting travel distance.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1185 Height and area limitations.

(a) The height and area limitations of a shooting range facility shall be as provided in Chapter 13-48, and the occupancy classification of the shooting range facility shall be determined in section 13-96-1180. In calculating the maximum allowable height and area of the shooting range facility, the total area in the shooting range, including the area from the firing line to the wall behind the backstop/bullet trap, shall be included in such calculations.

(b) The maximum height of every shooting range erected or constructed within a new or existing building shall be one-story or 20 feet, whichever is less, and the maximum area shall match the limitations for H-3 garage classifications in Table 13-48-070.

(Added Coun. J. 7-6-11, p. 3073, § 8)

13-96-1190 Shooting range facility requirements.

(a) The shooting range facility must comply with all applicable code sections as determined by the occupancy classification. Where the ancillary spaces are under the direct control and management of the owner of the shooting range, no mixed occupancy separation is required between the shooting range and the ancillary spaces. Where the ancillary spaces are not under the direct control and management of the owner of the shooting range, or where the shooting range is constructed without ancillary spaces, the mixed occupancy separation shall be as set forth in Table 13-56-280. The shooting range occupancy classification to determine required mixed occupancy separations shall be Class E Business. The need for mixed occupancy separations is not determined by the amount of area

occupied by the ancillary spaces as a percent of the total area of the shooting range facility.

(b) Exiting for the shooting range facility shall not be through the shooting range.

(c) (1) The shooting range facility may include the following uses: office space, mercantile, training, classroom or spectator space, general patron use space, locker rooms including showers, range master booth, storage of ammunition, and storage of firearms.

(2) The shooting range facility shall include the following uses:

a) a shooting range;

b) security entrance;

c) toilet facilities in compliance with Chapter 18-29 and Section 13-96-1220; and

(d) All occupancies within the shooting range facility must be protected from any projectiles straying from the shooting range.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 6-25-14, p. 83727, § 9)

13-96-1200 Shooting range requirements.

(a) Every shooting range shall be separated from the rest of the shooting range facility or other occupancies with a separation that prevents projectiles from straying from the shooting range.

(b) Every shooting range shall comply with the following:

(1) area requirement – the shooting range shall have minimum ceiling height of 8 feet. The area between the firing line and the rear wall shall be at a minimum adequate to accommodate a designated exit path beyond the depth of the area occupied by the shooting range patron and any appurtenances. The exit path shall be in addition to area required for shooting range patrons to easily and directly move from one shooting booth or shooting position to another along the firing line without disturbing another shooting range patron and the area required for the range master to monitor operations;

(2) sound control – the noise emanating from the shooting range to areas outside of the shooting range facility is subject to Chapter 8-32, Sections 8-32-010 through and including 8-32-170, Noise and Vibration Control. The maximum noise emanating from the shooting range facility shall not be more than 55 dB when measured from a distance of 100 feet or more from the source, or 70 dB when measured from a distance of 10 feet or more from the source. The shooting range shall conform to the requirements of The Occupational Noise Exposure Standard Section 1910.95 of 29 C.F.R. Part 1910 and shall be designed and constructed to contain noise generated from the discharge of firearms.

(3) special ballistic protectives – the shooting range shall have ceiling baffles, deflector plates and floor guards of appropriate materials, such as steel plate covered with wood or other materials, which are designed with sufficient bullet resistive strength, thickness, and configuration to function safely for the type and caliber of firearms and ammunition used within the shooting range. Such protectives shall be permanently located and anchored to protect the building structure, lighting fixtures, HVAC ductwork and appurtenances, plumbing hose bibbs, floor drains and cleaning apparatus, ceilings, target carrier apparatus or other range appurtenances or assemblies to protect against ricochets or back splatter and to re-direct the projectiles to the backstop;

(4) bullet trap/backstop – the shooting range shall have a permanent, fixed, proprietary manufactured bullet trap system capable of stopping and containing the bullets or projectiles from any firearms discharged at the shooting range. The bullet trap shall be designed and constructed of appropriate bullet resistive, durable materials, such as steel plate. The bullet trap shall be capable of functioning safely for the type, amount and duration of firearm usage at the shooting range. The bullet trap shall cover the entire space between the two side walls of the shooting range and provide complete coverage for all firing positions from floor to the underside of the structural ceiling assembly. Bullet trap systems which utilize rubber chunks, blocks, sheets, layered rubber, laminated carpeting or other materials potentially subject to combustion, shall be fire-treated to be fire-resistive and meet the flame spread requirements of Class 1, unless the building is equipped with an approved automated sprinkler system, in which case Class 2 requirements shall apply. Mobile or temporary bullet traps/backstops are prohibited;

(5) exit pathways – exits and exit pathways serving the shooting range shall not require occupants to pass beyond the firing line and cross through the firing range area. The area from the firing line to the back of the backstop/bullet trap shall not be included in the exiting travel distances. No exits shall be located in this area;

(6) no doors or windows downrange – no doors or windows shall be located in the shooting range in the space between the back face of the bullet trap to a point five feet behind the firing line located the farthest distance from the bullet trap/backstop;

(7) floors, ceilings, and walls – the floors, ceilings, and walls of every shooting range shall be constructed of smooth non-porous materials to facilitate effective maintenance and cleaning and removal of lead particulate.

(8) shooting booths – where shooting booth separations are provided, the shooting booth panels shall be constructed of permanently fixed, cleanable, non-porous materials. The shooting booths shall be constructed to provide an impenetrable protective barrier between people at the shooting booths and to protect against the effects of ejected bullet casings and muzzle blast;

(9) range master booth – where a range master booth is provided, the shooting range shall be limited in size to the area that can be directly visible to the range master at all times. The range master booth shall be constructed to provide:

(i) protection from any projectiles straying from the shooting range;

(ii) clear visibility of all firing positions at the shooting range;

- (iii) ready access to the shooting range;
 - (iv) acoustical protection and separation for the range master;
 - (v) protection from exposure to lead particulate from the shooting range, as provided for in rules and regulations promulgated by the department of health; and
 - (vi) immediate access to and use of the shooting range communication system;
- (10) removal of lead particulate – the shooting range facility shall be equipped with a lead particulate removal system, such as HEPA vacuum or other such system approved by the commissioner of public health, or a lead particulate removal system that removes the lead particulate using water; and

(11) if the shooting range facility uses a lead particulate removal system that removes the lead particulate using water, the shooting range facility shall have a floor drain at the backstop/bullet trap that collects lead and other hazardous waste material in a separate drainage system to an approved collection device or treatment system that complies with all applicable local, state or federal laws and standards.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 11-16-11, p. 13798, Art. II, § 6; Amend Coun. J. 1-17-13, p. 45370, § 5; Amend Coun. J. 6-25-14, p. 83727, § 9)

13-96-1210 Ventilation requirements.

In addition to general building ventilation and heat requirements applicable to a shooting range facility, the shooting range shall be provided with an engineered ventilation and exhaust system that complies with OSHA Lead Standard for General Industry, 29 C.F.R. 1910.1025 and that prevents the build-up of noxious gases caused by the discharge of firearms. The shooting range ventilation and exhaust system shall conform to the following requirements:

- (a) The ventilation air supply system shall provide a horizontal laminar air flow from floor to ceiling at the firing line of 75 fpm. The minimum allowable range laminar air flow shall be 50 fpm. from the firing line to the bullet trap. The laminar flow of air shall be directed away from shooters at the firing line downrange towards the backstop/bullet trap area.
- (b) The entire shooting range shall be maintained at a slightly negative pressure with respect to adjacent areas to prevent the escape of contaminants from the shooting range. Exhaust air shall exceed supplied air by a minimum of 10%.
- (c) The shooting range shall be designed and constructed with separation walls, doors, windows and assemblies with related gaskets and sealing materials sufficient to close off the shooting range from the shooting range facility and adjacent spaces to provide the air pressures required for the shooting range ventilation and exhaust system to operate correctly.
- (d) Where a shooting range facility contains multiple shooting ranges, each shooting range shall be provided with a separate ventilation and exhaust system.
- (e) The supply and exhaust systems shall be electrically interlocked to turn on each system at the same time.
- (f) The shooting range ventilation and exhaust system shall be a totally separate system isolated from any other ventilation and exhaust system which serves the ancillary spaces of the shooting range facility or building.
- (g) The ventilation and exhaust system shall be commissioned prior to initial operation and a regular schedule of maintenance and system adjustment shall be included in the description of the ventilation and exhaust system as part of the permit application. For purposes of this subsection (g), “commissioned” has the same meaning ascribed to that term in *American Society of Heating, Refrigeration, and Air-conditioning Engineers Guideline 0-2005*. The shooting range ventilation and exhaust system shall be operated and maintained in conformance with the submitted schedules and procedures.
- (h) The shooting range ventilation and exhaust systems shall be either:
 - (1) a 100% total exhaust/purge system utilizing 100% fresh make up air. All air from the shooting range shall be completely exhausted. The exhausted air shall be filtered and cleaned to remove lead particulate before exhausting to the open atmosphere. Twenty-five percent of the airflow shall be exhausted 15 feet downrange from the firing line and the other 75% shall be exhausted at the apex of the backstop/bullet trap. The ventilation system shall operate at one fan speed only and shall be designed and provided with automatic sensors and controls, where required, to monitor and ensure the performance and safety of the system; or
 - (2) an air cleaning re-circulation system that re-circulates up to a maximum of 75% of the air and cleans and exhausts a minimum of 25% of the air in the shooting range. The air re-circulation system shall be designed and provided with primary and secondary filters, high efficiency particulate air (HEPA) filters, electronic precipitators or other air filtering and cleaning technology, as reviewed and approved by the commissioner pursuant to subsection 13-96-1210(k), to remove lead particulate from the re-circulated air before re-introduction into the shooting range. System exhaust fans may operate at variable speeds. The ventilation system shall be designed and provided with automatic sensors and controls, where required, to monitor and ensure the performance and safety of the system.
- (i) New technology or designs for shooting range ventilation and exhaust systems not authorized in this code shall be reviewed and approved by the committee on standards and tests prior to installation.
- (j) All other ventilation, refrigeration and heating systems for the shooting range facility shall conform to the requirements of Chapter 18-28.
- (k) The shooting range shall be provided with heating and cooling for the comfort of shooting range patrons and staff. Where the heating or cooling system is not a component of the ventilation and exhaust system, such as radiant heating or geothermal sourcing, one

heating or cooling system in the shooting range facility is permitted.

(l) All ventilation and exhaust equipment, ducts and appurtenances shall be located and installed to allow ready maintenance and inspection.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 9-8-11, p. 7262, § 4)

13-96-1220 Plumbing requirements.

(a) Every shooting range facility shall meet all applicable plumbing code requirements of Chapter 18-29.

The occupancy calculation to determine the required number of plumbing fixtures for the shooting range facility shall be as provided in Chapter 13-56.

(b) The discharge of any waste from the shooting range shall be in compliance with all applicable local, state or federal laws or standards, and shall comply with the requirements of Articles 7, 8 and 11 of Chapter 18-29 to prevent the discharge of any prohibited waste from entering into any sewer, watercourse, natural outlet or waters.

(c) Interceptors or separators shall be installed to recover solids from metal particles, metal chips, shavings, plaster, stone, clay, sand, cinder, ashes, glass, gravel, oily or greasy residual waste and similar materials in separating lighter than water waste from heavier than water waste or waste from soiled water to prevent such matter from entering the drain line. The size, type, location and construction material of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer's instruction, the rules and regulations promulgated by the departments of water management and health, and the requirements of Section 18-29-1003 based on the anticipated conditions of use. All interceptors and all separators shall be installed in an accessible location to permit the convenient removal of the lid and internal contents and to permit service and maintenance. Unless otherwise approved, all interceptors and separators shall have an inspection manhole located outside on private property to permit observation, measurement and sampling downstream of the interceptors or separators.

(d) Waste that does not require treatment or separation need not be discharged into any interceptor or separator and may be in a separate line until after the interceptor or separator but must connect to the building sewer before the public way. Waste from the shooting range facility which does not have a lead contamination level of more than 0.5 mg/L is not required to discharge into an interceptor or separator.

(e) Grease traps approved by the department of buildings shall have the waste retention capacity indicated in Table 18-29-1003.3.6 for the flow-through rated indicated.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 11-16-11, p. 13798, Art. II, § 6; Amend Coun. J. 6-25-14, p. 83727, § 9)

13-96-1230 Electrical requirements.

(a) Every shooting range facility shall be constructed with a system II (battery pack) emergency lighting in conformance with the requirements of Section 14E-7-700.

(b) The shooting range shall be constructed to be free of excessive glare and major differences in light levels. Floors and ceilings shall be designed to provide light reflection.

(c) The lighting design and construction of every shooting range shall include the following:

- (1) General lighting shall provide uniform light levels over the entire range area and adjoining areas;
- (2) Local lighting shall supplement general lighting along the firing line to provide better visibility;
- (3) Semi-direct lighting shall be provided to direct 60 to 90 percent of the lighting on the target.

(Added Coun. J. 7-6-11, p. 3073, § 8; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 36)

13-96-1240 Rules and regulations.

The commissioner is authorized to promulgate rules and regulations for the administration and enforcement of this Article, including rules and regulations pertaining to the construction and permit requirements of shooting ranges and shooting range facilities.

(Added Coun. J. 7-6-11, p. 3073, § 8)

CHAPTER 13-100

MERCANTILE UNITS

13-100-010 General requirements.

13-100-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of a mercantile unit as defined in Section 13-56-130 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive. Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures required.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-520 Escalators.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light And Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 57-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 17; Amend Coun. J. 11-9-16, p. 36266, § 21; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 37; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 14)

CHAPTER 13-104

INDUSTRIAL UNITS

13-104-010 General requirements.

13-104-020 Power plants.

13-104-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of an industrial unit as defined in Section 13-56-140 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive. Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures required.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-520 Escalators.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light And Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 58-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 18; Amend Coun. J. 11-9-16, p. 36266, § 22; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 38; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 15)

13-104-020 Power plants.

The following special requirements shall be applicable to one-story structures of Type II construction used exclusively for the production and distribution of electricity, gas or steam, or for low hazard industrial processes where special height is required to accommodate craneways or installation of processing machinery or equipment.

(a) Such structures shall be exempt from height limitations in feet and area limitations established in Sections 13-48-030 and 13-48-070.

(b) Mezzanine floors having an area not exceeding two-thirds of the main floor area shall be permitted.

(c) Exterior walls located less than 30 feet from an interior lot line of another building and exceeding 45 feet in height shall be of construction providing fire resistance of not less than two hours.

(Prior code § 58-2)

CHAPTER 13-108

STORAGE UNITS

13-108-010 General requirements.

13-108-020 Ventilation requirements.

Article I. Garages

13-108-030 Garages.

13-108-040 Definitions.

13-108-050 Location on property.

13-108-060 Construction requirements.

13-108-070 Height and area limitations.

13-108-080 Heating.

13-108-090 Ventilation.

13-108-100 Exits.

Article II. Hangars

13-108-110 Hangars.

13-108-120 Definitions.

13-108-130 Location on property.

13-108-140 Construction requirements.

13-108-150 Height and area limitations.

13-108-160 Heating.

13-108-010 General requirements.

Every building or part of a building hereafter designed, erected, altered or converted for the purposes of a storage unit as defined in Section 13-56-170 shall comply with the special provisions of this chapter and also with the general provisions of this Code pertaining to buildings, including, but not limited to, the following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive. Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures required.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

Section 15-8-570 Firestopping.

Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-160 Exit Requirements.

Section 13-160-030 Types of exits.

Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

Section 13-160-230 Outside exits.

Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-520 Escalators.

Section 13-160-580 Exterior stairs.

Section 13-160-630 Fire escapes.

Section 13-160-660 Exit lighting.

Section 13-160-700 Exit signs.

Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

Chapter 13-144 Wood Construction.

Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 13-172 Light And Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

(Prior code § 59-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 10-17-09, p. 72419, § 19; Amend Coun. J. 11-9-16, p. 36266, § 23; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 39; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 16)

13-108-020 Ventilation requirements.

(a) Storage areas where persons enter for limited periods of time need not be provided with any system of ventilation;

(b) Storage areas occupied by persons for prolonged periods of time shall be provided with openings to the outside air of not less than two percent of the floor area or with a system of mechanical ventilation.

(Prior code § 59-2)

ARTICLE I. GARAGES (13-108-030 et seq.)

13-108-030 Garages.

Every garage hereafter erected shall comply with all applicable provisions of this Code pertaining to moderate hazard storage units and with the special provisions of Sections 13-108-040 to 13-108-100, inclusive.

(Prior code § 59-3)

13-108-040 Definitions.

(a) *Garage*. Except for private garages, “garage” means a building or part of a building designed or used for the display, shelter, storage or servicing of motor vehicles containing flammable fuel, except parking facilities as defined in Section 13-96-890.

(b) *Basement Garage*. A garage having its floor level more than one foot below grade shall be designated as a “basement garage”.

(c) *Loading Spaces and Driveways*. Loading spaces and driveways designed or used for the parking or storage of motor vehicles and extending more than five feet into a building shall be classified as garages. Loading spaces and driveways classified as auxiliary uses under Section 13-56-250 shall not be classified as garages.

(d) “Parking lot” means a premises, enclosure or other place where two or more motor vehicles are stored or parked for hire, not within a building, in a condition ready for use, where rent or compensation is paid to the owner, manager or lessee of the premises for the storing, sheltering, keeping or maintaining of such motor vehicles.

(Prior code § 59-3.1)

13-108-050 Location on property.

(a) Every garage having an area exceeding 16,000 square feet shall have one side fronting on a street or public way not less than 30 feet wide and shall have one other side fronting on an open unobstructed space not less than ten feet wide leading to a public way.

(b) *Buildings on parking lots*. Buildings on parking lots, for office or service purposes shall be in conformity with the applicable

provisions of the building code for buildings of such class. No part of the ground area of such building shall be nearer to the front street line than a distance, determined by the commissioner of transportation, after a traffic engineering survey, to be adequate to prevent traffic congestion on the abutting street.

(Prior code § 59-3.2; Amend Coun. J. 11-8-12, p. 38872, § 22)

13-108-060 Construction requirements.

(a) Construction shall comply with requirements of Chapters 13-48 and 13-60 applying to storage units except that in garages of any type of construction all floors and ramps accessible to motor vehicles and all structural members supporting such floors shall be of Type I-A construction.

(b) When a basement is provided in a garage building, the floor construction over the basement and all structural members supporting such floor construction shall be of Type I-A construction.

(c) When a garage is located in an institutional use the four-hour fire resistive unpierced separation shall be protected with car stops approved by the building commissioner.

(Prior code § 59-3.3; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 25; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-108-070 Height and area limitations.

Height and area limitations shall comply with Sections 13-48-010 and 13-48-050.

(Prior code § 59-3.4)

13-108-080 Heating.

(a) *Enclosures.* Heating plants, other than approved direct-fired unit heaters, shall be separated from all garage space by walls providing fire resistance of not less than four hours and by floors and ceilings providing fire resistance of not less than two hours. Openings in walls except as required for pipes and ducts shall be limited to one means of access which shall be through a vestibule protected on each side with a self-closing Class A fire door.

(b) *Equipment.* Except as provided in paragraphs (c) and (d), garage heating shall be by means of radiation or convection from hot water, vapor, or steam heating systems of which the boilers or devices containing combustion chambers and the fuel storage spaces shall be separated from every garage space as required in paragraph (a).

(c) *Gas or oil unit heaters.* Gas fired or oil fired unit heaters, subject to the following provisions, shall be permitted in garages:

(1) The flames shall be protected from draughts of air and contact with combustible materials.

(2) Unit heaters shall be so installed that the bottom of the heater shall not be less than eight feet above the floor. They shall be constructed and arranged to conform to the requirements of the "Standard for Garages, N.F.P.A. Pamphlet No. 88, July 1957".

(3) Direct-fired unit heaters specifically approved for use in garages in the "Gas and Oil Equipment List, Underwriters – Laboratories, Inc., November, 1958" shall be considered acceptable under the provisions of this section.

(4) Infra-red gas fired self-contained heaters complying with the provisions of Chapter 18-28 of this Code and specifically approved for use in garages in accordance with Standards as published in Underwriters Laboratories, Inc. "Gas and Oil Equipment List", current edition, and in American Gas Association's "Directory of Certified Appliances and Accessories", current edition. All minimum clearances shall be maintained as recommended in these Standards.

(d) *Electric Unit Heaters.* Electric unit heaters constructed and installed to conform to the Underwriters' Laboratories, Inc., "Standards for Safety – Electric Heating Appliances UL 499, Sixth Edition, August, 1956" shall be permitted in garages.

(Prior code § 59-3.5; Amend Coun. J. 11-9-16, p. 36266, § 23)

13-108-090 Ventilation.

Garages shall be provided with mechanical ventilation complying with the requirements of Chapter 18-28.

(Prior code § 59-3.6; Amend Coun. J. 11-9-16, p. 36266, § 23)

13-108-100 Exits.

Pedestrian exits shall be provided complying with the requirements of Chapter 13-160, applying to storage units, except that a vehicle ramp may be substituted for not more than one required means of vertical exit and one vehicle door may be substituted for not more than one exterior exit door.

(Prior code § 59-3.7)

ARTICLE II. HANGARS (13-108-110 et seq.)

13-108-110 Hangars.

Every hangar hereafter erected shall comply with all applicable provisions of this Code pertaining to moderate hazard storage units and with the special provisions of Sections 13-108-120 to 13-108-150, inclusive.

(Prior code § 59-4)

13-108-120 Definitions.

(a) “Hangar” means a building or part of a building designed or used for the shelter, storage or servicing of one or more aircraft.

(b) Aircraft sales and display rooms. Rooms used for the display or sale of aircraft containing no flammable liquid during such sale or display shall be classified as mercantile units.

(Prior code § 59-4.1)

13-108-130 Location on property.

Location of hangars shall comply with the requirements applying to garages as provided in Section 13-108-050.

(Prior code § 59-4.2)

13-108-140 Construction requirements.

(a) The type of construction required for any hangar shall be determined by height and area limitations as established in Section 13-108-070.

(b) In a hangar of any type of construction, all floors or ramps accessible to aircraft and all structural members supporting such floors shall be of Type I-A construction.

(c) Floors of hangars shall be not less than three inches above grade.

(d) No basement shall be permitted under any hangar except as required for a heating plant separated from the hangar as provided in Section 13-108-080.

(Prior code § 59-4.3)

13-108-150 Height and area limitations.

No hangar shall be hereafter erected or altered to exceed the maximum allowable heights and areas established in Table 13-108-150 when the building is equipped throughout with an approved automatic sprinkler system. (See Table 13-108-150.)

(Prior code 59-4.4)

Table 13-108-150

Maximum Allowable Heights and Areas of Hangars

<i>Maximum Height</i>			
<i>Construction Type</i>	<i>Stories</i>	<i>Feet</i>	<i>Maximum Area Sq. Ft.</i>
I-A	4	100	40,000
I-B	2	50	35,000
I-C	1	50	30,000
II	1	50	25,000
III-A	1	50	20,000
III-B	1	50	15,000
III-C	1	50	10,000
IV-A	1	50	8,000
IV-B	1	50	5,000

13-108-160 Heating.

Heating of hangars shall comply with the requirements of Section 13-108-080 governing heating of garages.

(Prior code § 59-4.5)

CHAPTER 13-112

HAZARDOUS USE UNITS

Article I. General Provisions

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- 13-112-240 General requirements.
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- 13-112-320 General requirements.
- 13-112-330 Artificial lighting.
- 13-112-340 Exit signs.
- 13-112-350 Exit directional signs.

ARTICLE I. GENERAL PROVISIONS (13-112-010 et seq.)

13-112-010 General requirements.

Every building, structure or tank, part of a building, hereafter designed, erected, altered or converted for the purposes of a hazardous use unit, as defined in Section 13-56-210, shall comply with the building provisions of this Code, including, but not limited to, the

following:

Chapter 13-56 Classification of Buildings by Occupancy.

Section 13-56-230 Mixed occupancy.

Section 13-56-300 Occupancy content.

Chapter 13-60 Classification of Buildings by Construction Type.

Chapter 13-116 Fire Limits – Location Limitations.

Sections 13-116-040 and 13-116-050 Location on property.

Sections 13-116-080 to 13-116-130 Inclusive. Limitations within fire limits.

Chapter 13-48 Height and Area Limitations.

Section 13-48-010 Height limitations.

Section 13-48-050 Area limitations.

Section 13-48-100 Mixed occupancy.

Chapter 15-8 Fire-Resistive Requirements.

Section 15-8-010 Fire walls.

Section 15-8-070 Exterior walls.

Sections 15-8-120, 15-8-190, 15-8-240 Enclosures required.

Section 15-8-250 Partitions.

Section 15-8-280 Exterior trim.

Section 15-8-330 Roof coverings.

Section 15-8-370 Interior wall and ceiling finish and trim.

Section 15-8-450 Flooring.

Section 15-8-510 Roof structures.

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Chapter 18-28 Chimneys, Flues and Vents.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-12 Fire-Resistive Materials and Construction.

Chapter 13-172 Light And Ventilation.

Chapter 13-160 Exit Requirements.

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Section 13-160-050 Minimum number of exits.

Section 13-160-060 Arrangement and location of exits.

Section 13-160-110 Travel distance to exits.

Section 13-160-170 Width of exits.

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Section 13-160-240 Doors.

Section 13-160-290 Stairways.

Section 13-160-360 Smokeproof towers.

Section 13-160-430 Ramps.

Section 13-160-480 Horizontal exits.

Section 13-160-520 Escalators.

Section 13-160-580 Exterior stairs.

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Section 13-160-660 Exit lighting.

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Chapter 13-52 Minimum Design Loads.

Chapter 13-120 Materials, Methods and Tests.

Chapter 13-132 Foundations.

Chapter 13-140 Masonry Construction.

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Chapter 13-136 Concrete Construction.

Chapter 13-148 Steel and Metal Construction.

Chapter 13-124 Safety Requirements.

Chapter 13-124 Safeguards During Construction.

Chapter 13-128 Use of Public Property.

Chapter 13-196 Existing Buildings.

Chapter 18-28 Heating.

Chapter 18-28 Ventilation.

Chapter 18-29 Plumbing.

Chapter 18-29 Sanitation Requirements.

Title 14C Conveyance Devices.

Title 14E Electrical Requirements.

Chapter 15-16 Fire Protection Equipment.

Chapter 15-28 Hazardous Materials and Combustible Solids.

Chapter 15-26 Fume and Flammable Compressed Gases.

Chapter 15-24 Flammable Liquids.

(Prior code § 60-1; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 11-9-16, p. 36266, § 24; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 40; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 17)

13-112-020 Special requirements.

Every building, part of a building, structure or tank, hereafter designed, erected, altered or converted for the purposes of hazardous use unit shall comply with the general provisions in this Code and in addition shall comply with the special provisions of Chapters 15-4, 15-16, 15-20, 15-24, 15-26 and 15-28. The requirements of this Code shall apply to any hazardous use units used for industrial or storage purposes, except as otherwise provided in the above-mentioned chapters. Every existing building, structure or tank having an occupancy which would be classed as a hazardous use unit by the building provisions of this Code shall be so classified with respect to any additions, increase in capacity, or alteration thereof, and shall conform to the provisions of the above-mentioned chapters and of Chapter 13-196.

(Prior code § 60-2; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-030 Fire protection requirements.

The requirements of this Code relating to the fire protection of an industrial or storage unit shall apply to a hazardous use unit, except as otherwise provided in Chapters 15-4, 15-16, 15-20, 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-3; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-040 Types of occupancies.

The following types of occupancy shall be included as hazardous use units as defined in Section 13-56-210 of this Code:

Asphalt, tar, pitch and resin heating rooms;

Corrosion liquid storage buildings;

Dip tank;

Dry cleaning buildings;

Fume or flammable compressed gas buildings and rooms;

Grain bleachers;
Grain elevators;
Grinding and dust producing rooms;
Hazardous chemical rooms and storage buildings;
Highly flammable materials storage buildings and rooms;
Highly toxic materials storage buildings and rooms;
Japanning and enameling rooms;
Lumber dry kilns;
Malt houses and similar buildings;
Magazines;
Motion picture trial exhibition rooms;
Motion picture studios;
Nitrocellulose products buildings and rooms including certain rooms in motion picture film exchanges;
Nitrocellulose buildings;
Oxidizing materials buildings and rooms;
Paint mixing rooms for other than water base paint;
Paint spraying of other than water base paint;
Picker or shredder rooms;
Potentially explosive chemicals;
Rooms for storage or baling of waste paper;
Smoke houses and smoke rooms;
Standard drying rooms;
Tanks or structures for the storage of hazardous materials;
Industrial properties with occupancies such as:

Artificial flowers,
Artificial and imitation leather,
Carpet linings,
Cereal food, flour, grist and starch mills,
Cotton batting,
Cotton clothing,
Cotton rag sorting,
Cotton waste,
Explosives,
Feather renovating or processing,
Fireworks,
Flammable liquids,
Shoddy mills,
Straw goods,
Sugar grinding,
Varnish,
Woodworking.

(Prior code § 60-4)

13-112-050 Classification of occupancies.

Hazardous use units shall, for the purposes of this chapter, be further classified and subdivided as hazardous use general units, hazardous use storage units and hazardous use industrial units.

Hazardous Use General Units. A hazardous use general unit shall include any hazardous use unit other than a hazardous use storage unit and other than a hazardous use industrial unit.

Hazardous Use Storage Units. A hazardous use storage unit shall include any hazardous use unit designed, intended or used for the storage of high hazard materials, high hazard products and all other high hazard storage use not otherwise classified under this chapter. Hazardous use storage units shall include among others:

- Corrosive liquid storage buildings;
- Fume or flammable compressed gas buildings and room for no other purpose than storage;
- Grain elevators;
- Hazardous chemical storage buildings;
- Highly flammable material storage buildings and rooms;
- Highly toxic materials storage buildings and rooms;
- Malt houses and similar buildings;
- Magazines;
- Nitrocellulose buildings;
- Nitrocellulose products buildings and rooms for no purpose other than storage;
- Oxidizing materials buildings and rooms for no purpose other than storage;
- Potentially explosive chemicals buildings and rooms for no purpose other than storage;
- Rooms for the storage of waste paper;
- Tanks or structures for the storage of hazardous materials;

Hazardous Use Industrial Units. A hazardous use industrial unit shall include any hazardous use unit designed, intended or used for industrial purposes, including any operation or process incident to the producing, fabricating, assembling, developing, molding, pressing, preparing or adapting for use, repairing or refinishing of any high hazard material, high hazard product, article or substance or high hazard parts or appliances of any product or article not otherwise classified under this chapter. Hazardous use industrial units shall include, among others:

- Fume or flammable compressed gas buildings of rooms in which any manufacturing is done;
- Grain bleachers;
- Grinding and dust producing rooms;
- Japanning and enameling rooms;
- Lumber dry kilns;
- Nitrocellulose buildings;
- Nitrocellulose products buildings and rooms in which any nitrocellulose manufacturing is done;
- Oxidizing materials buildings and rooms where oxidizing materials are used in any process;
- Paint mixing, spraying, dipping or flow coating with other than water base paint;
- Picker or shredder rooms;
- Potentially explosive chemicals buildings and rooms where any potentially explosive chemical is used in any process;
- Smoke houses and smoke rooms;
- Standard drying rooms and other drying rooms for the drying of articles or materials which will give off explosive or flammable vapors during the drying process.

(Prior code § 60-5)

13-112-060 Hazardous use rooms.

A hazardous use room shall mean any room occupied for any of the purposes outlined in Section 13-112-040 of this Code.

(Prior code § 60-6)

ARTICLE II. BUILDINGS OF MIXED OCCUPANCIES (13-112-070 et seq.)

13-112-070 General requirements.

The requirements of this Code for business, industrial or storage units shall apply to any hazardous use unit for business, industrial or storage purposes except as otherwise provided in this part of this chapter dealing with buildings of mixed occupancy; and the restrictive provisions in respect to buildings of mixed occupancy shall govern wherever other occupancy chapters are inconsistent with the requirements of this chapter.

(Prior code § 60-7)

13-112-080 Auxiliary business use.

Auxiliary Business Use. Every hazardous use unit required in Chapters 15-16, 15-20, 15-24, and 15-26 to be isolated from every other building or structure shall be located in a building used for no purpose, other than that of the purposes of such a hazardous use unit; provided, however, that any such building may have an auxiliary office designed, intended and used for the regular occupancy of not more than three persons.

Adjoining Other Occupancies. The following hazardous use units shall be permitted to adjoin a building having the same occupancy, or a building having one or more other occupancies:

Corrosive liquid storage buildings;

Cereal, feed, flour, grist and starch mills;

Dry cleaning building, subject to the provisions of Section 15-24-920 of this Code;

Fume or flammable compressed gas buildings, subject to the provisions of Chapter 15-26 of this Code;

Highly flammable material storage buildings;

Smoke houses.

Any such building except a dry cleaning building may have an auxiliary office, designed, intended or used for the regular occupancy of not more than six persons.

Hazardous Use Units Prohibited. A hazardous use unit shall not be permitted in any building used for any other occupancy except as provided by Section 13-56-280 of this Code.

(Prior code § 60-8; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-090 Fire resistive separation.

Every hazardous use unit shall be separated from every other hazardous use unit and from every other occupancy in the same building by construction of the character as required by Chapters 15-24, 15-26 and 15-28 and Sections 13-56-280 and 13-112-010 of this Code.

(Prior code § 60-9; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-100 Communicating openings.

There shall be no opening between a hazardous use unit and any adjoining or adjacent building except in the ground story or first story; provided, however, that adjoining and adjacent hazardous use units of the same class of occupancy which are used by the same person may have communication on any floor, subject to the applicable provisions of Section 13-56-280 of this Code.

(Prior code § 60-10)

13-112-110 Courts.

Every court used in part for the purposes of a hazardous use unit and in part for any other purpose shall meet the most restrictive requirements in the building provisions of this Code for a court for any of the purposes for which the building is designed, erected, altered or used.

(Prior code § 60-11)

ARTICLE III. ROOMS AND FLOOR AREAS (13-112-120 et seq.)

13-112-120 General requirements.

The requirements of this Code relating to size and location of rooms in an industrial or storage unit, shall apply to a hazardous use unit in accordance with the provisions of Section 13-112-110 except as otherwise provided by Chapters 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-12; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-130 Floor areas.

There shall be no limitation of floor areas in hazardous use units of Type IA or Type IB construction, except as required by Chapters 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-13; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-140 Rooms prohibited in basements.

None of the following herein described hazardous use units:

Asphalt, tar, pitch, resin or paraffin heating room;

Corrosive liquid storage room;

Dip tanks having a capacity or liquid surface area in excess of the following:

	<i>Capacity</i>	<i>Liquid Surface Area</i>
Class I	10 gallons	4 square feet
Class II	60 gallons	10 square feet
Class III	125 gallons	15 square feet

Drying room for any article or material which will give off explosive or flammable vapors during the drying process;

Flammable liquids storage (except as provided in Section 15-24-270 of this Code);

Fume or flammable compressed gas;

Grinding or dust producing;

Hazardous chemical;

Highly flammable material storage;

Highly toxic materials;

Japanning or enameling;

Nitrocellulose products;

Paint spraying or mixing except for water base paint;

Picker or shredder;

Standard fireproof vault;

Sulphur storage;

shall be located in any story below grade in any building hereafter designed, erected, altered or converted for any purpose; provided, however, that one or more rooms built for no purpose other than that of the operation of water purification plants or a refrigerating unit may be located in any basement of any building.

(Prior code § 60-14)

13-112-150 Lot occupancy.

The location of any hazardous use unit shall conform to such regulations and limitations of other provisions of this Code applicable thereto and more restrictive than the building provisions of this Code.

(Prior code § 60-15; Amend Coun. J. 11-8-12, p. 38872, § 228)

13-112-160 Court requirements.

Every court which is necessary in order to obtain windows or other openings for required natural lighting and natural ventilation shall be made to conform with the provisions of this Code for such court in an industrial or storage unit, except as otherwise provided in this chapter.

(Prior code § 60-16)

13-112-170 Ventilation.

The requirements of Chapter 18-28, relating to windows and ventilation in an industrial or storage unit shall apply to a hazardous use unit, except as otherwise provided by Chapters 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-17; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-180 Fire doors.

Every interior doorway from any room or part of a hazardous use air unit, which is required to have an enclosure of one hour fire resistive or more fire resistive construction, shall have a fire door as provided by Chapter 15-12 for such an enclosure, except as provided in Chapters 15-24, 15-26 and 15-28.

(Prior code § 60-18; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-190 Equipment.

The requirements of this Code relating to equipment in an industrial or storage unit shall apply to a hazardous use unit, except as otherwise provided in Chapters 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-19; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-200 Conveyors and ducts.

Every conveyor or duct between any hazardous use unit and any other building, or any other room in the same building, shall have an automatic closing noncombustible damper at each opening through any required fire separation, except as otherwise permitted under Section 15-24-850. Every such damper for a conveyor shall meet the requirements of Section 15-28-1190 of this Code.

(Prior code § 60-20)

13-112-210 Heating.

No direct-gas-fired makeup-air heater may be located in any hazardous use room, nor may the discharge from a direct-gas-fired makeup-air heater be directed into a hazardous use room unless the unit shall be designed to insure that flow velocity at the outlet of the unit can never fall below 200 feet per minute, in order that there can be no possibility of backflow of air from the room.

(Prior code § 60-21)

13-112-220 Heat piping.

Nothing in the provisions of this Code shall be construed as preventing the carrying of any piping containing any substance having a temperature of 212 degrees Fahrenheit or less through any special room or hazardous use unit; provided, however, that such piping shall be installed with tight fitting sleeves to prevent the passage of any gas or vapor around such pipe through any enclosing walls, floors or ceilings.

(Prior code § 60-22)

13-112-230 Licenses, certificates of fitness, permits and bonds.

For licensing provisions, certificate of fitness requirements, permits required and indemnity bonding requirements, see Chapter 15-4 of this Code.

(Prior code § 60-23)

ARTICLE IV. MEANS OF EXIT (13-112-240 et seq.)

13-112-240 General requirements.

The requirements of Chapter 13-160, relating to means of exit for industrial or storage units, shall apply to any hazardous use unit, except as otherwise provided in this part of this chapter dealing with means of exit.

(Prior code § 60-24)

13-112-250 Exits near openings.

In no case shall any path of exit travel from any point in any building to a way of departure outside of the building, pass directly in front of or immediately over any window, or other wall ventilating opening, or any skylight or any opening in any vent flue for any hazardous use unit which is less than 24 feet distant therefrom; provided, however, that it shall be permissible for any means of exit to pass directly in front of or directly over any fire window or non-combustible door in any such hazardous use unit.

(Prior code § 60-25)

13-112-260 Distance to exits.

No point on any floor of any building which is a hazardous use unit, and no point on the floor of any room or other space which is a hazardous use unit located in any building of mixed use, shall be more than 75 feet from the center of an outside exit doorway, or from a doorway to a vertical means of exit, measured along the line of exit travel; provided, however, that such maximum distance of travel to an exit shall be less where so required by this part of this chapter dealing with means of exit.

(Prior code § 60-26)

13-112-270 Number of exits.

Every room or space in a hazardous use unit shall have one or more exit doorways or other means of exit, according to floor area or size as follows:

One Exit Required. Any room or space, except as otherwise provided, having a floor area of 300 square feet or less, or a maximum side or diameter of 20 feet or less, except an office or motion picture trial exhibition room, shall have one such exit not less than three feet wide. Any office or motion picture trial exhibition room, having a floor area of 600 square feet or less, shall have one such exit doorway not less than five feet wide; provided, however, that if such room is 300 square feet or less in area, such exit doorway may be three feet wide.

Two Exits Required. Every film examining or repairing room of any size, and any room or space having a floor area of more than 300 square feet, or a maximum side or diameter of more than 20 feet, and any office or motion picture trial exhibition room having a floor

area of more than 600 square feet, and any room now in existence or hereafter constructed, where dusts, vapors, gases or fumes are generated, as provided in Section 15-28-1210 shall have not less than two such exits, separated by a distance not less than the least dimension of any side of the room.

Exits from Floor Area. Every floor area containing any such room shall have not less than two exits from the story containing such room, and from every higher story, which shall be separated by a distance of not less than 25 percent of the perimeter of the story within the floor area.

(Prior code § 60-27)

13-112-280 Vertical means of exit.

Any vertical means of exit serving another occupancy shall not be combined for common use with a means of exit serving any hazardous use unit.

(Prior code § 60-28)

13-112-290 Dry cleaning building.

Every room in a dry cleaning building in which a flammable solvent having a flash point below 140 degrees Fahrenheit (closed cup tester) is used shall be provided with an exit directly to the outside of the building. Every door to such a room shall open outward. Any stairway for such a building shall be a smokeproof tower or exterior stairway. There shall be no window or ventilating opening within five feet of any such stairway. An open balcony or runway leading to a stairway shall be considered as such means of exit, but there shall be no window or ventilating opening upon or below such balcony.

(Prior code § 60-29)

13-112-300 Film examining or repairing rooms.

Every room used for the examining or repairing of motion picture films shall have not less than two exit doorways, located as required by Section 13-112-270 and one of such exits shall lead directly to a vertical means of exit or to the outside of the building. Any such room shall not have any exit into or through another nitrocellulose products room, excepting a receiving, shipping or distributing room having such products in closed containers.

(Prior code § 60-30)

13-112-310 Motion picture trial exhibition rooms.

Every exit doorway from any motion picture trial exhibition room shall have a door or doors arranged to open only in the direction of exit and one such doorway shall open into a horizontal exit connection or a vertical means of exit, or directly to the outside of the building.

(Prior code § 60-31)

ARTICLE V. ARTIFICIAL LIGHTING AND EXIT SIGNS (13-112-320 et seq.)

13-112-320 General requirements.

The requirements of this Code, relating to artificial lighting and exit signs in an industrial or storage unit shall apply to a hazardous use unit except as otherwise provided below, and in Chapters 15-24, 15-26 and 15-28 of this Code.

(Prior code § 60-32; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 24)

13-112-330 Artificial lighting.

All artificial lighting in the following occupancies:

Cereal, feed, flour, grist or starch mill;

Dry cleaning building;

Fume or flammable compressed gas room;

Grain elevator, malt house or similar building;

Grinding or dust producing room;

Highly flammable material storage building or room;

Japanning or enameling room;

Magazine;

Nitrocellulose or nitrocellulose products building or room;

Paint mixing or spraying room;

Picker or shredder room;

Drying room for any article or material which will give off explosive or flammable vapors during the drying process;

shall be by explosion-proof electric lights protected by wire guards. Switches for the control of such lighting shall be located outside the building or room, or shall be oil switches or other types suitable for use in the presence of explosive or flammable vapors. There shall be no switches or receptacles for extension cords in any such building or room, except types approved for use with explosive vapors.

(Prior code § 60-33)

13-112-340 Exit signs.

Every vertical means of exit required under that part of this chapter dealing with means of exit from any story for which two exits are required shall have a standard exit sign as required by Chapter 13-160.

(Prior code § 60-34)

13-112-350 Exit directional signs.

Standard directional signs shall be provided for any hazardous use unit three stories or more in height as required by Chapter 13-160 of this Code.

(Prior code § 60-35)

CHAPTER 13-116

FIRE LIMITS – LOCATION LIMITATIONS

13-116-010 Fire limits.

13-116-020 Prohibited types of construction.

13-116-030 Projections beyond main building walls.

13-116-040 Types IV-A and IV-B buildings – Location.

13-116-050 Type II buildings – Location.

13-116-060 Frontage requirements.

13-116-070 Zoning.

13-116-080 Height limitations.

13-116-090 Building extensions.

13-116-100 Occupancy change.

13-116-110 Moving of buildings.

13-116-120 Determination of building limits.

13-116-130 Exceptions.

13-116-140 Type IV-B construction restrictions.

13-116-010 Fire limits.

The fire limits shall embrace that portion of the city bounded on the west by Halsted Street, on the north by Division Street, on the east by Lake Michigan, and on the south by Roosevelt Road.

(Prior code § 50-1; Amend Coun. J. 3-29-17, p. 45477, § 4)

13-116-020 Prohibited types of construction.

Except as otherwise provided in Section 13-116-130, no building or structure of Type II or Type IV construction shall be erected within the fire limits, as defined in Section 13-116-010 nor shall wood or other combustible veneers be permitted on building or structures within such limits.

(Prior code § 50-2)

13-116-030 Projections beyond main building walls.

Eaves, cornices, ornamental projections, chimneys, buttresses, etc., shall not project beyond main building walls more than one-third of the distance to interior lot lines.

(Prior code § 50-3)

13-116-040 Types IV-A and IV-B buildings – Location.

Buildings of Type IV-A and IV-B construction, when permitted, shall be located not less than six feet from interior lot lines and not

less than 12 feet from any other building on the same lot with the following exceptions:

(a) A private garage may be located in accordance with Section 13-96-280.

(b) Any building except private detached garages, having exterior wall construction providing fire resistance of not less than one hour may be located not less than three feet from an interior lot line and not less than six feet from another building on the same lot.

(Prior code § 50-4; Amend Coun. J. 10-28-97, p. 54731)

13-116-050 Type II buildings – Location.

Buildings of Type II construction, when permitted, shall be located not less than three feet from an interior lot line and not less than six feet from another building on the same lot unless the wall facing such lot line or adjoining building is constructed of materials providing fire resistance of not less than two hours and with all openings protected as required in Section 15-8-110.

(Prior code § 50-5)

13-116-060 Frontage requirements.

Every building or structure, except accessory buildings, shall front on a street or public way not less than 30 feet wide or shall have access to such a street or public way by means of an unobstructed open area not less than ten feet wide.

(Prior code § 50-6)

13-116-070 Zoning.

Nothing in this chapter shall be interpreted to prevent the application of location limitations required by the Chicago Zoning Ordinance.

(Prior code § 50-7)

13-116-080 Height limitations.

Within the fire limits no building or structure of wood frame construction or of unprotected noncombustible construction shall be increased in height.

(Prior code § 50-8)

13-116-090 Building extensions.

Within the fire limits no building or structure shall be extended on any side by wood frame construction or unprotected noncombustible construction. When extensions are made to a building or structure of wood frame construction or unprotected noncombustible construction, the aggregate area of the building or structure including the extension shall not exceed the allowable area for wood frame construction in either Table 13-48-070 codified in Section 13-48-070 or Table 13-48-080 codified in Section 13-48-080.

(Prior code § 50-9)

13-116-100 Occupancy change.

Nothing in this section shall be construed to prohibit other alterations within the fire limits; provided, there is no change of occupancy to a class of occupancy otherwise prohibited.

(Prior code § 50-10)

13-116-110 Moving of buildings.

No building or structure of wood frame construction or unprotected noncombustible construction shall be moved from without to within the fire limits or from one lot to another within the fire limits.

(Prior code § 50-11)

13-116-120 Determination of building limits.

A building or structure shall be deemed to be within the fire limits if one-third or more of the area of such building or structure is located therein.

(Prior code § 50-12)

13-116-130 Exceptions.

Nothing in this chapter shall prohibit within the fire limits and subject to the specified limitations, the erection of new buildings or structures nor the extension or enlargement of buildings or structures of wood frame construction or unprotected noncombustible construction nor the use of wood or other combustible veneers as follows:

(a) Fences not exceeding ten feet in height;

(b) Temporary platforms, reviewing stands, builders, shanties and similar miscellaneous structures erected for a limited period of time as approved by the building commissioner;

(c) Coal and material bins, water towers and trestles constructed of heavy timber having minimum sizes conforming to the requirements of Type III-A, heavy timber construction;

- (d) Storm enclosures not exceeding 12 feet in height, nor more than three feet wider than the entrance doors which they serve.
- (e) Boathouses of Type II construction not exceeding 2,500 square feet in area nor 25 feet in height.
- (f) Tanks;
- (g) Wood or other combustible veneers on noncombustible backing for facades that do not extend above the first full story above grade or fire retardant treated wood that does not extend above the second full story above grade;
- (h) A building occupied as a private garage, not more than one story in height nor more than 500 square feet in area, located on the same lot within a dwelling; provided that such building shall be placed at least three feet from the lot lines of adjoining property;
- (i) Buildings of unprotected noncombustible construction, except when used for a hazardous use of occupancy, not exceeding 5,000 square feet in area when used for a business occupancy, not exceeding 5,000 square feet when used as a gasoline filling station, or 1,000 square feet in area when used for other occupancies, nor more than one story in height, and having a horizontal separation of not less than 12 feet on all sides. Walls having a horizontal separation of less than 12 feet shall have a fire resistance rating of not less than one hour;
- (j) Buildings of unprotected noncombustible construction having a horizontal separation of 30 feet on all sides. Walls having a horizontal separation of less than 30 feet but not less than 12 feet shall have a fire resistance rating of not less than one hour. Walls having a horizontal separation of less than 12 feet shall have a fire resistance rating of not less than two hours;
- (k) Greenhouses not exceeding 400 square feet in area and not more than 15 feet in height erected on the same lot with and accessory to a building of another occupancy;
- (l) Sheds open on the long side, not more than 15 feet in height nor more than 400 square feet in area, located at least ten feet from buildings and from adjoining lot lines;
- (m) Piazzas or balconies on dwellings, not exceeding ten feet in width nor ending more than three feet above the second-story floor beams; provided that no such structure shall be located nearer than three feet to an adjacent lot line or be joined to a similar structure of another building;
- (n) Roofs over parking lots and bus stations, of unprotected noncombustible construction, where the roof is at least ten feet above the floor, and every 40 feet there is an open roof ventilation area six feet wide extending either the full length of the roof or the full width of the roof;
- (o) Display signs as permitted elsewhere in this Code;
- (p) Cooling towers as permitted in Section 13-96-430.

(Prior code § 50-13; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 26; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-116-140 Type IV-B construction restrictions.

Buildings or structures of Type IV-B construction shall not be erected hereafter except for the following uses:

- (a) Any use permitted within the fire limits;
- (b) Frame porches complying with the requirements of Sections 13-116-040 and 15-8-320;
- (c) Miscellaneous structures as provided in Section 13-116-040 and Chapter 13-96.

(Prior code § 50-14)

CHAPTER 13-120

MATERIALS, METHODS AND TESTS

13-120-010 Scope.

13-120-020 Used materials.

13-120-030 Classification of construction materials.

13-120-040 Controlled materials.

13-120-050 Ordinary materials.

13-120-060 Accepted engineering practice.

13-120-070 Adopted standards.

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13-120-090 Test specimens.

13-120-100 Tests of materials.

13-120-110 Tests of structural assemblies.

13-120-120 Conditions of acceptance.

13-120-130 Workmanship test.

13-120-140 Prefabricated construction.

13-120-150 Exterior wall materials.

13-120-160 Welded construction.

13-120-010 Scope.

The provisions of this section shall govern the quality and strength of materials and the methods of design and construction hereafter used in the construction of buildings and structures. Materials and methods of design and construction shall conform to the requirements of accepted engineering practice and the recognized standards consistent therewith.

(Prior code § 69-1)

13-120-020 Used materials.

Unless otherwise required herein, used materials which meet the minimum requirements for new materials and all other special requirements of the code shall be permitted.

(Prior code § 69-2)

13-120-030 Classification of construction materials.

All materials and methods used in the design and construction of buildings and structures shall be classified as “controlled materials” and “ordinary materials” as defined herein.

(Prior code § 69-3)

13-120-040 Controlled materials.

Controlled materials as applied to the requirements of this Code means a building, structure, or part thereof which has been designed or constructed under the following conditions:

(a) All controlled materials shall be selected or tested to meet the special strength, durability and fire resistance requirements upon which the design is based.

(b) The design, preparation of working drawings, including details and connections, the checking and approval of all shop and field details and the inspection of the work during construction shall be under the supervision of a registered architect or structural engineer.

The records of all tests, inspections and detail approvals shall be made available to the building commissioner at all times during the progress of the work, and such records as he may designate shall be filed with the department of buildings.

(Prior code § 69-3.1; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-120-050 Ordinary materials.

Ordinary materials are materials meeting the requirements of the code for minimum strength, durability and fire resistance for average materials without special selection, testing and supervision, as required for “controlled materials”.

(Prior code § 69-3.2)

13-120-060 Accepted engineering practice.

The regulations, specifications, standards and tests of the technical organizations which are referred to in this Code are hereby incorporated herein by such reference with the same effect as though set forth. Authenticated copies of all such regulations, specifications, standards and tests shall be kept on file in the office of the building commissioner, available for public inspection and use.

(Prior code § 69-4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-120-070 Adopted standards.

The following shall be deemed to represent, for the purposes of this Code, accepted engineering practice with respect to the materials, equipment, systems and methods of construction respectively specified therein, except as otherwise specifically provided in this Code or in any regulation adopted pursuant hereto.

- (a) *Foundations.*
 - Piles – Timber. ASTM D25-91
 - Piles – Welded and Seamless, Steel Pipe ASTM D252-90
 - Piles – Wood Preservative Pressure Treatment by Pressure Processes AWPA C3-92

(b)	<i>Masonry.</i> Building Code Requirements for Masonry Structures	ACI 530-92/ASCE 5-92/TMS 402-92
(c)	<i>Wood.</i> National Design Specification For Wood Construction – with 1991 Supplement Design values for wood construction Structural glued laminated timber Construction and industrial plywood American national standard for hardwood and decorative plywood Plywood design specification Structural design guide for hardwood plywood wall panels Wood particleboard Performance standards and policies for structural use panels Design specification for metal plate connected wood trusses Design specification for metal plate connected parallel chord wood trusses Pressure treatment – general, requirement, all timber products Pressure treatment – lumber, timber bridge ties and mine ties Pressure treatment – poles Pressure treatment – plywood Fire-retardant treatment by pressure process – structural lumber Fire-retardant treatment by pressure process – plywood	ANSI/NFoPA/NDS-91 ANSI/NFoPA 1991 ANSI/AITC A190.1-9 DOC PS 1-83 ANSI/HPMA HP-83 APA-86 HP-SG-86 ANSI A208.1-93 APA PRP-108-88 TPI-85 TPI-PCT-80 AWPA C1-92 AWPA C2-92 AWPA C-4-92 AWPA C9-90 AWPA C20-91 AWPA C27-91
(d)	<i>Reinforced Concrete.</i> Building Code Requirements for Reinforced Concrete Building Code Requirements for Structural Plan Concrete	ACI-318-71 ACI-322-72
(e)	<i>Reinforced Gypsum.</i> Reinforced Gypsum Concrete	USAS-A59.1-1968
(f)	<i>Steel and Metals.</i> Specification for Structural Steel Buildings Allowable Stress and Plastic Design Specification for the Design of Cold Formed Steel Structural Members Load and Resistance Factor Design Specification for Structural Steel Buildings Standard Specifications, Load Table and Weight Tables for Steel Joists and Joist Girders, 1990 Edition, adopted by the Steel Joist Institute (SJI) and containing the following: Standard Specification for Open Web Steel Joists, K-Series Standard Load Table, Open Web Steel Joists, K-Series Standard Specifications for Longspan Steel Joists, L.H. Series and Deep Longspan Steel Joists, D.H.L. Series Standard Load Table, Longspan Steel Joists, L.H. Series Standard Load Table for Deep Longspan Steel Joists, D.H.L. Series Standard Specifications and Weight Tables for Joist Girders Standard Specifications, Load Tables and Weight Tables for Steel Joists and Joists Girders, 1984 Edition, adopted by SJI for the following documents only: Standard specifications for Open Web Steel Joists, H-Series Standard Load Tables, Open Web Steel Joists H-Series	AISC 1989 Edition AISC 1986 Edition AISC 1986 Edition SJI 1989 SJI 1987 SJI 1989 SJI 1989 SJI 1989 SJI 1989 SJI 1989 SJI 1983 SJI 1974
(g)	<i>Plastering.</i> Including American Standard Specifications for Gypsum Plastering and Interior Lathing and Furring Standard Specifications for Portland Cement Stucco and Portland Cement Plastering	A42.1-1955 and A42.4-1955 ASA-A 42.2-1946 ASA- A42.3-1946
(h)	<i>Single-Family Dwellings.</i>	

Minimum Property Requirements for Properties of One-or Two-Family Living Units Located in the State of Illinois, Sections 402, 403, 406, 408 and 410 to 414 inclusive, except "Note" to, and paragraph 3 of, Section 406-G shall not apply. See Section 68-5(b) which excepts FHA requirement 406-E.-4a. FHA-1947

(i) *Mechanical Ventilating Supply and Exhaust Systems.*

All air handling ducts shall be constructed in accordance with Low Velocity and High Velocity Duct Construction Standards of the Sheet Metal and Air Conditioning Contractors National Association, SMACNA DM-1969 and the Guide and Data books of the American Society of Heating, Refrigerating and Air Conditioning Engineers ASHRAE-1973.

(j) *Abbreviations.*

ACI	American Concrete Institute
AFPA	American Forest and Paper Products Association (formerly NFoPA)
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
ALSC	American Lumber Standards Committee
ANSI	American National Standards Institute (formerly USASI)
APA	American Plywood Association
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASTM	American Society for Testing Materials
AWPA	American Wood Preservers Association
FHA	Federal Housing Administration
FS	Federal Specifications
GA	Gypsum Association
HPMA	Hardwood Plywood Manufacturers Association
NBS	National Bureau of Standards, Department of Commerce
NFoPA	National Forestry Products Association (see AFPA)
SJI	Steel Joist Institute
TMS	The Masonry Society
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
TPI	Truss Plate Institute
USASI	United States of America Standards Institute (see ANSI)
USDC	United States Department of Commerce

(Prior code § 69-4.1; Amend Coun. J. 4-12-91, p. 32356; Amend Coun. J. 12-15-93, p. 43920; Amend Coun. J. 6-14-95, p. 2832)

13-120-080 Tests.

Tests of structural materials when required shall comply with the provisions of Sections 13-120-090 to 13-160-130, inclusive.

(Prior code § 69-5)

13-120-090 Test specimens.

The selection and construction of all test specimens and the details of test procedure herein shall conform to the applicable standards of authoritative testing agencies and laboratories. All test specimens and construction shall be truly representative of the materials, workmanship and details to be normally applied in practice.

(Prior code § 69-5.1)

13-120-100 Tests of materials.

(a) When the strength, durability, weather- resistance and other qualities of a material necessary to the conditions of its use have not been established by accepted engineering practice, or are in reasonable doubt, tests shall be made as hereinafter provided.

(b) Tests of materials shall also be made where specifically required by the provisions of this Code.

(c) Materials, when required, shall be subjected to sustained and repetitive loading to determine resistance to fatigue, and to tests for durability and weather-resistance when applicable to the use of the material.

(d) When not otherwise required in this Code, the applicable standards and specifications of the American Society for Testing Materials shall be deemed accepted practice in the conduct of tests of materials, assemblies and systems.

(Prior code § 69-5.2)

13-120-110 Tests of structural assemblies.

(a) When a structural assembly is not capable of design by accepted engineering analysis, or when there is reasonable doubt as to its strength or stability, the safe load-bearing capacity of such structural assemblies shall be determined by tests acceptable to the building commissioner.

(b) Such tests shall simulate the loads and conditions of application to which the complete structure will be subjected in normal use.

(Prior code § 69-5.3; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-120-120 Conditions of acceptance.

In evaluating the physical properties of structural assemblies, the structural requirements shall be based on the following conditions of acceptance:

(a) *Floor, Wall and Roof Transverse Tests.*

(1) *Test Load.* The test assembly shall sustain without failure, superimposed loads equal to two and one-half times the design live load.

(2) *Deflection.* Under design live load, the deflection shall be not greater than one three-hundred sixtieth of the span for plastered construction and one two-hundred fortieth of the span for unplastered construction.

(3) *Residual Deflection.* If the deflection is greater than the computed theoretical deflection after 24 hours under the total static test load, upon removal of the load the construction shall recover not less than three-quarters of the total test load deflection.

(b) *Wall and Partition Compression Tests.*

(1) *Test Load.* The assembly, both with and without window framing, shall sustain without failure, superimposed loads equal to two and one-half times the vertical design live loads.

(2) *Recovery.* After 24 hours under the static test load, and after removal of the superimposed load, the specimen shall recover not less than one-half of all vertical and horizontal distortion and strain.

(c) *Wall Racking Tests.*

(1) *Test Load.* The assembly shall sustain the design live load without excessive distortion and not less than two and one-half times the design live load without failure.

(2) *Recovery.* After 24 hours under the total static load, upon removal of the load, the construction shall recover not less than one-half of the total deflection.

(3) *Comparative Tests.* When not available from existing authoritative test data, the building official may require comparative tests of standard traditional forms of construction assemblies of similar dimensions and sizes, to assist in determining the adequacy of the new construction.

(d) *Concentrated Load Tests.* Where design for concentrated loads is required in Section 13-52-130, floor constructions not capable of design shall be subjected to a concentrated load test when such loading exceeds in stress effect the prescribed uniformly distributed load.

(Prior code § 69-5.4; Amend Coun. J. 6-14-95, p. 2841)

13-120-130 Workmanship test.

(a) Whenever there is reasonable doubt as to the stability or structural safety of a completed building or structure, or part thereof, for the intended use, the Building Commissioner may require a load test of the building unit or portion of the structure.

(b) Unless otherwise provided for in this Code, the structure under consideration shall be subjected to a superimposed load equal to two times the design live load which shall be left in position for a period of 24 hours. If during the test, or upon removal of the test load, the structure shows evidences of failure, the Building Commissioner shall order such reinforcement or modifications deemed necessary to insure adequacy of the structure for the rated capacity; or in lieu thereof, the Building Commissioner may determine the safe load capacity to which the structure shall be limited.

(c) The structure shall be considered to have successfully passed the test if the total deflection does not exceed the theoretical deflection computed by accepted engineering formulae, or if the total deflection exceeds the theoretical value, the structure shall be considered safe for the design load if it recovers 75 percent of the maximum deflection within 24 hours after removal of the test load.

(Prior code § 69-5.5; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-8-12, p. 38872, § 229; Amend Coun. J. 11-7-18, p. 88803, § 32)

13-120-140 Prefabricated construction.

(a) *Definition.* A prefabricated assembly is a building unit, the parts of which have been built up or assembled prior to incorporation in the building.

(b) *Performance standards.* Prefabricated construction shall comply with all requirements of this Code and with accepted engineering

practice as to structural strength, fire resistance, weather resistance, durability, sanitation and other required qualities.

(c) *Tests.* Tests shall be required as provided in Section 13-120-080. The building commissioner may also require, when not available from existing authoritative test data, comparative tests of standard types of construction for similar uses.

(Prior code § 69-6; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-120-150 Exterior wall materials.

(a) Exterior wall surfaces shall be of solid wood, or weather resistant materials not less resistant to moisture absorption than grade MW clay or shale brick as determined by ASTM C-62-97a.

(b) Any concrete masonry unit and mortar used in the construction of any part of any single-wythe exterior wall of any building containing a residential occupancy for which building plans have been submitted after the effective date of this ordinance:

(1) shall have integral water repellent included in the manufacturing process and all joist- mixed mortar shall have a compatible water repellent added to the mixture; and

(2) shall meet the “excellent” rating when tested in accordance with ASTM E514. Standard Method of Test for Water Permeance of Masonry.

Any concrete masonry unit or mortar used in the construction of any part of any multi-wythe exterior wall of any building containing a residential occupancy shall not be required to comply with the aforementioned provisions of this paragraph (b).

(c) Exterior walls constructed of concrete masonry units shall have flashing, weep holes, sealants and caulking which prevent the accumulation of water within the wall assembly and provide a means for draining water that enters the assembly to the exterior so as to prevent moisture from passing beyond the exterior wall cladding or veneer and entering the interior of the exterior wall.

(d) Wall anchors and metal veneers shall be of noncorrosive materials, or shall be protected by corrosive resistant treatment acceptable to the building commissioner.

(Prior code § 69-7; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 5-17-00, p. 32653, § 2; Amend Coun. J. 7-25-01, p. 64905, § 4; Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-120-160 Welded construction.

When welded construction is used the owner or his representative shall furnish to the building commissioner a certificate from a laboratory of recognized standing certifying that all welding of all structural members was done under its inspection and meets all requirements of the architect's or structural engineer's design drawings and specifications, and further that all welders were certified by a laboratory of recognized standing.

Upon completion of all structural welding operations, the contractor responsible for the fabrication and erection of the structure shall furnish to the building commissioner a certificate showing that the fabrication and erection of such welded structure, including those welds not inspected by the testing laboratory, have fulfilled the requirements of the architects or structural engineer's design drawings and specifications.

(Prior code § 69-8; Amend Coun. J. 9-13-89, p. 4604); Amend Coun. J. 3-5-03, p. 104990, § 27; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

CHAPTER 13-124

SAFEGUARDS DURING CONSTRUCTION – BUILDING SAFETY REQUIREMENTS

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ARTICLE I. SAFEGUARDS DURING CONSTRUCTION (13-124-010 et seq.)

13-124-010 Construction safeguards – Specifications.

(a) *Statutory Provisions.* All persons having the control or supervision of any building in course of erection shall comply with an act of the Legislature of the State of Illinois entitled “An Act Providing for the Protection and Safety of Persons in or about Construction, Repairing, Alteration, or Removal of Buildings, Bridges, Viaducts, and other Structures and to Provide for the Enforcement Thereof”, approved June 3, 1907, and as amended.

(b) *Accepted Engineering Practice.* With respect to safeguards during construction, all applicable provisions of this Code and the following documents shall be considered as accepted engineering practice:

- (1) American National Standard ANSI A10.4-1990, Safety Requirements for Personnel Hoists;
- (2) American National Standard ANSI A10.5-1992, Safety Requirements for Material Hoists;
- (3) American National Standard ANSI A12.1-1973 Safety Requirements for Floors and Walls Openings, Railings and Toeboards.

(Prior code § 76-1; Amend Coun. J. 2-13-85, p. 13527; Amend Coun. J. 7-31-02, p. 91334, § 2)

13-124-015 Notice of demolition.

(a) At least ten days prior to beginning work to demolish a building, facility or other structure for which a permit is required under this Code, the owner of the property where the work is to be done shall notify the owners of adjacent properties of the demolition work, and alderman of the ward in which the proposed demolition work is to be located; provided that no such notice is required if (i) immediate demolition is necessary to protect against an imminent threat to the safety of the public; or (ii) demolition has been ordered or authorized by a court or administrative authority of competent jurisdiction. The notice shall be in writing, and shall be delivered by certified mail, return receipt requested, or by personal delivery to the person entitled to receive the notice, accompanied by a receipt for delivery. When the notice is served by personal delivery, the owner of the property shall submit to the department of buildings a signed affidavit stating the date and time of the delivery and an explanation of how the notice was served. The receipt, affidavit and a copy of the notice shall be available for inspection at the demolition site.

(b) The notice shall include the anticipated starting and completion date of the demolition work and the address at which it will be performed, and the name and telephone number of the contractor or other person performing the demolition work, and the following sentence: “Shortly before demolition, the City of Chicago may be using the structure at the above address for Chicago Fire Department training exercises.” The notice also shall include the following language:

“Nuisance controls imposed by the City of Chicago that apply to demolition work include the following:

- (1) *Dust.* In order to avoid excessive dust, the area must be kept wet during processing except during periods that are below freezing. Chutes, plastic tarps and other measures are also necessary to provide dust control. Chutes are also required when lowering debris from upper floors.
- (2) *Water and mud.* Any large amounts of water or mud debris must be removed, including water and mud on surrounding streets, on a daily basis.
- (3) *Waste materials management.* Building refuse must not litter the demolition site. All litter and waste must be removed from the site in a timely manner and taken to a permitted waste or recycling facility. However, certain recyclable materials that will be reused may remain on the demolition site.
- (4) *Waste left on site.* In the event waste or debris must be stored on the site temporarily, it must be placed in containers and secured. If any materials are capable of becoming windblown or dispersing particles into the air, they must be secured and covered with a tarp or some other type of covering.
- (5) *Site cleanliness.* Additional regulations governing the cleanliness of all construction and demolition sites are set forth in Section 13-32-125 of the Municipal Code of Chicago, which may be found on the City of Chicago Department of Building's Web Site at www.cityofchicago.org.

Violations of City of Chicago ordinances and regulations governing demolitions may be reported to the city by calling 3-1-1.”

(c) No demolition permit may be issued under this Code unless the applicant provides proof that notice has been mailed or delivered as required by this section.

(Added Coun. J. 5-11-05, p. 47841, § 1; Amend Coun. J. 9-14-05, p. 55256, § 1; Amend Coun. J. 5-9-07, p. 104606, § 2; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-124-020 Construction loads.

Provisions shall be made to insure that stresses due to wind loads, dead loads and loads due to material storage and erection equipment occurring during the erection of any structure shall not exceed the allowable stresses for materials as limited by the provisions of this Code.

(Prior code § 76-2)

13-124-030 Reserved.

Editor's note – The provisions of former § 13-124-030 are now codified as § 13-34-020.

13-124-040 Protection of floor openings.

(a) *Covering of Openings.* All stairways, elevator openings, flues and all other openings in the floors shall be covered or properly protected.

(b) *Openings for Hoists.* All openings through which hoists operate shall be properly enclosed on all sides.

(Prior code § 76-4)

13-124-050 Temporary flooring.

In buildings where construction of the super-structure precedes the construction of the permanent floor panels, a substantial temporary floor shall be constructed and maintained at a level not more than two floors below the level at which erection work is being performed.

(Prior code § 76-5)

13-124-060 Demolition – Regulations.

The demolition of any building or structure shall be governed by the provisions of Sections 13-124-070 to 13-124-110, inclusive.

(Prior code § 76-6)

13-124-070 Demolition – Notification of commissioner.

(a) Notice stating the date on which work is to begin shall be given to the building commissioner of at least 24 hours before beginning the wrecking, demolishing or razing of any building or other structure.

(b) If the building or structure to be wrecked, demolished or razed is marked by a first responder warning placard within the meaning of Section 13-12-148, the building owner or the building owner's agent shall notify the fire commissioner in writing of such fact at least 24 hours before beginning the wrecking, demolishing or razing of such building or other structure.

(Prior code § 76-6.1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 28; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 6-27-12, p. 30534, § 4)

13-124-080 Demolition – Procedure.

Work for the wrecking, demolishing or razing of the structural elements of any building or structure shall begin at the top thereof, and each story shall be completely razed or demolished and the material therefrom completely removed before beginning work on the next lower story, unless the applicant for the required permit receives permission from the building commissioner to do otherwise. An applicant for such permission, which shall be required for any demolition involving the use of explosives, shall describe the techniques and processes to be used, and the experience and expertise of the contractors and subcontractors who will perform the work. The building commissioner shall review the application and the nature of nearby buildings, structures and improvements. If the building commissioner determines that the contractors and subcontractors have sufficient experience and expertise in application of the requested techniques and processes to allow the work to be done safely and efficiently, the building commissioner shall grant the permission. The building commissioner may issue regulations defining the minimum levels of expertise to allow demolition work to be done other than from the top story.

(Prior code § 76-6.2; Amend Coun. J. 3-23-94, p. 47131; Amend Coun. J. 3-5-03, p. 104990, § 28; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-124-081 Posting of sign required.

Every person who demolishes a building or structure shall post a sign at the demolition site, indicating the name, address and telephone number of the person performing the demolition, as well as the address of the property. The sign shall be no less than 24 inches by 36 inches, in contrasting colors, and shall be posted at least ten days prior to commencement of demolition (or 24 hours prior to commencement of an emergency demolition when necessary to protect against an imminent threat to the safety of the public), at a height not to exceed six feet above grade, in a location visible from the nearest public way not closed to accommodate the work. The sign shall be maintained in the required location until completion of demolition and leveling of the site, as required by Section 13-124-100, or the commencement of construction of a replacement building or structure, whichever is sooner.

(Added Coun. J. 7-25-01, p. 64897, § 1; Amend Coun. J. 5-11-05, p. 47841, § 1)

13-124-090 Wrecking operations – Time limitations.

All wrecking operations shall be completed within the time set by the building commissioner.

(Prior code § 76-6.3; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 28; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-124-100 Filling and grading of openings.

On completion of demolition, the site shall be filled where necessary with clean soil, cinders or other inorganic material and graded to a level not lower than nor more than 12 inches above the level of sidewalks, alleys or adjoining property with proper allowance for settlement.

(Prior code § 76-6.4)

13-124-110 Debris removal.

Debris caused from the demolition of a building or structure in excess of that required to fill openings as provided in Section 13-124-100 shall be removed from the site as wrecking progresses. Salvaged material, if left on the premises, shall be neatly stored.

(Prior code § 76-6.5)

13-124-120 Temporary structures – Reflective material required.

During the erection, alteration or demolition of any building, any temporary structure put up adjacent to or on any public way, used as temporary storage for debris and wrecking, shall be outfitted with reflective orange material outlining every top and bottom corner of said temporary structure, which reflective material will be visible when hit by headlight beams 300 feet away. Such temporary structure shall also have affixed thereon a sign indicating the name, address, and telephone number of the owner, or agent, of the temporary structure.

Any person found in violation of this section shall be fined not less than \$100.00 nor more than \$200.00 for each offense, and each day such violation shall continue shall constitute a separate and distinct offense.

(Prior code § 76-6.6; Amend Coun. J. 4-25-85, p. 15822)

13-124-130 Walkways, barricades and fences – Generally.

During the erection, alteration or demolition of any building, proper provisions shall be made for the protection of every public sidewalk or other public thoroughfare or any public place, as defined by Section 10-28-281, in accordance with the provisions of Chapter 10-28. The department of buildings shall have the authority, along with the department of transportation, to enforce Sections 10-28-281.6, 10-28-281.7, 10-28-281.8 and 10-28-283.

(Prior code § 76-7; Amend Coun. J. 12-4-02, p. 99026, § 7.3)

13-124-140 Reserved.

Editor's note – Coun. J. 12-4-02, p. 99026, § 7.2, repealed § 13-124-140, which pertained to walkways, barricades and fences; construction.

13-124-150 Reserved.

Editor's note – Coun. J. 12-4-02, p. 99026, § 7.2, repealed § 13-124-150, which pertained to requirements for new construction.

13-124-160 Reserved.

Editor's note – Coun. J. 12-4-02, p. 99026, § 7.2, repealed § 13-124-160, which pertained to additional stories.

13-124-170 Reserved.

Editor's note – Coun. J. 12-4-02, p. 99026, § 7.2, repealed § 13-124-170, which pertained to protection requirements; determination by height.

13-124-180 Walkways and temporary sidewalks – Construction requirements.

(a) When a permanent sidewalk is obstructed by a construction canopy, fence or barricade, temporary sidewalks shall be provided. All vertical wooden surfaces of a construction canopy, fence or barricade, and all wooden guards and railing shall be painted.

(b) Walkways and temporary sidewalks shall be not less than four feet wide, inside measurement, except that in congested districts the building commissioner may require additional width.

(c) All walkways and temporary sidewalks shall be designed to support a live load of not less than 250 pounds per square foot.

(d) All temporary sidewalks shall be provided with railings and guards of dressed lumber. If such railings and guards are nearer the street curb than four feet, there shall be a guard of dressed lumber on the street side.

(e) When necessary to permit the delivery of materials to basements of buildings in process of erection, temporary sidewalks may be built at a height not exceeding four feet above curb level of the street. Such temporary sidewalks shall have railings on both sides and shall be approached by ramps having a grade of not more than one in eight.

(f) Every covered walkway shall be kept well- lighted continuously between sunset and sunrise and shall be maintained clear of debris, holes and trip hazards and shall be properly drained to prevent accumulation of water. Obstruction lights and diagonal red stripping shall be provided as required by the department of transportation on all portions of the sidewalk shed extending beyond the curb line.

(g) If a temporary sidewalk or walkway is placed at a level above or below an abutting public sidewalk, the two shall be connected by a ramp to blend them to a common level. The ramp shall have a nonslip surface and a slope not to exceed one inch rise per 12 inches in length.

(h) No temporary structures, field offices, construction equipment, materials, signs, displays, ornamentation or similar loads shall be erected or placed upon a construction canopy until plans identifying these loads are submitted to the department of buildings for review and a building permit is issued, authorizing the construction or loading on top of the canopy.

(Prior code § 76-7.5; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 6-27-90, p. 17603; Amend Coun. J. 12-11-91, p. 10832; Amend Coun. J. 3-5-03, p. 104990, § 28; Amend Coun. J. 12-4-02, p. 99026, § 7.3; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-124-190 Roofs and skylights of adjoining buildings.

During the erection, alteration or demolition of any building or other structure carried on above the roof of an adjoining building, proper protection shall be provided for the roof and skylights of such building.

(Prior code § 76-8)

13-124-200 Anchorage of party walls.

Before a permit is issued for the wrecking of a structure that has one or more party walls in common with one or more buildings, there shall be delivered to the department of buildings a certificate by a licensed architect or licensed structural engineer to the effect that the adjoining premises do not require anchorage, or if such certificate indicates that anchorage is necessary, the certificate shall be accompanied by a drawing signed and sealed by such architect or engineer and approved by the building commissioner indicating adequate anchorage of floor and roof joists. The adjoining premises shall be anchored in compliance with such drawing. The written consent of the owner of the adjoining premises permitting the anchorage shown on such drawing shall also accompany the certificate.

(Prior code § 76-9; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 28; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-124-210 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-210, which pertained to material and personnel hoists.

13-124-220 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-220, which pertained to material and personnel hoists – erection drawings.

13-124-230 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-230, which pertained to material and personnel hoists – manufacturer's specifications.

13-124-240 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-240, which pertained to material and personnel hoists – warnings and instructions to be displayed.

13-124-250 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-250, which pertained to material and personnel hoists – endless-belt type manlifts.

13-124-260 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-260, which pertained to material and personnel hoists – wind velocity.

13-124-270 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-270, which pertained to material and personnel hoists – exposure to high winds – inspection before reuse.

13-124-280 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-280, which pertained to compliance with electrical code.

13-124-290 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-290, which pertained to material hoist standards.

13-124-300 Reserved.

Editor's note – Coun. J. 3-28-18, p. 74459, Art. III, § 1, repealed § 13-124-300, which pertained to personnel hoist standards.

ARTICLE II. SAFETY REQUIREMENTS (13-124-310 et seq.)

13-124-310 Guards – Required.

Guards to prevent persons from falling shall be provided as required in Sections 13-124-320 and 13-124-330, inclusive.

(Prior code § 75-1)

13-124-320 Guards – Required – Where.

Guards shall be required at every point of danger including the following:

(a) At all edges of every floor, balcony, mezzanine or other space used or intended for human occupancy which is at a height of more than two feet above the floor, ground or pavement directly below, except that loading platforms and similar uses need not be equipped with guards;

(b) At all windows or doorways having a sill two feet or less above the floor of a room or space, unless such window or doorway opens directly upon the ground, pavement or guarded space, the level of which is less than two feet below the sill of such opening or unless the construction of the window serves the same purpose;

(c) At all sides of every open areaway exceeding three feet in depth except the side providing access to a stairway.

(Prior code § 75-1.1; Amend Coun. J. 10-1-03, p. 9163, § 4.8)

13-124-330 Guards – Types.

Guards may be formed by walls, balustrades, grills or railings not less than three feet, six inches in height, by area gratings or by other approved devices.

Exception: For single-family and two-family dwellings, and within individual dwelling units in other Class A-2 occupancies which are

primarily permanent in nature, guards whose top rail also serves as a handrail shall have a height of not less than 34 inches and not more than 38 inches, measured vertically from the leading edge of the stair tread nosing.

(Prior code § 75-1.2; Amend Coun. J. 10-1-03, p. 9163, § 4.9)

13-124-335 Openings in guards.

Open guards shall have balusters or ornamental patterns such that a four-inch-diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere eight inches in diameter shall not pass.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of six inches in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches cannot pass through any opening.
3. In Class G, H-1, H-2 and I occupancies and in Residential Restrained Care Facilities in Class B occupancies, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches to pass through any opening.
4. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a four-inch-diameter sphere cannot pass through any opening up to a height of 26 inches above the adjacent walking surfaces. From a height of 26 inches to 42 inches above the adjacent walking surfaces, a sphere eight inches in diameter shall not pass.

(Added Coun. J. 10-1-03, p. 9163, § 4.10; Amend Coun. J. 4-19-17, p. 48139, § 1)

13-124-340 Window cleaning devices.

Every window above the first story of any building other than Residential Units three stories or less in height shall be equipped with approved anchoring devices for window washers' safety harness attachments, except as follows:

- (a) When a window is so constructed that it may be cleaned on both sides from the inside;
- (b) When a window is so located that it may be cleaned from an outside floor, roof or balcony.

(Prior code § 75-2)

13-124-350 Safety glazing materials – Required – Where.

All glazed doors, and any glazed panel more than 18 inches in width immediately adjacent to any door wherein the sill of such glazed panel is less than 24 inches above the floor shall be considered “hazardous locations” and shall be glazed with safety glazing materials. Glazed doors shall include, among others, the following: sliding glass doors, storm doors, shower doors and bathtub enclosures.

(Prior code § 75-3)

13-124-360 Safety glazing materials – Defined.

Safety glazing materials are materials so constructed, treated or combined with other materials as to minimize the likelihood of accidental cutting and piercing injuries resulting from human contact and breakage of the glazing material. They shall not support combustion and may be either transparent or nontransparent.

(Prior code § 75-4)

13-124-370 Safety glazing materials – Standards.

Wired glass, tempered glass, laminated glass and rigid plastics, which meet the test requirements of the American National Standards Institute (ANSI) Standard ANSI-Z-97, 1-1966 are classified as safety glazing materials.

(Prior code § 75-5)

ARTICLE III. EXCAVATION WORK ON PRIVATE PROPERTY (13-124-380 et seq.)

13-124-380 Reserved.

Editor’s note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-380, which pertained to declaration of policy.

13-124-390 Reserved.

Editor’s note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-390, which pertained to notice.

13-124-400 Reserved.

Editor’s note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-400, which pertained to bracing of certain structures required.

13-124-410 Reserved.

Editor’s note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-410, which pertained to liability for violation.

13-124-411 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-411, which pertained to fencing of certain excavations.

13-124-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-420, which pertained to insurance required.

13-124-430 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-430, which pertained to commissioner may promulgate rules.

13-124-440 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 19, repealed § 13-124-440, which pertained to penalty for violation.

13-124-450 Exemptions.

The City of Chicago shall be exempt from the requirements of notice and insurance in connection with excavation work. Contractors retained by the city shall not be exempt from the notice or insurance requirements.

(Added Coun. J. 12-15-99, p. 21407, § 1)

CHAPTER 13-128

USE OF PUBLIC PROPERTY

13-128-010 Temporary use of streets and alleys – Permits.

13-128-020 Occupancy limitations.

13-128-030 Extent of occupation.

13-128-040 Temporary usage – Obstructions prohibited.

13-128-050 Alley roadway to be maintained.

13-128-060 Restoration of public property upon completion of construction required.

13-128-061 Removal of traffic control device.

13-128-070 Bond required.

13-128-080 Permanent occupancy of public property.

13-128-090 Foundations.

13-128-100 Cornices, belt courses and similar projections.

13-128-110 Wheel guards.

13-128-120 Marquees and canopies.

13-128-130 Signs.

13-128-140 Sub-sidewalk space.

13-128-150 Fire escapes.

13-128-160 Zoning requirements.

13-128-010 Temporary use of streets and alleys – Permits.

Permits for the occupation of a street, alley or sidewalk may be issued by the commissioner of streets and sanitation only under conditions complying with the requirements of Sections 13-128-020 to 13-128-070.

(Prior code § 77-1)

13-128-020 Occupancy limitations.

Such occupancy shall be limited to the storage and handling of building materials, the construction of temporary sidewalks and other uses incident to the erection, alteration or demolition of buildings as approved by the building commissioner.

(Prior code § 77-1.1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 29; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-128-030 Extent of occupation.

The extent of occupation shall not exceed one-third the width of the roadway, nor shall it extend within four feet of any steam or street

railway track. Areas of occupancy shall be limited to streets, alleys and sidewalks adjoining the property upon which the building is to be erected, altered or demolished, except that the area may be extended if the written consent of, and a waiver of claims for damages against the city by the owners of adjoining properties is first obtained and filed with the commissioner of streets and sanitation.

(Prior code § 77-1.2)

13-128-040 Temporary usage – Obstructions prohibited.

No temporary use of streets or alleys shall interfere with drainage of gutters, and no obstruction of any kind shall be placed so as to obstruct free approach to any fire hydrant, lamppost, fire alarm box, manhole or catchbasin.

(Prior code § 77-1.3)

13-128-050 Alley roadway to be maintained.

A roadway of ten feet clear width shall be maintained through any alley located along the building site.

(Prior code § 77-1.4)

13-128-060 Restoration of public property upon completion of construction required.

Immediately upon completion of the building construction, all walkways, debris or other obstructions shall be removed, leaving the public property in as good condition as it was before such work was commenced.

(Prior code § 77-1.5)

13-128-061 Removal of traffic control device.

If removal of a traffic control device other than a parking meter is necessary in order to accommodate properly permitted work in or affecting the public way, the commissioner may order the temporary removal of the affected device. The permittee shall pay a fee of \$150.00 in advance for the removal and reinstallation of each traffic device.

(Added Coun. J. 12-4-02, p. 99026, § 7.4)

13-128-070 Bond required.

No such permit will be issued until the applicant executes and files with the commissioner of streets and sanitation a bond running to the city with good and sufficient corporate surety to be approved by the commissioner of streets and sanitation in the penal sum of \$250,000.00, conditioned upon the faithful observance and performance of each condition of said permit and conditioned further to indemnify, keep and save harmless the city against all liabilities, judgments, costs, damages and expenses of every kind which may accrue against, be charged to, or be recovered from the city from, by reason of, or on account of any act or thing done, any injury received by any person or damage to any property by virtue of the authority given in such permit. Provided, however, that where the building construction at the site does not involve the use of piling, sheeting or caissons, the bond shall be in the penal sum of \$50,000.00. Said bond shall remain in full force and effect during the entire life of such permit.

(Prior code § 77-1.6)

13-128-080 Permanent occupancy of public property.

The permanent occupancy of public property by any part of a building or structure hereafter erected shall be governed by the provisions of Sections 13-128-090 to 13-128-160, inclusive.

(Prior code § 77-2)

13-128-090 Foundations.

Foundations may not project into nor encroach upon public ways except as herein provided. The building commissioner may issue permits for any building for which it is contemplated that there shall be projections of the foundation or a part thereof into a public way under the following conditions:

(a) The portions of foundations above a level 20 feet below city datum may project into a public way four and one-half inches per foot of depth below sidewalk or alley grade but not more than 36 inches.

(b) Except as provided in paragraph (d), in no case shall foundations extend within five feet of the centerline of any public way.

(c) Except where sub-sidewalk space is permitted, no foundation, or any part thereof, shall project into a public way in such manner as to add to the floor area of any building or structure.

(d) Portions of foundations, constructed lower than 20 feet below city datum, may project into a public way such distance as the building commissioner may deem necessary for the stability of the building or structure of which they are a part.

(Prior code § 77-2.1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 29; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-128-100 Cornices, belt courses and similar projections.

(a) Cornices, rustications, quoins, moldings, belt courses, lintel, sills, oriel windows, pediments and similar projections of a decorative character may project beyond a street line not more than two feet; provided, that every part of such projection is not less than 12 feet above the sidewalk level at any point and that the aggregate area of all such projection does not exceed five percent of the wall

area.

(b) When additions to existing buildings are erected, the building commissioner may permit the extension of existing cornices, moldings and belt courses which do not comply with the requirements of this section but which were legal at the time of the adoption of this Code.

(Prior code § 77-2.2; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 29; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-128-110 Wheel guards.

Wheel guards less than 21 inches high may project into alleys a distance of not more than nine inches.

(Prior code § 77-2.3)

13-128-120 Marquees and canopies.

Marquees and canopies extending over a public way shall comply with the provisions of Chapter 10-28.

(Prior code § 77-2.4)

13-128-130 Signs.

Signs having a clear height of not less than ten feet may project over a public sidewalk to a point not less than two feet from the curb line.

(Prior code § 77-2.5)

13-128-140 Sub-sidewalk space.

The use of sub-sidewalk space shall be governed by the provisions of Chapter 10-28.

(Prior code § 77-2.6)

13-128-150 Fire escapes.

Fire escapes hereafter erected shall not project over public property except under the following conditions:

(a) When the fire escape is erected to replace an existing required fire escape which projects over public property;

(b) When a fire escape is required to correct an existing exit hazard and cannot be properly located over vacant space on the lot on which the building is located.

(Prior code § 77-2.7)

13-128-160 Zoning requirements.

Nothing in this section shall be construed to permit encroachments on public property prohibited by the Chicago Zoning Ordinance.

(Prior code § 77-2.8)

CHAPTER 13-132

FOUNDATIONS

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- 13-132-140 Pile loads determined by driving formula.
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- 13-132-160 Load tests on piles.
- 13-132-170 Allowable pile loads – Special considerations.
- 13-132-180 Timber piles – Requirements.
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- 13-132-200 Cut-off of untreated piles.
- 13-132-210 Treated piles.
- 13-132-220 Precast concrete piles – Compliance.
- 13-132-230 Precast concrete piles – Construction.
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- 13-132-260 Cast-in-place concrete piles – Construction.
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- 13-132-280 Concrete-filled steel pipe piles.
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- 13-132-340 Rolled structural steel piles – Splices.
- 13-132-350 Rolled structural steel piles – Allowable stresses.
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- 13-132-380 Foundation caissons.
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- 13-132-440 Foundation caissons – Construction methods.
- 13-132-450 Foundation caissons – Safety requirements.
- 13-132-460 Special type caissons.

13-132-010 General requirements.

(a) Every building or structure shall be supported on footings, piles, foundation columns, piers or caissons complying with the requirements of this section.

(b) The encroachment of foundations on public property shall be governed by the provisions of Section 13-132-030.

(Prior code § 70-1)

13-132-020 Bearing values of soils, borings and tests.

Bearing values of soils, borings, and tests shall be governed by the provisions of Sections 13-132-030 to 13-132-070, inclusive.

(Prior code § 70-2)

13-132-030 Classification of subsurface materials.

Insofar as practicable, the following terms shall be used in the description and classification of sub-surface materials:

- (a) *Solid Rock*. Sound, unweathered limestone without visible voids, known to have a thickness of at least eight feet;
- (b) *Soft Rock*. Weathered or porous limestone, rock containing fissures, shale or other rock material not included under (a);
- (c) *Boulders*. Rounded to angular rock fragments having a least dimension not less than eight inches;
- (d) *Gravel*. Cohesionless aggregate of rounded to angular rock fragments ranging in size from one-quarter inch to eight inches;
- (e) *Sand*. Cohesionless aggregate of rock fragments or grains ranging in size from 0.06 mm. to one-quarter inch. Deposits of sand shall be described as loose or compact;
- (f) *Inorganic Silt*. Cohesionless aggregate of grains ranging in size from 0.002 mm. to 0.66 mm. Aggregate is non-plastic and consists of grains not distinguishable by the naked eye. Deposits of inorganic silt shall be described as loose or compact. A lump of the air-dried material has very little resistance to crushing;
- (g) *Clay*. Cohesive soil, plastic within wide range of water content. The consistency of a clay shall be defined by the strength of a fairly undisturbed cylinder whose length is from 1.5 to 2 times its diameter, as follows:

<i>Consistency</i>	<i>Unconfined Compressive Strength – Tons per Square Foot</i>
Very soft	less than 0.35
Soft	0.35 to 0.59
Stiff	0.60 to 0.99
Tough	1.0 to 1.9
Very tough	2.0 to 3.9
Hard	4.0 to 7.9

- (h) *Hardpan*. Cohesive or cemented material that offers great resistance to hand excavating tools.
- (i) *Organic Soil*. Soil containing significant percentage of partly or wholly decomposed organic matter. According to the character of the constituents, the terms organic clay, organic silt or peat shall be used.

(Prior code § 70-2.1)

13-132-040 Soil investigation.

All applications for building permits for (1) the construction of a permanent structure, or (2) for the alteration of a permanent structure involving an increase in load on the foundations, or (3) for the underpinning of a structure, shall be accompanied by a statement from the architect or structural engineer as to the character of the soil, satisfactory to the building commissioner. Where there is reasonable doubt as to the character or bearing capacity of the soil, the building commissioner may require such borings, test pits or test loads as may be necessary to determine the actual conditions.

(Prior code § 70-2.2; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 30; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-132-050 Borings.

(a) Whenever borings are required to determine the subsurface conditions, they shall be made in accordance with the requirements of this section.

(b) All borings shall be made by a procedure that provides information capable of serving as a basis for the classification of the subsurface materials as specified in Section 13-132-030. In particular, data shall be obtained to ascertain the consistency of clays.

(c) The boring report shall contain a record of all strata encountered, including their color, texture and resistance to penetration or other measure of relative density or consistency. If intact samples are removed and tested, the results of the tests shall be added to the report. All materials encountered shall be classified in accordance with Section 13-132-030.

(d) The boring report shall contain the elevation of the ground surface with respect to city datum, the elevation of the water table and any other significant data concerning groundwater conditions. A plat showing the location of the borings with reference to a permanent coordinate system shall accompany the report.

(e) The boring report shall indicate the type of drilling and sampling tools used, the size and depth of casing, the method of determining the relative density or consistency, and the reason for discontinuing boring operations. The date of beginning and of completion of each boring shall be recorded.

(Prior code § 70-2.3)

13-132-060 Soil bearing values.

(a) Except when determined by field loading tests or by analysis based on laboratory tests, or both, the maximum allowable pressure on the supporting soils at the bottom of the footings shall not exceed the values established in Table 13-132-060(a) as set out in this section.

Table 13-132-060(a)

Bearing Values of Soils

<i>Type of Soil</i>	<i>Maximum Pressure Pounds per Square Foot</i>
Sand – compact and clean	5,000
Sand – silty and compact	3,000
Inorganic silt – compact	2,500
Clay – very soft	500
Clay – soft	1,500
Clay – stiff	2,500
Clay – tough	3,500
Clay – very tough	4,500
Clay – hard	6,000
Gravel	6,000
Hardpan	12,000
Solid rock	200,000
Organic soil	0
Filled ground or loam	500

(b) *Exceptions to Allowable Bearing Values.*

(1) *Variation in Soils.* Where portions of the foundations of the same structure rest upon soils which vary substantially in bearing value, special provisions shall be made to prevent serious differential settlements which will impair the safety of the structure.

(2) Where the bearing materials directly under a foundation overlie a stratum having smaller allowable bearing values, these smaller values shall not be exceeded at the level of such stratum. Computation of the vertical pressure in the bearing materials at any depth below a foundation shall be made on the assumption that the load is spread uniformly at an angle of 60 degrees with the horizontal.

(3) Subject to the approval of the building commissioner bearing values greater than those required in Section 13-132-060 may be used if analysis based on laboratory tests, field loading tests or other pertinent information demonstrate that the greater values will not lead to excessive settlement.

(Prior code § 70-2.4; Amend Coun. J. 9-13-89; p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 30; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-132-070 Field loading tests.

(a) Whenever the bearing value of soil is in reasonable doubt or when it is desired to use soil bearing values in excess of those established in Table 13-132-060(a) as set out in Section 13-132-060, the allowable load on a bearing material may be determined by test in accordance with the requirements of this section.

(b) *Test Procedure.*

(1) A sufficient number of tests shall be made to determine the bearing value of the soil over the entire building site.

(2) Each load test shall be an area of not less than four square feet, except that such tests on soils having a bearing capacity of more than 10,000 pounds per square foot may be made on an area of not less than one square foot.

(3) Loads shall be applied in increments not exceeding 25 percent of the proposed safe load until the total load reaches 200 percent of the proposed safe load.

(4) The increments up to the proposed bearing value shall be applied at uniform intervals such that the proposed safe load is reached in not less than eight hours. This load shall remain until no measurable settlements shall occur in a period of 16 hours. The total test load shall then be completed in not less than eight hours by adding equal increments at uniform intervals. The total test load shall remain until no measurable settlement occurs in a period of 16 hours.

(5) Measurements of settlements before and after each increment of load shall be taken and recorded diagrammatically.

(c) *Conditions of Acceptance.* The proposed safe load shall be approved if the following conditions are satisfied.

(1) The total settlement under the proposed safe load shall not exceed three-eighths inch, and the total settlement under double the design load shall not exceed one inch.

(2) The proposed safe load shall not cause pressure on any underlying soil stratum in excess of maximum pressures established in Table 13-132-060(a) as set out in Section 13-132-060. If the above conditions are not satisfied, the allowable safe load shall be determined by selecting a reduced load from the load- settlement diagram, such that the above conditions are satisfied.

(Prior code § 70-2.5)

13-132-080 Footings – Requirements.

Footings shall be provided under walls, piers or columns where required to distribute their loads in accordance with the allowable bearing values of the supporting soils as provided in Section 13-132-020. Footings shall comply with the provisions of Sections 13-132-090 to 13-132-110, inclusive.

(Prior code § 70-3)

13-132-090 Footings – Proportion.

Footings shall be so proportioned as to insure a minimum of unequal settlement.

(Prior code § 70-3.1)

13-132-100 Footings – Depth requirements.

All footings shall be carried to a depth of at least three feet six inches below the adjoining ground surface, except that a reinforced concrete slab foundation extending over the entire area below a one- story building shall be permitted at a lesser depth below the adjoining ground surface when so designed as to eliminate structural damage from frost action.

(Prior code § 70-3.2)

13-132-110 Footings – Construction.

(a) *General.* Footings shall be constructed of solid masonry or concrete with or without reinforcement and shall be so designed that stresses in the material used shall not exceed the maximum allowable stresses required in the following chapters of this Code.

- (1) Reinforced concrete footings, Chapter 13-136;
- (2) Plain concrete footings, Chapters 13-136 and 13-140;
- (3) Masonry footings, Chapter 13-140.

(b) *Masonry Footings.* Footings constructed of solid masonry units shall have a depth at least twice the total projection beyond the wall or column base. When brick work in foundation walls is stepped to form a footing, the maximum offset for each course shall be one and one-half inches.

(c) *Steel Grillage Footings.* When structural steel members are used in footing construction, such members shall be entirely encased by at least three inches of concrete, and the space between the members shall be entirely filled with cement grout. Stresses in steel members shall not exceed the allowable stresses required in Chapter 13-148.

(Prior code § 70-3.3)

13-132-120 Pile foundations – General requirements.

(a) *Minimum Spacing.*

(1) A wall supported by piles shall rest on not less than a double row of piles not less than one foot apart with the piles staggered on both sides of the wall centerline, unless connected to permanent construction which provides lateral support.

(2) A column or pier supported by piles shall rest on not less than three piles unless connected to permanent construction which provides lateral support.

(3) The minimum center-to-center spacing of piles shall be not less than twice the greatest diameter of a round pile, nor less than twice the diagonal dimension of a rectangular or rolled structural steel pile, nor less than two feet six inches.

(b) *Pile Caps.* Pile groups shall be capped with concrete properly designed to transmit the superimposed load to the pile group, in accordance with the requirements of Chapter 13-136.

(Prior code § 70-4)

13-132-130 Allowable loads on piles.

The allowable loads on piles shall be governed by the provisions of Sections 13-132-140 to 13-132-170, inclusive. The average compressive stress on any cross section of a pile, under such portion of the design load as is carried to that section, shall not exceed the allowable value for the material as provided in Chapters 13-136, 13-144 and 13-148. All concrete in piling shall have a minimum ultimate compressive strength of 3,000 pounds per square inch.

(Prior code § 70-5)

13-132-140 Pile loads determined by driving formula.

For pile loads not exceeding 25 tons for timber piles, nor 40 tons for concrete piles, concrete-filled steel pipe piles and rolled structural

steel piles, the allowable pile loads may be determined by the value R obtained by one of the following formulas:

(a) For piles or mandrels whose weight is equal to or less than the weight of the striking parts.

(1) For single-acting steam hammers:

$$R = \frac{2WH}{3 + 0.1}$$

(2) For double-acting and differential steam hammers:

$$R = \frac{2E}{S + 0.1}$$

in which:

R = allowable pile load in pounds.

W = weight of striking part of hammer in pounds.

H = effective height of fall in feet.

E = actual energy delivered by the hammer per blow in foot-pounds.

S = penetration of pile per blow, in inches, determined under conditions acceptable to the building commissioner.

(b) For piles or mandrels whose weight is greater than the weight of the striking parts.

(1) For single-acting steam hammers:

$$R = \frac{2WH(1 - 0.1P)}{S + 0.1W}$$

(2) For double-acting and differential steam hammers:

$$R = \frac{2E(1 - 0.1P)}{S + 0.1W}$$

in which:

P = weight of pile or mandrel in pounds. Other terms as defined in (a) above.

(Prior code § 70-5.1; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 30; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-132-150 Pile loads determined by load tests.

For pile loads exceeding 25 tons for timber piles, or 40 tons for concrete piles, concrete-filled steel pipe piles, and rolled structural steel piles, the allowable pile load shall be determined by control load tests as required in Section 13-132-160.

(Prior code § 70-5.2)

13-132-160 Load tests on piles.

(a) The number of control test piles to be driven at a foundation-site shall be determined by the structural engineer or architect by the degree of variation in soil conditions as indicated by the test borings at the site or other reliable information as described in Section 13-132-040.

(b) A pile to be tested shall be loaded to at least double the proposed allowable load, the load being applied in equal increments of not over 25 percent of the proposed allowable load. The proposed allowable load shall be reached in not less than eight hours, and shall be maintained until no measurable settlement is observed in a period of 16 hours. The total test load shall be reached in not less than eight hours after the first overload increment is applied, and shall be maintained until no measurable settlement is observed in a period of 16 hours.

(c) Measurements of the settlements shall be taken and recorded immediately before and after each increment of load is added. In

determining the settlement, proper deduction shall be made for elastic compression of the pile under test load.

(d) The proposed allowable load shall be considered acceptable if the total net settlement under the total test load, after the elastic compression of the pile under the test load has been deducted, does not exceed 0.01 inch per ton of total test load.

(e) The proposed allowable load, if shown to be acceptable under Section 13-132-160(d), shall be allowable on all piles driven into the same soil conditions if the driving resistances are equal to or greater than that of the control test pile for the comparable driving distance, all other factors being equal.

(Prior code § 70-5.3)

13-132-170 Allowable pile loads – Special considerations.

(a) Where the resistance of a pile is developed in or above a compressible soil layer, the settlement due to compression of this soil shall be considered in the design.

(b) Where piles are jettied into position, allowable loads shall be determined either by Section 13-132-140 or 13-132-160.

(Prior code § 70-5.4)

13-132-180 Timber piles – Requirements.

Timber piles shall comply with the provisions of Sections 13-132-190 to 13-132-210, inclusive.

(Prior code § 70-6)

13-132-190 Timber piles – Construction requirements.

Timber piles shall be single pieces of timber of approved species containing no defects which will materially affect their strength or durability. Piles shall have an approximately uniform taper from butt to tip. A straight line from the center of the butt to the center of the tip shall lie within the body of the pile. Piles shall have a diameter at the tip of not less than six inches and a diameter at the cut-off of not less than ten inches for piles not more than 25 feet long, and not less than 12 inches for piles more than 25 feet long.

(Prior code § 70-6.1)

13-132-200 Cut-off of untreated piles.

All untreated timber piles shall be cut off at a level not less than one foot below the permanent ground water level.

(Prior code § 70-6.2)

13-132-210 Treated piles.

Timber piles above permanent groundwater level, shall be treated to prevent decay in accordance with accepted engineering practice as required by Section 13-120-060.

(Prior code § 70-6.3)

13-132-220 Precast concrete piles – Compliance.

Precast concrete piles shall comply with the provisions of Sections 13-132-230 and 13-132-240.

(Prior code § 70-7)

13-132-230 Precast concrete piles – Construction.

Piles shall be reinforced to resist both handling and driving stresses. The diameter or least lateral dimension of precast concrete piles shall be not less than eight inches, and at the top shall be at least two percent of the length.

Concrete protection of reinforcing shall be a minimum of one and one-half inches.

(Prior code § 70-7.1)

13-132-240 Precast concrete piles – Handling and driving.

Precast concrete piles shall not be handled nor driven until the minimum ultimate compressive strength of the concrete has attained a value of 3,000 pounds per square inch, nor shall they be handled or driven in such a way as to affect materially the bearing capacity of the piles.

(Prior code § 70-7.2)

13-132-250 Cast-in-place concrete piles – Compliance.

Cast-in-place concrete piles shall comply with the provisions of Sections 13-132-260 and 13-132-270.

(Prior code § 70-8)

13-132-260 Cast-in-place concrete piles – Construction.

(a) *Metal Casings.* Permanent metal casings shall in all cases be used with cast-in-place concrete piles. Each casing shall be inspected before filling with concrete, and shall not be acceptable if the casing has buckled or otherwise been damaged in such a way as to affect

materially the load-bearing capacity of the pile.

(Prior code § 70-8.1)

13-132-270 Cast-in-place concrete piles – Allowable stresses.

The maximum compressive stress in cast-in-place concrete piles shall not exceed 40 percent of the ultimate compressive strength of the concrete. Where the metal casing is one-eighth inch or more in thickness and is of suitable shape, the pile shall be considered to be a concrete-filled steel pipe pile.

(Prior code § 70-8.2)

13-132-280 Concrete-filled steel pipe piles.

Concrete-filled steel pipe piles shall comply with the provisions of Sections 13-132-290 to 13-132-310, inclusive.

(Prior code § 70-9)

13-132-290 Concrete-filled steel pipe piles – Construction.

(a) *Steel Pipe.* Steel pipe shall comply with the specifications of the American Society for Testing Materials for Welded and Seamless Steel Pipe Piles (A252-55).

Pipe to be driven open-ended shall have a minimum nominal outside diameter of ten and three-fourths inches. Minimum nominal wall thickness for diameters less than 14 inches shall be 0.25 inch. Minimum nominal wall thickness for diameters of 14 inches or more shall be 0.375 inch.

Pipe to be driven closed-ended shall have a steel end of approved design. Minimum nominal outside diameter shall be ten and three-fourths inches. Minimum nominal wall thickness for diameters less than 14 inches shall be 0.125 inch. Minimum nominal wall thickness for diameters of 14 inches or more shall be 0.20 inch. If wall thicknesses are less than these values, the piles shall be considered as cast-in-place concrete piles.

(Prior code § 70-9.1)

13-132-300 Concrete-filled steel pipe piles – Allowable stresses.

The maximum compressive stress in concrete shall not exceed 40 percent of the ultimate strength of the concrete.

The maximum compressive stress in the steel pipe shall not exceed 12,000 pounds per square inch.

(Prior code § 70-9.2)

13-132-310 Concrete-filled steel pipe piles – Durability.

If the steel pipe is exposed to the air or other corrosive agents, one-sixteenth inch steel shall be deducted from the thickness of the metal in computing the allowable load. If there are indications, at the site at which piles are to be used, that conditions exist which will cause serious deterioration of the piles, suitable approved protective measures against such deterioration shall be employed.

(Prior code § 70-9.3)

13-132-320 Rolled structural steel piles.

Rolled structural steel piles shall comply with the provisions of Sections 13-132-330 to 13-132-360, inclusive.

(Prior code § 70-10)

13-132-330 Rolled structural steel piles – Construction.

The steel in rolled structural steel piles shall conform to the requirements of Chapter 13-148, and shall be of “H” form. They shall comply with the following requirements.

- (a) The flange projection shall not exceed 14 times the minimum thickness of metal in either the flange or the web;
- (b) The nominal flange width shall be not less than eight inches;
- (c) Flanges and webs shall have a minimum nominal thickness of three-eighths inch.

(Prior code § 70-10.1)

13-132-340 Rolled structural steel piles – Splices.

Splices in rolled structural steel piles shall develop the strength of the pile in compression, tension, bending and shear.

(Prior code § 70-10.2)

13-132-350 Rolled structural steel piles – Allowable stresses.

The maximum compressive stress in the steel shall not exceed 12,000 pounds per square inch.

(Prior code § 70-10.3)

13-132-360 Rolled structural steel piles – Durability.

If the steel is exposed to the air or other corrosive agents, one-sixteenth inch shall be deducted from the thickness of the metal in computing the allowable load.

If there are indications at the site at which piles are to be used, that conditions exist which will cause serious deterioration of the piles, suitable approved protective measures against such deterioration shall be employed.

(Prior code § 70-10.4)

13-132-370 Special type piles.

The use of types of piles not specifically mentioned in Sections 13-132-180 to 13-132-320, inclusive, including composite piles, and the use of piles under conditions not specifically covered shall be permitted, subject to compliance with the provisions of Chapters 13-136, 13-144 and 13-148.

(Prior code § 70-11)

13-132-380 Foundation caissons.

Foundation caissons shall be concrete filled shafts with or without bottom bells. They may be hand or machine excavated, extending to or into solid rock, hardpan or other bearing material determined to be suitable by approved engineering analysis and testing procedures. Foundation caissons shall comply with the provisions of Section 13-132-390 to 13-132-450 of this Code.

(Prior code § 70-12)

13-132-390 Foundation caissons – Allowable loads and stresses.

The allowable loads on caissons shall be subject to the provisions of Section 13-132-020 of this Code with the following additions:

(a) Loads may be increased from a maximum of 200,000 pounds per square foot (100 tons per square foot) to a maximum of 400,000 pounds per square foot (200 tsf) but only when the base of the caisson is one foot or more below the surface of solid rock. The additional capacity may be calculated as 20 tons (40,000 pounds) per square foot for each foot of depth greater than one foot that the caisson is embedded in solid rock. Solid rock is defined as sound, unweathered rock without visible voids known to have a minimum thickness of eight feet below the bearing level which is free of detrimental fissures, cracks, clay pockets or disintegrated zones.

(b) Caissons founded on hardpan overlying a compressible soil layer shall be designed on the basis of the calculated settlement due to compression of this material.

(c) Piers or caissons bearing on hardpan may be belled to increased load carrying capacity, provided that such bell shall be at least 12 inches thick at its design edge and that the sides shall slope at an angle of not less than 60 degrees with the horizontal.

(d) The load used in determining the areas of the pier or of the belled bottom for soil bearing pressure calculations shall be the load supported at the top of the pier. Where indicated, negative skin friction or down drag forces resulting from settlement of soil above the bottom of the caisson must be considered as additional load on the caisson.

(Prior code § 70-12.1)

13-132-400 Foundation caissons – Concrete stresses.

All concrete in caissons shall have a minimum ultimate compressive strength, f_c of 3,000 psi as determined by 28-day cylinder tests unless other periods of time are specified in the contract documents.

(a) The maximum allowable axial stress in the concrete f_c shall not exceed $0.25 f_c$ for caissons without permanent shells.

(b) When permanent full length noncorrugated steel casing is used, the designer may consider an increase in allowable concrete stress in accordance with the following empirical formula: The maximum allowable axial stress in the concrete, f_c shall not exceed $0.30 f_c + 1.5 (f_y/D)$ for caissons with permanent shells, but not more than $0.40 f_c$ where:

t = shell thickness in inches after deductions for corrosion

D = inside shell diameter in inches

f_y = yield strength of the shell steel

(c) When reinforcing steel or structural steel are used to increase its load capacity, the caisson shall be designed according to the code provisions of Chapter 13-148 of this Code “Steel and Metal Construction”, except that strength reductions for length of member need not apply when the caisson has adequate lateral support provided by soil or other positive means.

(d) When the caisson extends through a layer of unstable soil, the maximum design shall be computed as a column with an unsupported length equal to the depth of the unstable layer of soil plus four times the diameter of the caisson.

(Prior code § 70-12.2)

13-132-410 Foundation caissons – Steel casings.

(a) *General.* Temporary or permanent casing shall provide sufficient strength to support or resist any loads to which the casing may be subjected.

(b) Permanent casing as provided in Section 13-132-400(b) of this Code:

(1) Steel casing shall comply with the specifications of ASTM for welded and seamless steel pipe (A252-63T.)

(2) No compressive stress shall be allowed in steel casing.

(3) Permanent casings shall have a minimum thickness of .0075 of the diameter of the caisson.

(4) Welded splices in steel casing shall develop the required strength of the shell material as determined by the Structural Engineer or Architect.

(5) Suitable provision shall be made for transferring stresses from the column into the caisson.

(c) *Corrosion.* If evidence of corrosion exists, an investigation of this condition shall be made as part of the design to determine the probable extent and penetration of the corrosion. Appropriate designs shall be provided to account for the corrosive condition.

(Prior code § 70-12.3)

13-132-420 Foundation caissons – Inspection and testing.

(a) Continuous full-time inspection of all phases of caisson construction shall be provided. Each caisson shall be inspected by an experienced inspector. The inspector shall be an employee of the structural engineer or architect who prepared and sealed the design plans, or an employee of a firm engaged in soil and foundation engineering, approved by the structural engineer or architect.

(b) Complete construction records shall be maintained showing all significant information relative to installation. These reports, signed by the inspector and the structural engineer or architect, shall be submitted to the building commissioner.

(c) When caissons are installed through clay or hardpan, the design bearing pressure shall be confirmed by tests made below the individual caissons, as directed by the structural engineer or architect.

(d) Where caissons are installed to bear on solid rock, the bottom of caisson excavations shall be probed or drilled to a depth as directed by the structural engineer or architect to detect the possible presence of weak zones.

(e) Where water cannot be removed from caisson excavation and water is permitted to rise in the caisson and concrete is placed under water, the structural engineer or architect shall require either core borings or other accepted method of exploration to insure that a satisfactory caisson has been constructed.

(Prior code § 70-12.4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 30; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-132-430 Foundation caissons – Tolerance.

Unless compensated for by structural design, permissible maximum construction tolerances shall be: One percent of length for plumbness, one twenty-fourth the caisson diameter in any direction for location at the top of the caisson except that additional or closer tolerances may be specified by the structural engineer or architect in the contract documents.

(Prior code § 70-12.5)

13-132-440 Foundation caissons – Construction methods.

The contractor's construction procedures must be submitted to the structural engineer or architect for review and comments, which procedures and comments are thereafter to be submitted to the department of buildings for inclusion with the permit records prior to installation of the caissons.

(Prior code § 70-12.6; Amend Coun. J. 9-13-89, p. 46041; Amend Coun. J. 3-5-03, p. 104990, § 30; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-132-450 Foundation caissons – Safety requirements.

Precautions must be taken to assure the safety of men involved in the construction and inspection of caisson excavations. Full-length protective casing shall be provided for all personnel.

(a) Inspection personnel shall not be permitted to enter caisson excavations without full-length protective casing and evidence by means of certified gas detections that no harmful gas is present.

(b) Self-contained breathing apparatus shall be available at all times for personnel entering caisson excavations.

(c) Rescue equipment for immediately withdrawing personnel shall be continuously operative when workers are in the caisson excavation.

(Prior code § 70-12.7)

13-132-460 Special type caissons.

The use of foundation caissons of types not specifically mentioned in Section 13-132-380 of this Code, including those in which a compressive stress is permitted in the shell or in a structural steel core, shall be permitted subject to the provisions of Chapter 13-120 of this Code.

(Prior code § 70-13)

CHAPTER 13-136

CONCRETE CONSTRUCTION

Article I. Plain and Reinforced Concrete

13-136-010 Standards.

13-136-020 Exceptions.

Article II. Gypsum Concrete

13-136-030 Standards.

13-136-040 Exceptions, supplement, additions and corrections.

ARTICLE I. PLAIN AND REINFORCED CONCRETE (13-136-010 et seq.)

13-136-010 Standards.

Except as provided in Section 13-136-020 of this Code, the design and construction of plain and reinforced concrete shall be in accordance with the following documents: Building Code Requirements For Reinforced Concrete (ACI 318-83), supplemented by the Building Code Requirements for Structural Plain Concrete (ACI 318.1-83).

(Prior code § 73-1; Amend Coun. J. 11-29-89, p. 8413)

13-136-020 Exceptions.

Exceptions to ACI 318-83 – The provisions of ACI 318-83 shall be subject to the following exceptions for purposes of this Code:

(a) The requirements contained in ACI 318-83, Sections 1.1.2, 1.2.3, shall not apply. Instead, the applicable provisions of this Code shall apply.

(b) The requirements of Section 1.1.4, ACI 318-83, shall be supplemented as follows:

Tanks, reservoirs and other hydraulic structures shall be designed by using the alternate design method and complying with the provisions of Sections 8.1.2 of ACI 318-83, or by using the strength design recommendations of ACI Committee 350.

(c) The requirements of Section 1.3, ACI 318-83, are modified as follows:

Items b, e, g and h in Section 1.3.2 shall not apply, instead the following shall be substituted and shall apply:

Since it is the responsibility of the concrete contractor, who shall be licensed in accordance with the provisions of Chapter 4-376 of the Municipal Code of Chicago, to erect, maintain, and provide for properly designed forms and shores; the concrete contractor shall keep a record which shall cover: form placement and removal; reshoring, sequence of erection and connection of pre-cast members; any significant construction loadings on completed floors, members or walls; and general progress of the work.

(d) The requirements of Section 1.4, ACI 318-83, shall not apply. Instead, the provisions of the Municipal Code for materials, methods, or systems of construction shall apply.

(e) The requirement of Section 5.4.4, ACI 318-83, “unless approved by the engineer” shall not apply.

(f) The requirements of Section 10.2.6, ACI 318-71, are supplemented as follows:

The relationship between concrete compression strength and strain for all members with f_c greater than 8,000 p.s.i. shall be based on the provisions of Paragraph 10.2.7, ACI 318-71.

The requirements of Section 10.2.7, ACI 318-71, are supplemented as follows:

For the design of columns with f_c greater than 8,000 p.s.i., an investigation shall be made to verify the stress-strain relationship of concrete, or design shall be based on a concrete stress distribution which is defined as follows:

The concrete stress shall be assumed to vary parabolically with strain from zero to a maximum value of $0.85 f_c$ and then to remain constant until the maximum usable strain is reached. The parabola shall have its vertex at stress of $0.85 f_c$ and its slope at zero stress shall not exceed $1,000 f_c$ or e_c , whichever is greater. Any other stress distribution, including that defined in Section 10.2.7, ACI 318-71, may be used for f_c greater than 8,000 p.s.i. if the results are consistent with those obtained by the use of a verified stress-strain relationship.

(g) The requirements of Section 15.6.1, ACI 318-71, are supplemented as follows:

By adding the following provision to supplement the first sentence thereof:

or by structural steel column bases with vertical reinforcement welded to the bases, including provision for anchor bolts, if required. Column bases shall conform to the requirements of AISC, 1969, specification Section 1.21 – Column-Bases.

By adding the following provision to supplement the second sentence thereof:

or by anchor bolts per AISC, 1969, specification Section 1.2 – Anchor Bolts.

The requirements of Section 15.6.2, ACI 318-71, are supplemented as follows:

By adding the following sentence:

The permissible stress above or below the contact area shall be computed in accordance with the provisions of ACI 318-71, Sections 10.3.6 and 7.10.5.

(h) The requirements of Sections 17.1.1 and 17.1.2, ACI 318-71, are supplemented as follows:

Composite structural steel-concrete members used as composite flexural members shall be designed by the alternate design method and shall comply with the provisions of Sections 8.1.2 and 8.10.1, and Chapter 7 “Details of Reinforcement”, ACI 318-71, and other applicable requirements and shall be in accordance with the requirements of the following document: Specifications for the Design Fabrication and Erection of Structural Steel for Buildings (AISC, 1969).

(i) The requirements of Appendix A – Special Provisions for Seismic Design, ACI 318-71, shall not apply.

(Prior code § 73-1.1; Amend Coun. J. 11-29-89, p. 8413)

ARTICLE II. GYPSUM CONCRETE (13-136-030 et seq.)

13-136-030 Standards.

Except as provided in Section 13-136-040 of this Code, the design standards and construction of reinforced gypsum concrete shall be in accordance with the United States of America Standards Institute, U.S.A. Standard Specifications for Reinforced Gypsum Concrete – approved as U.S.A. Standard, March 22, 1968 – U.S.A.S. A59.1 – 1968.

(Prior code § 73-2; Amend Coun. J. 6-14-95, p. 2841)

13-136-040 Exceptions, supplement, additions and corrections.

Exceptions to U.S.A.S. A59.1 – 1968. The provisions of U.S.A.S. A59.1 – 1968 shall be subject to the following exceptions for purposes of this Code:

(a) Section 1.2, U.S.A.S. A59.1 – 1968, shall be supplemented by the following additional requirement:

These specifications shall govern, whenever applicable, the design and fabrication of precast reinforced gypsum concrete units.

(b) The provisions of U.S.A.S. A59.1 – 1968 shall be supplemented by the following additional requirements:

Limitations of Use. Reinforced gypsum concrete shall not be used:

(i) Where exposed directly to weather, or where subject to frequent or continuous wetting, or where exposed to detrimental moisture accumulation within the gypsum concrete.

(ii) Where exposed to intermittent or extended high temperatures such as in slabs directly exposed to radiant heat over furnace breechings, etc;

(iii) To support heavy concentrated loads such as large fan bases, and cooling towers, which should be supported independently of the gypsum roof deck.

(c) Section 5.1, U.S.A.S. A59.1 – 1968, is corrected for purposes of this Code in the following manner:

The note with the asterisk shall refer to Section 3.2.2, U.S.A.S. A59.1 – 1968, and not Section 2.2 as presently shown thereon.

(d) Section 6.3, U.S.A.S. A59.1 – 1968, is corrected for purposes of this Code in the following manner:

The words “except in the suspension system, where it shall not be less than 3 inches” in the first sentence shall not apply for purposes of this Code. At the end of this section the words “40 p.s.i.” shall be “40 p.s.f.” for purposes of this Code.

The “Note: Formboards for suspension system not described herein” shall not apply for purposes of this Code.

(e) Section 6.4, U.S.A.S. A59.1 – 1968, is corrected for purposes of this Code as follows:

The words “and (3) shall not exceed eight feet for the suspension system” shall not apply for purposes of this Code.

(f) Section 6.5, U.S.A.S. A59.1 – 1968, shall not apply for purposes of this Code.

(g) The reference in the note in Section 11.4 U.S.A.S. A59.1 – 1968, to Appendix A 7.5 shall be changed for purposes of this Code to refer to A7.1.5.

(Prior code § 73-2.1)

CHAPTER 13-140

MASONRY CONSTRUCTION

- 13-140-010 Ordinary masonry.**
- 13-140-020 Definitions.**
- 13-140-030 Masonry design – Exceptions.**
- 13-140-040 Masonry units – Standards.**
- 13-140-050 Concrete masonry units – Standards.**
- 13-140-060 Clay and shale masonry units – Standards.**
- 13-140-070 Stone masonry units – Standards.**
- 13-140-080 Engineered concrete masonry – Reinforcement.**
- 13-140-090 Definition of “with inspection”.**
- 13-140-100 Stress limitations based upon net section.**
- 13-140-110 Strength of engineered masonry.**
- 13-140-120 Minimum thickness.**
- 13-140-130 Grout placement in engineered brick masonry.**
- 13-140-140 Grout placement in engineered concrete masonry.**
- 13-140-150 Minimum temperature to be maintained.**
- 13-140-160 Resistance to progressive failure.**
- 13-140-170 Interior non-load-bearing partitions.**

13-140-010 Ordinary masonry.

Masonry design and construction shall be in accordance with the provisions of the Building Code Requirements for Masonry Structures (ACI 530-92/ASCE 5-92/TMS 402-92).

(Prior code § 71-1; Amend Coun. J. 12-15-93, p. 43920)

13-140-020 Definitions.

In addition to the definitions contained in the standards adopted in Section 13-140-010, the following words and phrases shall have the following meanings whenever used in the building provisions of this Code in a context indicating reference to masonry or masonry construction:

“Architectural terra cotta” means plain or ornamental hard-burned plastic clay units, larger in size than brick, with glazed or unglazed ceramic finish.

Brick.

(1) “Calcium silicate brick” (sand/lime brick) means a building unit made of sand and lime.

(2) “Clay or shale brick” means a solid masonry unit made of clay or shale, usually formed into a rectangular prism while in the plastic state and burned or fired in a kiln.

(3) “Concrete brick” means a solid masonry unit having the approximate shape of a rectangular prism and composed of inert aggregate particles embedded in a hardened cementitious matrix.

“Buttress” means projecting part of a masonry wall built integrally therewith to furnish lateral stability, and supported on proper foundations.

“Chimney” means a primary vertical enclosure containing one or more passageways.

Chimney, masonry. “Masonry chimney” means a field-constructed chimney of solid masonry units, stones or reinforced concrete.

Dimensions, nominal. “Nominal dimensions” means equal to the actual dimensions plus the width of the mortar joint. Dimensions and thicknesses specified in this chapter are nominal dimensions.

Height, wall. “Wall height” means the vertical distance from the foundation wall or other immediate support of such walls to the top of the wall.

“Masonry” means a built-up construction or combination of building units or materials of clay, shale, concrete, glass, gypsum, stone or other approved units bonded together with mortar or monolithic concrete. Reinforced concrete is not classified as masonry.

“Solid masonry” means masonry consisting of solid units laid contiguously with the joints between the units filled with mortar, or consisting of plain concrete.

Masonry unit.

(1) “Clay” means a building unit larger in size than a brick, composed of burned clay, shale, fire clay or mixtures thereof.

(2) “Concrete” means a structural or decorative unit or block made of cementitious material, fine aggregates, water and other additives.

(3) “Hollow” means a masonry unit whose net cross-sectional area in any plane parallel to the loadbearing surface is less than 75 percent of its gross cross-sectional area measured in the same plane.

(4) “Solid” means a masonry unit whose net cross-sectional area in every plane parallel to the loadbearing surface is 75 percent or more of its gross cross-sectional area measured in the same plane.

“Mortar” means a plastic mixture of approved cementitious materials, fine aggregates and water used to bond masonry.

Mortar, surface-bonding. “Surface-bonding mortar” means a mixture used to bond masonry units and containing hydraulic cement, glass fiber reinforcement with or without organic modifiers, and water.

“Tile” means a ceramic surface unit, usually relatively thin in relation to facial area, that

(a) Is made from clay or a mixture of clay and other ceramic materials, called the body of the tile;

(b) Has either a glazed or unglazed face; and

(c) Is fired above red heat in the course of manufacture to a temperature sufficiently high to produce specific physical properties and characteristics.

Tile, structural clay. “Structural clay tile” means a hollow masonry unit composed of burned clay, shale, fire clay or mixtures thereof, and having parallel cells.

(Added Coun. J. 12-15-93, p. 43920; Amend Coun. J. 7-25-01, p. 64905, § 3)

13-140-030 Masonry design – Exceptions.

Special provisions for seismic design shall not apply. The basic wind design provisions for buildings, portions thereof, cladding and components and other structures, as set out in Chapter 13-52, shall apply.

(Added Coun. J. 12-15-93, p. 43920)

13-140-040 Masonry units – Standards.

Dimensions and thicknesses of masonry units are nominal dimensions. Grade requirements for units subjected to weather conditions or in contact with the ground shall be governed by the applicable provisions of ASTM standards and the standards adopted in Section 13-140-010.

(Added Coun. J. 12-15-93, p. 43920)

13-140-050 Concrete masonry units – Standards.

Concrete masonry units shall conform to the following ASTM standards:

Concrete building brick – C55-85

Calcium silicate face (sand/lime) brick – C73-85

Hollow loadbearing concrete masonry units – C90-90

Non-loadbearing concrete masonry units – C129-85

Prefaced concrete and calcium silicate masonry units – C744-73 (1985)

(Added Coun. J. 12-15-93, p. 43920)

13-140-060 Clay and shale masonry units – Standards.

Clay or shale masonry units shall conform to the following ASTM standards:

Structural clay loadbearing wall tile – C34-84

Structural clay non-loadbearing wall tile – C56-71

Building brick (solid masonry units made from clay or shale) – C62-89a

Ceramic glazed structural clay facing tile, facing brick and solid masonry units – C126-86

Structural clay facing tile – C212-60

Facing brick (solid masonry units made from clay or shale) – C216-90a

Hollow brick (hollow masonry units made from clay or shale) – C652-89a

(Added Coun. J. 12-15-93, p. 43920)

13-140-070 Stone masonry units – Standards.

Stone masonry units shall conform to the following ASTM standards:

Marble dimension stone (exterior) – C503-89

Limestone dimension stone – C568-89

Granite building stone – C615-85

Quartz-based dimension stone – C616-89

Slate dimension stone – C629-89

(Added Coun. J. 12-15-93, p. 43920)

13-140-080 Engineered concrete masonry – Reinforcement.

Reinforcing bar placement: in reinforced or partially reinforced engineered concrete masonry, the vertical reinforcement shall be accurately placed and held in position during placement of grout. Horizontal reinforcement may be placed as the work progresses.

(Prior code § 71-3.3)

13-140-090 Definition of “with inspection”.

“With inspection” requires that the construction shall be inspected by the engineer or architect responsible for the design, or by a competent representative responsible to him. Such inspection shall be of such a nature as to insure that the construction and workmanship are in accordance with the contract drawings and specifications.

(Prior code § 71-4)

13-140-100 Stress limitations based upon net section.

All stress limitations given in SCPI 1969 and NCMA 1970 and all sectional properties shall be based on the net section of the masonry.

(Prior code § 71-5)

13-140-110 Strength of engineered masonry.

The strength of engineered brick and concrete masonry fm shall be verified by field tests made in accordance with Section 4.2 of SCPI 1969 for engineered brick masonry and Section 3.2 of NCMA 1970 for engineered concrete masonry. A minimum of one field test specimen shall be made during construction for each 2,000 square feet of wall. A minimum of two tests shall be made for each building, one at the start of construction and one when at least 50 percent of the masonry has been completed.

(Prior code § 71-6)

13-140-120 Minimum thickness.

(a) Exterior engineered brick or concrete masonry both load-bearing and non-load-bearing walls shall have a minimum nominal thickness of six inches.

(b) Interior engineered brick and concrete masonry load-bearing walls shall have a minimum nominal thickness of four inches and shall be capable of sustaining a horizontal uniform pressure of not less than five p.s.f. without exceeding the allowable tensile stresses of SCPI 1969 and NCMA 1970 respectively.

(Prior code § 71-7)

13-140-130 Grout placement in engineered brick masonry.

In addition to the requirements of Section 5 of SCPI 1969, the following requirements shall apply to the placing of grout in engineered brick masonry:

(a) All joints or spaces designed to receive grout shall be solidly filled. The grouted longitudinal joints shall be not less than three-fourths inch wide. Mortar “fins” protruding from joints shall be removed before placing grout.

(b) When the least clear dimension of the longitudinal vertical joint or core is less than two inches, the maximum height of grout pour shall be limited to 12 inches. When the least clear dimension of the longitudinal vertical joint or core is two inches or more, the maximum height of grout pour shall not exceed 48 times the least clear dimension of the longitudinal joint or core for coarse grout nor 64 times for fine grout, but shall not exceed a height of 12 feet. Grout shall be agitated or puddled during placing to insure complete filling of the grout space.

(c) When grouting is stopped for one hour or longer the grout pour shall be stopped one and one-half inches below the top of a masonry unit. Masonry bonders (headers) shall not be used, but metal wall ties may be used to prevent spreading of the wythes and to maintain vertical alignment of the wall.

(Prior code § 71-8)

13-140-140 Grout placement in engineered concrete masonry.

In addition to the requirements of Chapter 4 of NCMA 1970, the following requirements apply to the placing of grout in engineered concrete masonry:

(a) All engineered concrete masonry shall be built to preserve the unobstructed vertical continuity of the cores to be filled with grout. Mortar “fins” protruding from joints shall be removed before placing grout.

(b) The minimum continuous clear dimensions of vertical cores shall be two by three inches. In filling vertical cores, the grout pour shall not exceed four feet in height unless cleanouts are left open at the bottom masonry course of each core to be reinforced and such cleanouts closed only after inspection of the core space and the setting of vertical reinforcement in fixed position.

(c) Grout shall be rodded or puddled during placement to insure complete filling of the core. When grouting is stopped for one hour or longer, the grout pour shall be topped one and one-half inches below the top of a masonry unit.

(d) Horizontal beams may be built of reinforced hollow masonry, using channeled units to permit horizontal reinforcement to be placed in the desired position. The top of the unfilled cores below such horizontal beams shall be covered to confine the grout fill to the beam section. No materials shall be used which destroy the bond between courses. Grouting of beams over openings shall be done in a continuous operation. All grout shall be puddled in place to insure complete filling of cores and encasement of reinforcement.

(Prior code § 71-9)

13-140-150 Minimum temperature to be maintained.

Engineered brick and concrete masonry shall not be built when the temperature is below 32 degrees Fahrenheit on a rising temperature, or below 40 degrees Fahrenheit on a falling temperature, unless adequate precautions are taken to maintain a minimum temperature of the completed masonry and the ambient air of 40 degrees Fahrenheit for a period 48 hours if Type M or S mortar is used and 72 hours if Type N or O mortar is used. Those periods may be reduced to 24 and 48 hours if high early strength cement is used.

(Prior code § 71-10)

13-140-160 Resistance to progressive failure.

Buildings over four stories in height shall have a degree of continuity and productivity provided in the building system that will develop a reasonable resistance to progressive failure after an initial local failure of a column, or part of a bearing wall due to an accident, tornado or similar incident has occurred.

(Prior code § 71-11)

13-140-170 Interior non-load-bearing partitions.

Interior non-load-bearing partitions of brick and concrete masonry shall be laterally supported and shall be capable of sustaining a horizontal uniform pressure of not less than five p.s.f. without exceeding the allowable tensile stresses of SCPI 1969 and NCMA 1970 respectively.

(Prior code § 71-12)

CHAPTER 13-144

WOOD CONSTRUCTION

13-144-010 General.

13-144-020 Material.

13-144-030 Heavy timber.

13-144-040 Plywood and structural use panels.

13-144-050 Particleboard.

13-144-060 Metal plate connections.

13-144-070 Treated wood.

13-144-080 Ventilation.

13-144-010 General.

(a) The meanings of abbreviations used in this chapter are listed in Section 13-12-070(j).

(b) All structural wood members and their connections shall be of sufficient size or capacity to carry all design loads without exceeding the allowable design values specified in the American Forest and Paper Association's (formerly National Forest Product Association) National Design Specification for Wood Construction (ANSI/NFoPA NDS-91) referenced in Chapter 13-120.

(c) Wood construction shall also comply with the standards listed in Section 13-120-070(a) and (c).

(Added Coun. J. 6-14-95, p. 2832)

13-144-020 Material.

All lumber used for load supporting purposes, including edge-jointed or edge-glued lumber, shall be identified by the grade stamp of an approved lumber grading agency or an approved lumber inspection agency certified by the American Lumber Standards Committee and acceptable to the building commissioner. In lieu of a grade stamp on the material, a certificate of inspection as to material and grade shall be acceptable for precut, remanufactured or rough-sawn lumber and for sizes larger than three inches nominal thickness and such certificate of inspection shall be issued by a lumber grading agency or a lumber inspection agency approved by the American Lumber Standards Committee.

(Added Coun. J. 6-14-95, p. 2832; Amend Coun. J. 3-5-03, p. 104990, § 31; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-144-030 Heavy timber.

Heavy timber members, sawn or glue-laminated, used in Type III-A construction shall be stress-grade timbers identified as to grade and strength by approved manufacturing, testing, or inspection agencies or bureaus. All structural members shall have the minimum dimensions specified in Section 13-60-050 for Type III-A construction and shall be designed, fabricated and installed in accordance with ANSI/NFoPA NDS-91 and American Institute of Timber Construction standard ANSI/AITC A190.1-92.

(Added Coun. J. 6-14-95, p. 2832)

13-144-040 Plywood and structural use panels.

All plywood and structural use panels used structurally shall meet the performance standards and all other requirements of United States Product Standard PSI 1-83 for Construction and Industrial Plywood, the APA Performance Standards and Policies for Structural Use Panels PRP 108-88, or the American National Standard for Hardwood and Decorative Plywood ANSI/HPMA HP-83, For the type, grade and span ratings or species group of plywood involved and shall be so identified by an approved agency. Allowable working stresses and design properties shall conform to the APA Plywood Design Specification PDS-86, or the HPMA Structural Design Guide for Hardwood Plywood H.P.-S.G.-86.

(Added Coun. J. 6-14-95, p. 2832)

13-144-050 Particleboard.

All particleboard used structurally shall conform to ANSI Standard Mat Formed Wood Particleboard ANSI A208.1-89 and shall be so identified by an approved agency. Allowable stress and design properties shall be as published in ANSI A208.1-89.

(Added Coun. J. 6-14-95, p. 2832)

13-144-060 Metal plate connections.

All metal plate-connected wood trusses shall be designed and constructed in accordance with the Truss Plate Institute's standards T.P.I.-85 or P.C.T.-80.

(Added Coun. J. 6-14-95, p. 2832)

13-144-070 Treated wood.

(a) *Decay.* All wood used in conditions conducive to decay shall be either a naturally durable species or pressure-preservative treated wood and where permitted for use as a structural element, design values for untreated lumber shall apply. Pressure-preservative treated wood including plywood shall meet the retention, penetration and other requirements applicable to the species, product, treatment and conditions of use detailed in AWWA P1-91, C2-91, C3-92, C4-92, C9-90, C22-91 and C24-86. Preservatives shall conform to AWWA P1-91, P2-90, P5-91, P8-91 and P9-91. All piles, poles, lumber and plywood which are required to be pressure-preservative treated shall bear the quality mark of an approved inspection agency which maintains continuing supervision, testing and inspection over the quality of the product. Quality control inspection agencies for pressure-preservative treated wood shall be accredited as to competency and performance by the American Lumber Standards Committee or its equivalent and shall be acceptable to the building commissioner. Said mark shall include the following information in legible format: identification of the inspection agency; identification of the treating plant; and the purposes for which the product was treated.

(b) *Fire-Retardant Wood.* This is lumber and plywood as defined in Subsection 15-12-040(f) and shall comply with the requirements of that subsection. When permitted for use as a structural element, design values for untreated lumber shall be adjusted for lumber that is pressure impregnated with fire-retardant chemicals. Adjustments to the design values shall be based upon an approved method of investigation which takes into consideration the effects of the anticipated temperature and humidity to which the fire-retardant treated wood will be subjected, the type of treatment and redrying procedure. The material shall bear the quality mark of an approved agency having a re-examination service, and such quality mark shall show the performance rating of the material. Fire-retardant treated wood shall be dried before use to a moisture content of 19 percent or less for lumber and 15 percent or less for plywood.

(Added Coun. J. 6-14-95, p. 2832; Amend Coun. J. 3-5-03, p. 104990, § 31; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-144-080 Ventilation.

Wood construction shall not be enclosed without sufficient ventilation provisions to prevent decay. There shall be not less than one-half inch of air space at the sides of truss members and girders entering masonry. There shall be a clearance of not less than 18 inches between the bottom of floor joists and the ground beneath, and such space shall be adequately ventilated by openings through the exterior wall.

(Added Coun. J. 6-14-95, p. 2832)

STEEL AND METAL CONSTRUCTION

13-148-010 Structural steel construction – Standards.

13-148-020 Cold-formed structural steel members.

13-148-030 Steel joist construction.

13-148-040 Lightweight metal alloys.

13-148-050 Cast iron – Compliance.

13-148-060 Cast iron – Material.

13-148-070 Cast iron – Thickness of metal.

13-148-080 Cast iron – Limitations of use.

13-148-090 Cast iron – Splicing.

13-148-100 Steel deck construction.

13-148-110 Reserved.

13-148-010 Structural steel construction – Standards.

(a) Except as provided in paragraphs (b) and (c), the design, fabrication and erection of structural steel shall be in accordance with the requirements of the following document: Structural Steel Buildings – Allowable Stress Design and Plastic Design, AISC, 1989 Edition or Load and Resistance Factor Design Specification for Structural Steel Buildings, AISC, 1986 Edition.

(b) Members of structural steel that are exposed to the weather or a corrosive atmosphere shall have a minimum thickness of 0.23 inches and shall receive another coat of metal protection of another color after erection, except for types of structural steels that have been specifically approved for use under exposure to the weather without metal protection.

(c) The requirements of the above document do not apply to steel joist construction and members formed of cold formed steel.

(Prior code § 74-1; Amend Coun. J. 11-29-89, p. 8274; Amend Coun. J. 4-12-91, p. 32356)

13-148-020 Cold-formed structural steel members.

(a) Except as provided in paragraphs (b), (c), (d), and (e) the design, fabrication and erection of cold- formed structural steel members shall be in accordance with the requirements of the following document: Specification for the Design of Cold-Formed Steel Structural Members, AISI, 1986 Edition.

(b) Cold-formed individual structural members whose thickness is less than 0.125 inches, shall not be used to support more than 200 square feet of roof, floor or wall area.

(c) Except for steel roofing and siding, cold- formed steel members exposed to the weather or a corrosive atmosphere shall have a minimum thickness of 0.23 inches.

(d) Members, except for types of steels that have been specifically approved for use under exposure to weather without metal protection, shall be protected by an approved rust-inhibitive coating unless embedded in concrete. Members exposed to the weather or a corrosive atmosphere shall be galvanized, or have two coats of a rust-inhibitive paint.

(e) Steel deck construction using composite cold- formed steel deck concrete slabs and noncomposite concrete slabs on cold-formed steel decks shall comply with the requirements of Section 13-148-100 of this Code.

(1) Composite steel deck construction is defined as a system comprised of conventional or light- weight structural concrete placed permanently over cold-formed steel decking in which the steel deck performs the dual role of acting as a form for the concrete during construction and as positive moment reinforcement for the slab during service.

(Prior code § 74-2; Amend Coun. J. 4-12-91, p. 32356)

13-148-030 Steel joist construction.

(a) Except as provided in subparagraph (b) of this section, the design, the fabrication and erection of steel joists shall be in accordance with the requirements of the following documents: Standard Specifications, Load Tables and Weight Tables for Steel Joists and Joist Girders, 1990 Edition, adopted by the Steel Joist Institute, which contains the Standard Specifications and Load Tables for Open Web Steel Joists, K-Series, 1989, the Standard Specifications for Longspan Steel Joists, LH-Series and Deep Longspan Steel Joists, DLH-Series, 1989, the Standard Load Table for Longspan Steel Joists, LH-Series, 1989, and the Standard Load Table for Deep Longspan Steel Joists, DLH-Series, 1989; and the Standard Specifications and Weight Tables for Joist Girders, 1989; and with the requirements of the Standard Specifications, Load Tables and Weight Tables for Steel Joists and Joist Girders, 1984 Edition, adopted by the Steel Joist Institute, for only the Standard Specifications for Open Web Steel Joists, H-Series, 1983, and the Standard Load Table, Open Web Steel Joists, H-Series, 1974.

(b) All joist materials and assemblies shall be classified as controlled materials as defined in Section 13-120-040.

(Prior code § 74-3; Amend Coun. J. 4-12-91, p. 32256)

13-148-040 Lightweight metal alloys.

Aluminum, magnesium and other lightweight metals and alloys shall be used for structural members of buildings and other structures only after approval by the building commissioner of working stresses in compliance with accepted engineering practice.

(Prior code § 74-4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 32; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-148-050 Cast iron – Compliance.

Cast iron shall comply with the provisions of Sections 13-148-060 to 13-148-090 of this Code, inclusive.

(Prior code § 74-5)

13-148-060 Cast iron – Material.

Material. Cast iron for building construction shall comply with the requirements of the following document: Standard Specifications for Gray Iron Castings – ASTM Current Edition.

(Prior code § 74-5.1)

13-148-070 Cast iron – Thickness of metal.

The minimum thickness of cast iron shall be not less than the following:

- (a) *Columns.* One-twelfth the smallest dimension of cross section with a minimum thickness of three-fourths of an inch;
- (b) *Bases and Flanges.* One inch and reinforced with fillets and brackets;
- (c) *Lintels.* Three-fourths of an inch and limited to a maximum span of six feet.

Where required by the building commissioner three-eighths inch round inspection holes shall be drilled in the section to exhibit the thickness.

(Prior code § 74-5.2; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 32; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-148-080 Cast iron – Limitations of use.

Cast iron columns shall not be used where subject to eccentric loads which produce a net tension in the material, nor in any part of a structural frame which is required to resist stress due to wind.

(Prior code § 74-5.3)

13-148-090 Cast iron – Splicing.

Cores of superimposed columns shall be of the same dimensions above and below a splice.

(Prior code § 74-5.4)

13-148-100 Steel deck construction.

Steel deck construction, using composite cold-formed steel deck concrete slabs and noncomposite concrete slabs on cold-formed steel decks shall be as provided in paragraphs (a), (b), (c), (d), and (e).

(a) Cold-formed steel decks shall conform to the requirements of the following document: Specification for the Design of Cold-Formed Steel Structural Members. AISI 1968 Edition as Modified by Addendum No. 1, November 19, 1970.

(b) Structural working drawings, presented to department of buildings for approval, and erection drawings of the steel deck supplier must contain a note indicating the construction loading assumed and reflect the effects of continuity used in designing the steel deck.

(1) The steel deck shall be proportioned to withstand the weight of the wet concrete, the weight of the steel deck, and an assumed uniformly distributed construction live load of 20 pounds per square foot without causing maximum stresses exceeding 0.6 times the specified minimum yield strength of the steel deck.

(2) The steel deck shall also be proportioned to withstand the weight of the wet concrete, the weight of the steel deck, and an assumed 200-pound concentrated construction live load for a one-foot width without causing maximum stresses exceeding 0.8 times the specified minimum yield strength of the steel deck.

(c) Where it is determined that the assumed loading criteria shown on the structural working drawings are to be exceeded, the structural engineer and department of buildings shall be so notified by the concrete contractor. In accordance with Chapter 4-376 of the Chicago Municipal Code, it is the responsibility of the concrete contractor to provide a properly designed supporting system for carrying the actual construction loads.

(d) Deflection due to construction loading shall be limited to 1/180 of the actual span during construction but shall not exceed three-quarters inches.

(e) The deck shall have adequate bearing and fastening to supporting members to maintain position of deck during construction.

(1) Steel decks shall be attached to supporting beams at the ends of the deck and at intermediate supports by welding and/or mechanical fasteners. When decks are thinner than 20 gauge, weld washers shall be used for puddle welds as necessary to obtain sound welds and prevent burns.

(2) Steel deck distortions and/or deformations caused by construction methods must be repaired by suitable methods to restore section properties, or the metal deck sections must be replaced prior to concreting operations.

(Prior code § 74-6; Amended. Coun. J. 9-13-89, p. 4604; 6-14-95, p. 2841; Amend Coun. J. 3-5-03, p. 104990, § 32; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-148-110 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 20, repealed § 13-148-110, which pertained to mechanical conveyor systems; conformance requirements.

CHAPTER 13-152

RESERVED*

* **Editor's note** – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-152, which pertained to chimneys, flues and vents.

CHAPTER 13-156

RESERVED*

* **Editor's note** – Coun. J. 1-10-01, p. 50236, § 1, repealed Ch. 13-156, which pertained to elevators, dumbwaiters, escalators, moving walks and inclined lifts in private residences.

CHAPTER 13-160

EXIT REQUIREMENTS

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13-160-010 General provisions.

Every building or structure or part thereof, hereafter erected shall comply with the requirements of this chapter pertaining to exits. When there are special requirements as provided in Chapters 13-64, 13-68 and 13-80 through 13-112, inclusive, for specific occupancies which differ from the general requirements of this chapter, such special requirements shall take precedence.

(Prior code § 67-1)

13-160-020 Definitions.

- (a) Exit. An “exit” is a means of egress from a building or structure including outside exits, vertical exits, horizontal exits and exit connections as herein defined.
- (b) Vertical Exit. A “vertical exit” is a means of exit used for ascension or descension between two or more levels including stairways, smokeproof towers, ramps, escalators and fire escapes.
- (c) “Horizontal exit” means a protected opening through a two-hour fire partition through or over or around a fire wall or a bridge connecting two buildings.
- (d) “Outside exit” means an exit from the building to a public way, to an open area leading to a public way, or to an enclosed fire-resistive passage leading to a public way.
- (e) “Exit connections” means and includes doorways, aisles, corridors, foyers, lobbies and other horizontal means of exit leading to a vertical exit, a horizontal exit or an outside exit.
- (f) “Flight” means a series of steps between successive landings or between a landing and a floor.
- (g) “Landing” means a platform between two flights of stairs.
- (h) “Newel post” means an upright post at the end of a stair railing.
- (i) “Ramp” means an inclined passageway connecting two levels.
- (j) “Riser” means the vertical distance of a step between two successive treads or between a tread and a landing or floor.
- (k) “Stairways” means one or more flights of stairs with connecting landings.
 - (1) “Enclosed stairway” means a stairway separated by fire-resistive partitions from the rest of the building.
 - (2) “Exterior stairway” means a stairway on the outside of a building or structure.
 - (3) “Interior stairway” means a stairway within a building or structure.
- (l) “Tread” means the horizontal distance between two successive risers in a flight.

(Prior code § 67-2)

13-160-030 Exit types – Requirements.

All required means of exit shall be continuous means of egress to the outside and shall consist of vertical exits, horizontal exits and outside exits together with the exit connections leading thereto, and shall be arranged, located and constructed as required in this chapter.

(Prior code § 67-3)

13-160-040 Exit types – Above or below grade.

Exits from a story above or below grade shall consist of interior stairways except as otherwise required in this section.

- (a) *Smokeproof Towers.* A smokeproof tower may be used in lieu of any required interior stairway. At least one smokeproof tower shall be provided in every building, having a height exceeding 264 feet.
- (b) *Horizontal Exits.* A horizontal exit may be used in lieu of an interior stairway when there is not less than one interior stairway or outside exit in each fire area connected by the horizontal exit, provided that no greater than 50 percent of the exits in any fire area shall be horizontal exits.
- (c) *Escalators.* An escalator may be used in lieu of one of three required interior stairways.
- (d) *Exterior Stairways.* Exterior stairways may be used in lieu of not more than 50 percent of the required interior stairways; provided, however, that the vertical distance from grade to the highest floor served by an exterior stairway shall not exceed 30 feet.
- (e) *Ramps.* Ramps complying with the requirements of Section 13-160-430 may be used in lieu of any required stairway.
- (f) *Slide Pole.* Slide poles as permitted by Section 13-160-050.
- (g) Elevators shall be provided in all new public buildings with emergency hold open buttons and the emergency communications no higher than four feet from the floor, except in buildings which provide ramps for the handicapped as noted in Section 13-160-470 of this Code.
- (h) Other means of exit such as collapsible escape ladders or other devices, may be permitted in unusual circumstances and shall comply with such requirements as the building commissioner shall prescribe.

(Prior code § 67-3.1; Amend Coun. J. 4-12-91, p. 32360; Amend Coun. J. 3-5-03, p. 104990, § 34; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-160-050 Minimum number of exits.

There shall be not less than two exits from every building, floor, space or room, except that one exit may be permitted from any room or space under the conditions outlined in subsection (a) through (b) of this section; and one exit may be permitted from a floor under the conditions outlined in subsections (c) through (o) of this section.

- (a) In all occupancies except hazardous use units, one exit shall be permitted from any room or space designed or used for an occupancy of not more than 50 persons and: (1) having an area not exceeding 1,200 square feet; or (2) used for business, mercantile, industrial or storage use, not exceeding 4,000 square feet, provided the travel distance from the exit door to the most remote point in the room or space does not exceed 75 feet, or 115 feet if equipped throughout with a standard automatic sprinkler system as defined in Chapter 15-16 of this Code.
- (b) In all occupancies one exit shall be permitted from any room or space having an area not exceeding 2,000 square feet and used exclusively for storage purposes with only incidental human occupancy.
- (c) In single-family dwellings and townhouses, one exit shall be permitted from any floor not more than one story above or below grade; provided that the area of such floor shall not exceed 1,500 square feet.
- (d) In multiple dwellings, one exit serving one family only shall be permitted from the first or second story, and one exit shall be permitted from a basement space provided that the area of such floor or basement shall not exceed 800 square feet.
- (e) In multiple dwellings, one exit shall be permitted to a public corridor from a dwelling unit when the travel distance to the most remote door within the unit does not exceed 40 feet and 60 feet from the most remote point of the dwelling unit. Two corridor exit doors are required when these distances are exceeded.
- (f) In multiple dwellings, two stories high, except in buildings of Type III-C or IV-A or IV-B construction, one inside stairway from the second floor shall be permitted under the following conditions:
 - (1) The second floor shall have an area not exceeding 4,000 square feet and shall contain not more than four dwelling units.
 - (2) The stairway and public corridors leading thereto shall be enclosed by walls providing fire resistance of not less than one hour, and all openings in such walls shall be protected with doors having fire resistance not less than a solid wood door one and three-fourths inches thick.
 - (3) The stairway shall lead directly to an outside exit at grade.
 - (4) The stairs shall be constructed of noncombustible materials.
 - (5) The distance to the stairway from the exit door of any dwelling unit shall not exceed 20 feet.

(g) In multiple dwellings of Types I-A, I-B and I- C construction not more than four stories high, one stairway shall be permitted under the following conditions:

- (1) No floor served by such stairway shall have an area exceeding 4,000 square feet nor shall contain more than four dwelling units.
- (2) The stairway shall be enclosed by walls providing fire resistance of not less than two hours, and all openings in such walls shall be protected with self- closing Class B fire door.
- (3) The stairway shall lead directly to an outside exit at grade.
- (4) The stairway shall extend to the roof from which there shall be access to an adjoining roof of another building of the same occupancy, height and construction type and having a similar stairway arrangement.
- (5) The distance to the stairway from the exit door of any dwelling unit shall not exceed 20 feet.

(h) In multiple dwellings and business units of Types I-A, I-B or I-C construction not more than eight stories in height, one smokeproof tower shall be permitted under the following conditions:

- (1) No floor above the first floor shall have an area exceeding 6,000 square feet nor shall contain more than eight dwelling units.
- (2) Public corridors leading to the smokeproof tower shall be enclosed by walls providing fire resistance of not less than two hours, and all openings in such walls shall be protected with Class C fire doors.

(i) In fire stations one inside stairway shall be permitted from the second floor where there are not less than two slide poles in addition thereto.

(j) In all public buildings there shall be no less than one primary entrance or exit for the handicapped from the property line to the building, accessible to, and usable by, individuals in wheel chairs, or those with major mobility limitations.

(k) In all group homes there shall be two exits from each floor.

(l) In intermediate care facilities for the developmentally disabled – 15 or less, every floor containing areas or rooms used by residents shall have at least two exits remote from each other. At least one means of egress shall consist of an interior stairway, an enclosed outside stairway or a horizontal exit.

(m) In multiple and single-family dwellings of any construction type not over three stories in height, units having an area not over 1,500 square feet on the third floor and at least one interior stair serving exclusively that unit, leading from the third floor to an exterior exit, may substitute for the second exit from the third floor of one of the following means of escape:

(1) A continuous exterior deck linking three or more units at the third floor level, with at least one hinged glazed door from each unit to the deck, provided such door has a glass light immediately above the lock rail, made of one or more panes of glass not thicker than double-strength glass, and the edge of the glass light is not further than nine inches from any locking devices in the door.

(2) A stair from each unit leading to the building roof through a penthouse and hinged door, provided the building consists of at least three units and each hinged penthouse door contains a glass light constructed as in paragraph (1) above. In the event that roof decks are provided for more than one-third of the units, an exterior stair or protected interior stair shall be provided from the roof to grade.

(3) An approved automatic sprinkler system complying with one of the following National Fire Prevention Association Standards: NFPA 13-1994; NFPA 13R-1991; NFPA 13D-1991; or a more recent edition of the foregoing standards.

(n) In townhouse dwellings of IIIB construction or better up to four stories in height, units having an area not over 1,500 square feet on the highest story and having at least one interior stair serving exclusively that unit and leading from the highest story to an exterior exit, may substitute for the second exit required from the third or fourth stories a continuous exterior deck linking three or more units at the highest story, provided that:

- (1) a clear unobstructed 3 foot wide path is reserved for egress to a stair leading directly to an outside exit at grade;
- (2) each habitable room on the third and fourth floor is provided with at least one outside window having a sill height not higher than 44 inches above the finished floor and an operable sash with a clear opening of not less than 24 inches horizontally or 36 inches vertically and a minimum area of six square feet; and
- (3) all bedrooms are provided with 1 3/4 inch thick solid core doors and with solid 1 3/4 inch rabbetted door jambs.

(o) In single-family dwellings and in two-unit multi-family dwellings not over three stories, the second exit from the third floor of a unit may be waived if:

- (1) the third floor area of that unit is not over 800 square feet;
- (2) in addition to the interior stair, a second exit is provided from the second floor to an exterior porch or deck leading to finish grade;
- (3) said porch or deck is not higher than 12 feet above finish grade;
- (4) each habitable room on the third floor is provided with at least one outside operable window having a sill height not higher than 44 inches above the finished floor and a minimum clear opening of either 24 inches horizontally or 36 inches vertically, and a minimum area of six square feet;
- (5) all bedrooms are provided with 1 3/4 inch thick solid core doors and with 1 3/4 solid inch rabbetted door jambs; and

(6) either the interior stair termination at the third floor is enclosed with a solid core door set in solid wood jambs as described in subsection (o)(5) of this section, or a balcony is provided at the third level with a minimum depth of three feet perpendicular to the exterior building wall.

(Prior code § 67-4; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 10-2-95, p. 8040; Amend Coun. J. 10-28-97, p. 54731; Amend Coun. J. 6-5-13, p. 54694, § 2; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 13)

13-160-060 Arrangement and location of exits.

The arrangement and location of exits shall comply with the provisions of Sections 13-160-070 through 13-160-100, inclusive.

(Prior code § 67-5)

13-160-070 Obstructions prohibited.

For purposes of this section and Section 13-96-135 only: the term “small building” shall mean a residential building that is both less than four stories high and contains fewer than four residential units; and the term “large building” shall mean a residential building that is four or more stories high, or contains four or more residential units, or both.

There shall be no obstruction in any exitway that may hamper travel and evacuation. This section does not prohibit the locking of a gate in a fence that secures a residential building:

- (a) from either or both faces of the gate in the case of a small building, or
- (b) from the exterior face of the gate in the case of a large building

so long as the locked gate does not prevent egress from the building to the exterior.

(Prior code § 67-5.1; Amend Coun. J. 1-12-94, p. 44841; Amend Coun. J. 3-14-12, p. 23145, § 1)

13-160-080 Exits – Distance requirements.

Where more than one means of exit is required from any room, space or floor of a building, they shall be arranged remote from one another so as to minimize the chance of both exits being blocked by smoke or fire.

(Prior code § 67-5.2)

13-160-090 Exits in certain units to discharge in line of travel.

Vertical exits in institutional and assembly units shall be arranged as to discharge occupants at grade level in the direction of travel to the outside.

(Prior code § 67-5.3)

13-160-100 Continuous means of exit required.

Required exits in a building or structure shall provide continuous and uninterrupted means of egress from one story to another and to an outside exit.

(Prior code § 67-5.4)

13-160-110 Travel distance to exits.

The travel distance to exits shall comply with the provisions of Sections 13-160-120 to 13-160-160, inclusive.

(Prior code § 67-6)

13-160-120 Travel distance – Defined.

Travel distance is defined as the distance from a point in a floor of a building to a vertical exit, a horizontal exit or an outside exit measured along the line of travel, except that in one-story low or moderate hazard industrial and storage units, travel distance may be considered as the distance from any point to an aisle, passage or other exit connection.

(Prior code § 67-6.1)

13-160-130 Travel distance – Measurement.

Travel distance shall be measured from the most remote point in any floor except as follows:

(a) When a floor of a residential or business unit is subdivided and contains a public corridor enclosed by walls providing fire resistance of not less than one hour, travel distance may be measured from a door leading from a room or space to such corridor. In no event, however, shall the travel distance from the most remote point in a floor exceed 150 percent of the maximum distance required in Sections 13-160-140 and 13-160-150.

(Prior code § 67-6.2)

13-160-140 Maximum travel distances.

Except as provided in Section 13-160-150, travel distances shall not exceed the following:

In Feet

Residential units 100
Institutional units 100
Assembly units (except open plan schools)
 grade floors 150
 other floors 150
Exhibition areas 150
Open plan schools (all floors) 100
Open air assembly units 150
Business units 150
Mercantile units 150
Industrial units 150
Storage units 150
Hazardous use units 75
(Prior code § 67-6.3)

13-160-150 Maximum travel distances – Permitted increases.

(a) In a building equipped throughout with a standard sprinkler system as defined in Chapter 15-16 of this Code, the maximum travel distance in open plan schools, business, mercantile, industrial, exhibition areas, or storage units may be 50 percent greater than that established in Section 13-160-140 of this Code.

(b) When the automatic sprinkler system described in Section 13-160-150(a) of this Code is supervised and provided with a two-source water supply, one of which shall be provided with an emergency power supply, the maximum travel distance in open plan schools, business, mercantile, industrial, assembly (including exhibition areas) and storage units, may be 100 percent greater than that established in Section 13-160-140 of this Code. If travel distance is increased pursuant to this section, an increase in exit capacity under Section 13-160-210(d) shall not be permitted.

(Prior code § 67-6.4; Amend Coun. J. 11-6-85, p. 21656)

13-160-160 Maximum distance from end of corridor.

The maximum travel distance to an exit from the end of a corridor shall be not more than 50 percent of the travel distance permitted in Sections 13-160-140 and 13-160-150, except that in Type I schools, such distance shall not exceed 20 feet, and in the case of nursing homes and sheltered care facilities as defined in Section 13-4-010 and as further defined by the rules and regulations promulgated by the board of health under the authority, as applicable, of Section 4-6-090, Section 4-6-100 or Section 4-6-110, there shall be an exit at the end of each corridor.

(Prior code § 67-6.5; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 5-9-12, p. 27485, § 176)

13-160-170 Width of exits.

The width of exits shall comply with the provisions of Sections 13-160-180 to 13-160-220, inclusive.

(Prior code § 67-7)

13-160-180 Occupancy content.

Exit facilities shall be provided for the normal number of persons for which a floor area or part thereof is designed. In no case, however, shall the occupancy content be computed at a rate less than that established in Chapter 13-56.

(Prior code § 67-7.1)

13-160-190 Unit of exit width.

The unit of exit width, used as a measure of exit capacity, shall be 22 inches. Twelve inches clear width added to one or more units shall be considered as one-half unit of exit width.

(Prior code § 67-7.2)

13-160-200 Measurement of width.

(a) The width of doors shall be taken as the nominal width of the door leaf. The reduction of clear width of doorway opening resulting from door stops and thickness of door leaf when open shall not exceed two inches for each unit of exit width.

(b) The width of stairs shall be the clear width between walls, railings or newel posts. Handrails may project not more than four inches on each side into the required width. When doors open onto a stair landing, 75 percent of the required exit width shall be maintained beyond the edge of such door when opened in any position.

(c) The width of corridors shall be the clear, unobstructed width. Doors opening into a required exit corridor shall not restrict the required width when opened in any position.

(Prior code § 67-7.3)

13-160-210 Capacity of exits.

(a) *Occupants per Unit Exit Width.* The capacity of exits, except in assembly units and in open air assembly units, shall be computed as follows:

- (1) Stairs and other vertical exits except smokeproof towers: 40 persons per unit of exit width;
- (2) Smokeproof towers: 60 persons per unit of exit width;
- (3) Doorways, outside exits, horizontal exits and exit connections: 60 persons per unit of exit width.

(b) *Assembly Units.* In assembly units the capacity of exits shall comply with the requirements of Chapter 13-84.

(c) *Open Air Assembly Units.* In open air assembly units the capacity of exits shall comply with the requirements of Chapter 13-88.

(d) *Automatic Sprinklers.* In buildings equipped throughout with an approved system of automatic sprinklers, the capacity of exits as established in this section and Section 13-84-180(b) and (c) may be increased 50 percent.

(e) *Vertical Exits.* The total width of vertical exits at any point shall be based on the requirements of the floor having the largest occupancy content which is served by such vertical exits. The required width of vertical exits serving more than one floor shall not be cumulative except as required by the provisions of Chapter 13-84 for assembly units and Chapter 13-88 for open air assembly units. Under no circumstances shall stairways decrease in width in the line of travel.

(f) *Grade Floor Exits.* The width of outside exits at grade shall be determined by the required width of vertical exits discharging on the grade floor plus the exit width required for the grade floor occupancy content.

(g) *Mezzanine Floors.* The occupancy content of a floor shall include the occupancy content of all mezzanine floors discharging thereon.

(Prior code § 67-7.4; Amend Coun. J. 11-6-85, p. 21656)

13-160-220 Minimum width of exits.

The width of required exits shall comply with the requirements of Section 13-160-210 as to capacity, but in no case shall such width be less than the minimum widths required in this section.

(a) *Doors.* All doors required as exits shall be not less than 36 inches wide with the following exceptions:

- (1) In all occupancies, except in public buildings, exit doors from rooms or spaces having a capacity not exceeding 20 persons shall be not less than 28 inches in width.
- (2) In residential units, exit doors serving only one dwelling unit shall be not less than 32 inches in width.
- (3) In institutional units, exit doors from rooms and spaces serving bedridden patients shall be not less than 44 inches in width.
- (4) To provide accessibility to the handicapped in all public buildings, doors to all rooms shall be a minimum width of 30 inches.
- (5) In nursing homes and sheltered care facilities all required exterior exit doors used in connection with exits from the building shall not be less than 44 inches in width.

In existing licensed institutional homes that upgrade to a nursing home classification, the required exterior exit doors shall not be less than 36 inches in width.

(6) In nursing homes, hospitals, and sheltered care facilities doors from patient bedrooms shall be not less than 44 inches in width. The doors shall not project into the corridor and shall be equipped with a positive latch or a roller latch. The roller latch shall operate at a minimum applied force of eight pounds.

(7) In nursing homes, hospitals and sheltered care facilities all exit door openings in stairwells shall have a minimum width of 44 inches, with an observation panel of standard clear wire glass one-quarter inch thick having exposed area not exceeding 100 square inches and a width or height not exceeding 12 inches.

(8) In nursing homes and sheltered care facilities toilet rooms other than employees and public shall have a minimum door width of 3 feet and the door shall swing out.

(9) In intermediate care facilities for the developmentally disabled – 15 or less, all doors required as exterior exits shall have a minimum width of three feet and shall swing out.

(b) *Stairs and Corridors.* All stairs and corridors required as exits shall be not less than 44 inches in width with the following exceptions:

- (1) In all occupancies except nursing homes, hospitals and sheltered care facilities, stairs and corridors in buildings with a total occupancy of 50 persons or less above the grade level, as defined in Section 13-4-010, shall not be less than 36 inches wide.
- (2) Within both single-family (A1) and multiple dwelling (A2) residential units, stairs and corridors serving only one dwelling unit

shall be not less than 36 inches in width.

(3) *Reserved.*

(4) In institutional units, corridors required as exits for patients shall be not less than 60 inches in width.

(5) In Type I schools, corridors required as exits from classrooms, study rooms or assembly rooms shall be not less than 60 inches in width.

(6) In nursing homes, hospitals and sheltered care facilities exit stair widths shall not be less than 44 inches. In existing licensed institutional homes that upgrade to a nursing home classification, the exit stairs shall be not less than 36 inches in width serving not more than 40 persons per floor.

(7) In nursing homes, hospitals and sheltered care facilities all corridors required as exits for patient sleeping and treatment areas shall not be less than eight feet in width. In existing licensed institutional homes that upgrade to a nursing home classification, the corridors required as exits for patients shall not be less than five feet in width except as provided in Chapter 13-196.

(8) In intermediate care facilities for the developmentally disabled – 15 or less, stairs serving residents and all corridors shall be not less than 36 inches in width.

(c) In open plan schools, all egress paths leading from individual teaching areas to all exits shall be not less than 60 inches in width.

(d) The minimum width of a mall shall be 30' 0". A minimum clearance of ten feet shall be maintained from the furthest projection on a store front to any obstruction in the mall.

(1) Walls above ceilings between the covered mall and the tenant spaces shall be of noncombustible materials. Store fronts of tenant spaces shall be open or of noncombustible materials.

(e) Mall levels above the lowest level existing on grade shall have floor openings with a minimum dimension of 12 feet clear. The opening in each floor in the upper levels shall be evenly distributed throughout and shall contain a minimum of 35 percent of that mall floor and shall be no less than 20 times the vent area required for the greatest mall area.

(Prior code § 67-7.5; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 10-28-97, p. 54731)

13-160-230 Outside exits.

(a) All outside exits at grade floor level shall lead to a public way directly or by way of a yard, court or fire-resistive passageway enclosed with walls, floors and ceiling providing fire-resistance of not less than two hours. The width of such yards, courts or passageways shall be not less than the width of any exit leading thereto. When a yard, court or passageway serves more than one exit, the width shall be increased cumulatively in the direction of exit travel.

(b) Where the grade floor is not more than six feet above the ground level outside the building access from an outside exit to a public way, yard or court may be by way of an outside platform having a dimension in the direction of travel of not less than four feet and connecting to grade level with outside steps having treads, risers and railings, required in Section 13-160-290. In determining requirements for outside exits, terraces extending not less than 20 feet from a building wall may be considered as constituting grade.

(Prior code § 67-8)

13-160-240 Doors.

All doors required as a means of exit shall comply with the provisions of Sections 13-160-250 to 13-160-270, inclusive.

(Prior code § 67-9)

13-160-250 Swing of doors – Exceptions.

All doors required as exit doors shall swing in the direction of exit travel with the following exceptions:

(a) In residential units, doors serving one dwelling unit, including horizontal sliding doors that can be readily opened without the use of a key from the side from which egress is made.

(b) In residential, business and mercantile units, outside exit doors serving not more than 50 persons;

(c) In Type I schools, doors to corridors from classrooms having a capacity not exceeding 50 persons, provided that there are direct exits to the outside from such classrooms;

(d) In business units, doors to corridors from offices having a capacity not exceeding 100 persons;

(e) In all other occupancies, except hazardous use units, doors to corridors from rooms having a capacity not exceeding 50 persons.

Doors, when open, shall not project into a public way;

(f) In nursing homes and sheltered care facilities, doors that open directly to a corridor from toilet rooms shall not project into the corridor;

(g) In intermediate care facilities for the developmentally disabled – 15 or less, other than exterior exit doors;

(h) In self-service storage facilities not exceeding 300 square feet in area with only incidental human occupancy, a roll-up overhead or sliding door readily openable from the inside without a key or special knowledge may be used as the means of egress subject to the

following conditions:

- (1) No electrical outlets shall be provided in the storage spaces,
- (2) Electrical lights provided within the spaces shall be activated by an interlocking switch that turns off the light when the door is in a closed position,
- (3) No flammable liquids, whether in containers, equipment or machinery shall be stored in the spaces,
- (4) A visible and durable sign shall be conspicuously posted adjacent to each door which contains the following legend: "Door Shall Remain Open During Occupancy. Storage Space May Not Be Used As Work Area."

(Prior code § 67-9.1; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 6-28-89, p. 2598; Amend Coun. J. 10-28-97, p. 54731)

13-160-260 Hardware.

- (a) All doors used in connection with exits shall be so arranged as to be readily opened without the use of a key from the side from which egress is made.
- (b) In assembly units, exit doors serving more than 200 persons shall be equipped with approved latches or bolts which release under a pressure of 15 pounds.
- (c) In rooms of institutional units used as jails or similar places of detention for more than ten persons, approved releasing devices with remote control shall be provided for emergency use.
- (d) Doors in public buildings, opening into mechanical or electrical equipment rooms, stairs or entrances to vehicular traffic areas, shall have knurled handles to alert the blind.
- (e) In nursing homes, hospitals, day care centers as defined in Section 13-4-010 that operate between the hours of 9:00 p.m. and 6:00 a.m., sheltered care facilities and intermediate care facilities for the developmentally disabled – 15 or less, required exterior exit doors and doors from stairways leading to main exit level shall be equipped with approved latches, bolts or panic hardware which release under pressure of 15 pounds.

(Prior code § 67-9.2; Amend Coun. J. 12-21-84, p. 12140; Amend Coun. J. 11-19-97, p. 57848, § 2; Amend Coun. J. 5-9-12, p. 27485, § 177)

13-160-261 External exit doors – Electronic locking system.

(a) In exhibition facilities consisting of at least 500,000 square feet in area, during periods of incidental human occupancy, as defined in subsection (c) of this section, external exit doors may be secured by an electronic locking system equipped with approved automatic releasing devices that shall unlock all such exit doors upon:

- (1) The activation of an approved automatic sprinkler system installed in accordance with Section 15-16-010;
- (2) The activation of any one heat detector or any two smoke detectors of an approved fire alarm system installed in accordance with Section 15-16-110; or
- (3) A loss of power controlling the locking system or a locking mechanism.

(b) No electronic locking system shall be installed or operated without the prior approval of the fire commissioner. No approval shall be given until the plans for such system have been reviewed and the operation of such system tested by the fire commissioner. The fire commissioner shall determine, based on the size of the facility and configuration of available exit doors, the number and location of doors which shall not be included in the electronic locking system. The fire commissioner shall also determine the appropriate markings for such 24-hour exit doors which may include, but shall not be limited to, a flashing rotating beacon light which is automatically activated when the electronic locking mechanism is engaged and a sign indicating "Fire Exit" is posted in a highly visible space near the rotating beacon light.

(c) No electronic locking device as described in subsection (a) herein shall be engaged at any time when the exhibition facility is open to the public or when exhibition workers are present. The electronic locking device may be engaged only during permitted periods when the facility contains such number of persons as to be deemed at a level of incidental human occupancy. For the purposes of this section, "incidental human occupancy" means the occupancy of an exhibition facility of 500,000 square feet or greater in an area by a minimal number of essential personnel, and in no event more than 50 persons, including such number of special fire guards as are required pursuant to Section 15-4-640.

(d) The permitted period during which an electronic door locking system may be engaged shall begin no sooner than one hour after the facility has become incidentally occupied and shall terminate no later than one hour before the facility ceases to be incidentally occupied. The owner, operator, or person in control of such facility shall maintain daily records indicating the period during which the electronic locking device was engaged. Such records shall be subject to inspection by the fire commissioner.

(Added Coun. J. 6-12-91, p. 1642; Amend Coun. J. 5-18-16, p. 24131, § 44)

13-160-269 Electromagnetic locking devices.

(a) *Electromagnetic Locking Devices.* In buildings classified as B – Institutional, C – Assembly, E – Business, F – Mercantile, G – Industrial, H – Storage and all hotels in A2 – Multiple Dwellings protected throughout by an approved supervised automatic fire detection system or an approved supervised automatic sprinkler system, doors as a means of egress may be equipped with approved, listed electromagnetic locking devices that shall unlock in accordance with the following:

(1) All electromagnetic locking devices within a building shall unlock immediately upon the actuation of the approved supervised automatic fire detection system or the approved supervised automatic sprinkler system.

(2) All electromagnetic locking devices within a building shall unlock immediately upon a trouble signal or abnormal condition in a supervisory circuit of the approved supervised automatic fire detection system or approved supervised automatic sprinkler system in-ground fault or other condition rendering the system partially or completely inoperative. All electromagnetic locking devices shall remain unlocked until the required fire alarm or sprinkler system is restored to normal operation.

(3) All electromagnetic locking devices within a building shall unlock immediately upon loss of electrical power controlling the electromagnetic locking devices.

(4) All electromagnetic locking devices within a building shall unlock immediately upon loss of normal electrical power of the building.

(5) All electromagnetic locking devices within a building shall unlock immediately upon activation of a manually operated signal switching device located in a required central control station on the premises. The manually operated signal switching device shall be clearly and permanently identified as to its function and shall be readily accessible to qualified building personnel at all times while the building is occupied. Nothing in this paragraph shall prohibit the installation of more than one manually operated signal switching device in any building.

(6) Individual electromagnetic locking devices shall unlock upon the initiation of an automatic irreversible process which will release the electromagnetic locking device within 15 seconds when a force of not more than 15 pounds is applied for one second to the release device; the electromagnetic locking device shall not relock until the door has been opened and returned to the closed position no less than 30 seconds. Any reopening of the door before the end of the 30 second relocking cycle shall restart the 30 second relocking cycle.

(7) Any attempt to exit which exceeds one second shall render the door openable as described herein and shall not be field adjustable. The time delay (15 seconds) and the minimum relocking cycle (30 seconds) shall not be field adjustable. The electromagnetic locking device shall contain no moving parts.

(8) The operation of the release device and the subsequent initiation of the irreversible unlocking process shall activate an audible alarm in the vicinity of the door.

(9) A durable sign having block letters which are one inch in height and 1/8 in width shall be permanently affixed on the door above and within 12 inches of the release device stating: "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS."

(b) *Multiple Classification/Mixed Use Buildings.* Special locking arrangements shall be permitted in buildings which consist of multiple classifications of those listed in subsection (a) of this section. Special locking arrangements shall not be permitted in buildings which consist, in whole or part, of any classification not listed in subsection (a) of this section.

(c) *Release Devices.* The release device referred to in subsections (a)(5) and (a)(7) of this section shall consist of conventional types of hardware, whereby the door is released by turning a knob or handle, or pushing against a panic bar. Once the release device is activated manually, the door must unlock within 15 seconds.

(d) *Electrical Requirements.* Wiring for electromagnetic locking devices shall not occupy the same raceways or enclosures as wiring for required life safety systems, including required fire detection systems and exit/emergency lighting and power systems. Wiring for electromagnetic locking devices may occupy the same raceways and enclosures as "normal" lighting and power systems within a building, or may be installed in separate, dedicated raceways and enclosures. In addition to the requirements of this section, all electrical wiring and equipment installations shall conform to the requirements provided in Title 14E.

Exception: Wiring for electromagnetic locking devices may occupy the same enclosure as required fire detection and sprinkler system auxiliary contact and relay devices upon activation of either the fire detection or sprinkler systems; such auxiliary contacts and relays shall not interfere with the normal operation of any required fire detection system or automatic sprinkler system.

(e) *Approval.* Special locking arrangement incorporating the use of electromagnetic locking devices shall be installed or utilized with the approval of the building commissioner and fire commissioner whose duty it shall be to insure compliance with fire prevention provisions.

(Added Coun. J. 12-15-93, p. 43930; Amend Coun. J. 8-2-95, p. 5544; Corrected. 9-13-95, p. 7562; Amend Coun. J. 3-5-03, p. 104990, § 34; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 5-18-16, p. 24131, § 45; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 41)

13-160-270 Revolving doors.

Revolving doors may be used as required exits in residential, business and mercantile units under the following conditions:

- (a) Revolving doors shall be of an approved type.
- (b) Revolving doors shall be used only as outside exits at grades.
- (c) Revolving doors shall constitute not more than 50 percent of required outside exits.

(Prior code § 67-9.3)

13-160-280 Entrance and vestibule doors for handicapped.

Entrance and vestibule doors for handicapped as required by Section 13-160-050(j) of this Code, in public buildings located within the route of travel, shall, in addition to complying with other laws and ordinances, comply with the following regulations:

- (a) There shall be a clear level space of at least three feet when said doors are in 90 degree open position. Vestibules shall have a minimum width of four feet, six inches.
- (b) Minimum single door width shall be three feet, zero inches in width.
- (c) The manual pull or push on a door shall not exceed ten pounds in order to operate the door.

(Prior code § 67-9.4)

13-160-290 Stairways.

All stairways required as exits shall comply with the provisions of Sections 13-160-300 to 13-160-350, inclusive.

(Prior code § 67-10)

13-160-300 Stairways – Treads and risers.

- (a) In institutional and assembly units the maximum height of a riser shall be seven and one-half inches and the minimum width of a tread, exclusive of nosing, shall be ten inches.
- (b) In other occupancies the maximum height of a riser shall be eight inches, and the minimum width of a tread, exclusive of nosing, shall be nine inches. The width of a tread, including nosing, shall be not less than ten inches.
- (c) The height of two risers plus the width of one tread shall equal not less than 24 inches nor more than 27 inches.
- (d) Winders shall not be permitted in stairs required as exits except in single-family and two-family dwellings. The width of a tread of a winder measured at a distance of 18 inches from the inside railing shall be not less than nine inches nor less than the treads of the flight below or above the winding section.

(Prior code § 67-10.1)

13-160-310 Stairways – Landings.

- (a) The maximum vertical rise of a flight between floors, between landings or between a floor and a landing shall not exceed nine feet in assembly units nor 12 feet in all other occupancies.
- (b) The length of a landing in the direction of travel shall be not less than the width of the stairs, but need not exceed four feet in a stair of any width.
- (c) Except in single-family and two-family dwellings, no flight shall have less than two risers.

(Prior code § 67-10.2)

13-160-320 Stairways – Handrails.

- (a) All stairways shall have walls, railings or guards on both sides and shall have handrails on both sides except as follows:
 - (1) Stairs less than 44 inches wide may have a handrail on one side only.
 - (2) Intermediate handrails, continuous between landings, shall be provided where required to provide a lateral distance between handrails not exceeding 88 inches.
- (b) In assembly units every handrail mounted on a wall shall have its ends returned and joined to the wall.
- (c) In nursing homes and sheltered care facilities, all corridors and passages used by patients shall be provided with handrails on both sides.

The height to the top of handrails shall be two feet, ten inches to three feet, two inches above the floor and shall return to the wall.

(Prior code § 67-10.3; Amend Coun. J. 10-1-03, p. 9163, § 4.11)

13-160-330 Stairways – Construction.

Stairs, other than those in single-family and two-family dwellings or serving only one dwelling unit in a multiple dwelling, shall comply with the following construction requirements:

- (a) Stairs shall be constructed entirely of noncombustible materials in the following buildings:
 - (1) Buildings of Types I-A, I-B, I-C and II construction;
 - (2) Buildings of institutional and assembly units except churches;
 - (3) Buildings of all occupancies four stories or more in height or having an occupancy content of more than 40 persons above or below the grade floor level.
- (b) The under side of stairways of combustible construction shall be protected to provide fire resistance of not less than one hour.
- (c) Stairs shall be constructed with solid risers, treads and platforms except that open risers may be used for stairways constructed of

noncombustible materials serving as exits from boiler rooms and other mechanical equipment areas.

(d) The finished surface of treads and landings shall be of materials which will not cause danger of slipping.

(e) No closet or storage space shall be located beneath stairs.

(Prior code § 67-10.4)

13-160-340 Stairways – Enclosures.

Enclosures of stairways shall comply with the requirements of Section 15-8-140.

(Prior code § 67-10.5)

13-160-350 Stairways – Headroom.

In residential units, stairways serving not more than two dwelling units shall have a clear headroom of not less than six feet eight inches. In all other occupancies the clear headroom shall be not less than seven feet.

(Prior code § 67-10.6)

13-160-360 Smokeproof towers.

A smokeproof tower shall consist of an enclosed stairway accessible only from a vestibule or balcony having openings to the outside or to an interior smoke shaft as hereinafter provided. Smokeproof towers shall conform to all applicable requirements for interior stairs and with the provisions of Sections 13-160-370 to 13-160-420, inclusive.

(Prior code § 67-11)

13-160-370 Smokeproof towers – Stairway enclosures.

(a) Stairways shall be constructed entirely of non-combustible materials and shall be enclosed by walls providing fire resistance of not less than three hours. If two smokeproof towers are provided the stairways shall be constructed entirely of noncombustible materials and shall be enclosed by walls providing fire resistance of not less than two hours.

(b) There shall be no openings in walls separating the enclosure from the interior of the building. Openings in an exterior wall of the enclosure shall be permitted only when such openings are located not less than 30 feet from any opening in the walls of the same building or an adjacent building. Such openings in an exterior wall shall be protected by fixed or automatic fire windows or shutters.

(c) The bottom of an enclosure and the top of an enclosure shall be of construction providing fire resistance of not less than three hours. If two smokeproof towers are provided the bottom of an enclosure and the top of an enclosure shall be of construction providing fire resistance of not less than two hours.

(Prior code § 67-11.1)

13-160-380 Smokeproof towers – Vestibules and balconies.

Access to the stairway at each story shall be through a vestibule or balcony complying with the following requirements:

(a) Except when an interior smoke shaft is provided, the vestibule or balcony shall be located on an exterior wall not subject to a severe fire exposure hazard.

(b) Every vestibule or balcony shall have an opening to a public way, yard or court or to an interior smoke shaft complying with the requirements of Section 13-160-420.

(c) Such openings shall have an area not less than one-half the area of the exit doors leading from the buildings to the vestibule or balcony and shall be located not less than four feet above the floor and not more than six inches below the ceiling of the vestibule or balcony. Unless such opening faces a public way, yard or court not less than 40 feet wide, the opening shall be protected with a fire shield complying with the requirements of Section 13-160-390. In any case, the yard or court shall have a minimum width of 20 feet and a minimum area of 400 square feet.

(d) The floors, walls and ceilings of all vestibules or balconies shall be of construction providing fire protection of not less than three hours.

(e) When openings are protected by fire shields, the level of the vestibule or balcony floor shall be at the level of the floor of the building which it serves or shall be accessible therefrom by ramps having a grade of not more than one in 10. When openings are not protected by fire shields, the vestibule or balcony floor shall be so placed as to prevent the possibility of blocking the doors by snow or ice but shall be not more than seven and one-half inches below the level of any story. In no case shall there be any step from the vestibule or the balcony to the stair enclosure.

(Prior code § 67-11.2; Amend Coun. J. 6-14-95, p. 2841)

13-160-390 Smokeproof towers – Fire shields.

When fire shields are provided to protect exterior openings of balconies or vestibules, such fire shields shall comply with the requirements of this section.

(a) Fire shields shall comply with all applicable requirements for fire windows as provided in Section 15-12-160.

(b) Fire shields shall have an opening sash having a clear area not less than as required in Section 13-160-380(c), arranged to open automatically in case of fire to the full limit and to be held securely in such open position. Provision shall be made for the manual opening or closing of the sash.

(c) The automatic opening of the sash shall be actuated by approved devices located inside the building within five feet of the door from the building to the vestibule or balcony and located also on the ceiling of the vestibule or balcony. Such devices shall be designed to operate as a result of rate of temperature rise or when the surrounding air reaches a temperature of 120 degrees Fahrenheit.

(Prior code § 67-11.3)

13-160-400 Smokeproof towers – Opening protectives.

(a) The openings from the building to the vestibule or balcony and from the vestibule or balcony to the stair way enclosure shall be protected with self-closing Class B fire doors.

(b) All windows of the building or structure facing on a yard or court within 30 feet of the vestibule or balcony shall be protected with Class E fire doors, fire windows, fire shutters or other approved opening protectives complying with the requirements of Section 15-8-110.

(Prior code § 67-11.4)

13-160-410 Smokeproof towers – Exterior exits.

The smokeproof tower shall terminate at grade level and shall have access directly to a public way, to an open area leading to a public way, or to an exit corridor leading to a public way which is enclosed with construction providing fire resistance as required for the stairway enclosure.

(Prior code § 67-11.5)

13-160-420 Smokeproof towers – Interior smoke shafts.

(a) Every interior smoke shaft used in connection with an entrance vestibule or balcony of a smokeproof tower shall be at least five feet wide at every point and shall be open and unobstructed over an area of not less than 50 square feet from its bottom to the sky; provided, however, that such shaft may be covered with a roof if the walls below such roof are open to the outside air on all sides with a total open area of not less than 100 square feet. The smoke shaft shall be separated from all other parts of the building by construction providing fire resistance of not less than four hours. There shall be no openings from the building into the smoke shaft except the required openings from the vestibules or balconies.

(b) Should at least two smokeproof towers be provided the interior smoke shaft shall be at least three feet wide at every point and shall be open and unobstructed over an area of not less than 12 square feet from its bottom to the sky. Such shaft may be covered with a roof if the walls below such roof are open to the outside air on all sides with a total open area of not less than 24 square feet. The two smoke shafts shall be separated from all other parts of the building by construction providing fire resistance of not less than two hours. There shall be no openings from the building into the smoke shaft except the required openings from the vestibules or balconies. The interior surface of the smoke shaft shall be noncombustible material and the corridor door shall be a Class C door.

(Prior code § 67-11.6)

13-160-430 Ramps.

Ramps required as a means of exit shall comply with all applicable requirements for interior stairs and with the provisions of Sections 13-160-440 to 13-160-460, inclusive.

(Prior code § 67-12)

13-160-440 Ramps – Grades.

Ramps used in lieu of stairs shall have a grade of not more than one in eight. Ramps used in lieu of stairs in public buildings as defined in Section 13-4-010 of this Code shall have a grade of not more than one in 12.

(Prior code § 67-12.1)

13-160-450 Ramps – Handrails.

Ramps having a grade greater than one in ten shall have handrails as required for stairs.

(Prior code § 67-12.2)

13-160-460 Ramps – Non-slip surfaces.

Every ramp having a grade more than one in 12 shall have a nonslip surface.

(Prior code § 67-12.3)

13-160-470 Exterior and interior ramps for handicapped.

Exterior and interior ramps for the handicapped in the route of travel shall comply with the following regulations:

(a) The surface of any ramp shall be made of a non-skid material.

(b) The width of the ramp shall be at least 36 inches.

(c) The top and bottom of the ramp shall provide for a level surface containing at least 25 square feet in area with a minimum dimension of four feet six inches.

(d) There shall be intermediate level platforms of a minimum of four feet six inches every 30 feet of ramp length.

(e) All major turns in ramps shall be equipped with a level intermediate platform at the turn of no less than four feet six inches in width.

(f) There shall be provided at least one handrail, 32 to 34 inches high, along one side of each ramp that provides for any change in vertical elevation that exceeds eight inches in height, extending horizontally one foot beyond the top and the bottom of the ramp.

(Prior code § 67-12.4)

13-160-480 Horizontal exits.

A horizontal exit shall consist of a doorway through a two-hour fire-resistive partition to an area of refuge in a separate fire area of the building and complying with Sections 13-160-490 to 13-160-510, inclusive, of this Code.

(Prior code § 67-13)

13-160-490 Horizontal exits – Floor area.

The floor area on either side of a horizontal exit shall be sufficient to accommodate the occupants of both floor areas served, based on not less than three square feet per person.

(Prior code § 67-13.1)

13-160-500 Horizontal exits – Doors.

(a) Doors shall be one and one-half hour Class B automatic closing except that when opening through a fire wall they shall provide fire resistance for such openings as required in Section 15-8-010 of this Code.

(b) Doors shall swing in the direction of the required exit travel.

(Prior code § 67-13.2)

13-160-510 Horizontal exits – Bridges and balconies.

(a) Bridges and balconies shall be constructed of noncombustible materials with solid floors. Railings shall comply with the requirements for railings of outside stairs.

(b) All exterior wall openings within a distance of 15 feet from balconies or bridges shall be protected by fire doors, fire windows or fire shutters as required in Section 15-8-070.

(Prior code § 67-13.3)

13-160-520 Escalators.

Escalators serving as a required means of exit shall comply with the requirements of Title 14C and with the requirements of Sections 13-160-530 to 13-160-570, inclusive.

(Prior code § 67-14; Amend Coun. J. 10-17-09, p. 72419, § 20; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 18)

13-160-530 Escalators – Compliance with interior stairway requirements.

Escalators shall comply with all applicable requirements of interior stairways as provided in Section 13-160-290.

(Prior code § 67-14.1)

13-160-540 Escalators – Type.

Escalators shall be of the horizontal tread type operating in the direction of travel.

(Prior code § 67-14.2)

13-160-550 Escalators – Rise.

An escalator flight shall have a vertical travel of not more than 35 feet.

(Prior code § 67-14.3)

13-160-560 Escalators – Angle of inclination.

The angle of inclination of an escalator shall not exceed 30 degrees from the horizontal.

(Prior code § 67-14.4)

13-160-570 Escalators – Protection.

Escalators serving as required exits shall be enclosed and protected as required for stairways in Section 15-8-120.

(Prior code § 67-14.5)

13-160-580 Exterior stairs.

Exterior stairs required as a means of exit shall comply with all applicable requirements for interior stairs and with the provisions of Sections 13-160-590 to 13-160-620, inclusive.

(Prior code § 67-15)

13-160-590 Exterior stairs – Treads and risers.

Solid risers shall not be required. Treads and landings shall be solid except for openings required for drainage.

(Prior code § 67-15.1)

13-160-600 Exterior stairs – Opening protectives.

Except in residential units, all openings within 15 feet of an exterior stair shall be protected with fire doors, windows or shutters complying with the requirements of Section 15-8-070.

(Prior code § 67-15.2)

13-160-610 Exterior stairs – Permanent.

Exterior stairs shall be built permanently to the ground without counter-balanced or movable sections.

(Prior code § 67-15.3)

13-160-620 Exterior stairs – Construction.

Exterior stairs shall be constructed entirely of non-combustible materials in the following buildings:

- (a) Buildings of Types I-A, I-B, I-C and II construction;
- (b) Institutional units.

(Prior code § 67-15.4)

13-160-630 Fire escapes.

Fire escapes, when permitted, shall comply with the provisions of Sections 13-160-640 and 13-160-650.

Fire escapes shall not be permitted except where such exits now serve existing buildings and except as approved by the building commissioner for existing buildings where additional exits are necessary and conditions do not permit the use of more adequate exit facilities.

(Prior code § 67-16; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 34; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-160-640 Fire escapes – Stairways.

Fire escape stairways shall conform, insofar as possible, with the requirements for interior stairways in Section 13-160-290, except as otherwise required in this section.

(a) The width of a fire escape stairway shall be not less than 24 inches. The maximum riser shall be eight inches, and the minimum width of tread, exclusive of nosing, shall be nine inches.

(b) *Location.*

(1) Every fire escape stairway shall be located (1) outside the building on a wall facing a public way or an open space having an unobstructed exit to a public way at grade.

(c) *Counterbalanced sections.* A counterbalanced section may be used for the bottom flight of any fire escape stairway and shall be used when such fire escape stairway projects over a public way. The vertical height of a counterbalanced section shall not exceed 14 feet and have a minimum of 12 feet except when a counterbalanced section is used over any public way where the loading, unloading or passage of trucks or large semitrailers is necessary, the minimum height shall be not less than 14 feet.

(d) Access to a fire escape stairway from the interior of a building shall be through a doorway flush with the floor and not less than 30 inches wide, except that access to a fire escape stairway serving not more than 20 persons may be through a window having an openable area not less than 30 inches wide by 36 inches high, located not more than 24 inches above the floor.

(e) *Construction.*

(1) Fire escape stairways shall be constructed entirely of noncombustible materials.

(2) Fire escape stairways shall be designed to support a live load of not less than 100 pounds per square foot.

(3) Stair treads and landings shall be so constructed as to prevent accumulation of snow or ice, but the maximum dimension of any opening, through such treads, landings or floors shall not exceed one and one-fourth inches.

(4) Metal mesh or guard rails not less than 42 inches high shall be provided on all unenclosed sides of fire escape stairways.

(5) All metal structural members shall be adequately protected against corrosion and shall be scraped and painted at least once every three years.

(f) *Protection.* All exterior wall openings within ten feet of a fire escape stairway shall be protected as provided in Section 15-8-070.

(Prior code § 67-16.1)

13-160-650 Fire escapes – Other exits.

Other means of fire escape exit, including ladders or other devices, shall comply with such requirements as the building commissioner shall prescribe. All metal structural members shall be adequately protected against corrosion and shall be scraped and painted at least once every three years.

(Prior code § 67-16.2; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 34; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-160-660 Exit lighting.

All exit areas shall be adequately lighted by electricity. Except in single-family and two-family dwellings, such lighting shall be continuous during the time that conditions of occupancy require that the exit ways be open or available and the intensity of lighting required in Section 13-160-670 is not provided by means of natural light. Emergency exit lighting shall be provided in intermediate care facilities for the developmentally disabled – 15 or less.

(Prior code § 67-17; Amend Coun. J. 12-21-84, p. 12140)

13-160-670 Exit lighting – Intensity.

Normal intensity of lighting shall be not less than one footcandle per square foot on the floor surfaces of vertical exits and not less than one-half footcandle per square foot on the floors of other exits.

(Prior code § 67-17.1)

13-160-680 Lighting during performances.

Lighting on the floor of exit aisles in places of assembly, where theatrical, motion picture or other use requires darkened conditions, may be reduced to not less than one-tenth footcandle per square foot during the time of performance.

(Prior code § 67-17.2)

13-160-690 Emergency lighting.

Emergency lighting shall be provided in accordance with the requirements of Section 14E-7-700.

(Prior code § 67-17.3; Amend Coun. J. 11-9-16, p. 36266, § 25; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 43)

13-160-700 Exit, stairway, fire escape and directional signs.

Exit, stairway, fire escape and directional signs, illuminated by electricity, shall be installed and maintained in all existing buildings and buildings hereafter erected, altered or converted, in accordance with the provisions of Sections 13-160-710 through 13-160-770.

(Prior code § 67-18)

13-160-710 Directional signs – Where required.

Exit, stairway, fire escape and directional signs shall be installed to mark all ways of egress in the following buildings or parts of buildings in the case of multiple occupancies:

- (a) Multiple dwellings of the corridor type two stories or more in height;
- (b) Institutional buildings two stories or more in height;
- (c) Assembly units;
- (d) Schools;
- (e) Intermediate care facilities for the developmentally disabled – 15 or less;
- (f) Business units, mercantile units, industrial units, storage units, and hazardous use units over two stories in height; business units, mercantile units, industrial units, storage units and hazardous use units two stories or less in height having a ground area of 10,000 square feet or more;
- (g) Theatres;
- (h) Churches;
- (i) Open air assembly units with a capacity exceeding 250 persons where such unit is used at any time when natural light does not clearly indicate all means of egress.

(Prior code § 67-18.1; Amend Coun. J. 12-21-84, p. 12140)

13-160-720 Directional signs – Fixture requirements.

Every such sign shall consist of a flat sided glass globe, a rectangular 20 U.S. gauge sheet metal box provided with channels to hold a glass sign or a plastic edge glow type of sign, bearing the lettering hereinafter required.

(Prior code § 67-18.2)

13-160-730 Directional signs – Illumination.

Every such sign shall be internally illuminated to meet the luminance measurement test in UL 924, except existing signs may be internally illuminated by a light source providing luminous intensity equal to or greater than that provided by a ten watt incandescent electric lamp.

(Prior code § 67-18.3; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 42)

13-160-740 Directional signs – Location.

Exit signs shall be located over or immediately adjoining every opening to a horizontal means of egress or ramp leading out of a building; also over every opening leading from a public assembly room to a mezzanine floor, corridor or hallway.

Stairway or exit signs shall be located at every stairway on every floor in existing buildings. In buildings hereafter erected stairway signs only shall be located at every stairway on every floor.

Fire escape signs shall be located over or immediately adjoining every doorway or opening to a fire escape.

All such signs shall be clearly visible from all means of approach to such ways of egress.

Directional signs shall be located where the path of exit travel or the location of the exit, stairway or fire escape is not clear and unmistakable due to bridges, tunnels, intersections of hallways, intervening partitions or turns in corridors. Such signs shall be located at every yard, court, passageway or other exterior space leading from any exit to a space serving as a way of departure from every theater, public assembly building, hotel, school or church.

(Prior code § 67-18.4)

13-160-750 Directional signs – Lettering.

Every exit, stairway and fire escape sign shall bear the words “EXIT”, “STAIRWAY” and “FIRE ESCAPE”, respectively, in block letters at least four and one-half inches high with nine-sixteenths inch stroke.

Every directional sign shall bear the word “EXIT” to indicate the direction of an exit, stairway or fire escape and shall bear a horizontal arrow pointed in the direction of travel. Lettering shall be in block letters at least three and three-eighths inches high with nine-sixteenths inch stroke. The arrow shall be one-half inch wide and as long as the lettering.

All such letters and arrows shall be red on a white translucent field.

(Prior code § 67-18.5)

13-160-760 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. VII, § 14, repealed § 13-160-760, which pertained to directional signs – phosphorescent signs.

13-160-770 Directional signs – Normal illumination defined.

Normal illumination is hereby defined as that intensity of illumination which provides not less than one footcandle at all points on stairways, floors and paths of travel required to be illuminated by the provisions of this Code.

(Prior code § 67-18.7)

13-160-780 Enforcement of Sections 13-160-710 through 13-160-770.

The provisions of Sections 13-160-710 through 13-160-770 shall be enforced by the fire commissioner.

(Prior code § 67-18.8; Amend Coun. J. 5-18-16, p. 24131, § 46)

13-160-790 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. VII, § 14, repealed § 13-160-790, which pertained to specifications for phosphorescent luminous material (nonradioactive).

CHAPTER 13-164

SECURITY DEVICES IN RESIDENTIAL BUILDINGS

13-164-010 Scope.

13-164-020 Definitions.

13-164-030 Dwelling unit entrance doors.

13-164-040 Building entrances.

13-164-050 Window locks.

13-164-010 Scope.

This chapter applies to and regulates all one-family dwellings as defined in Section 13-56-030, all multiple dwellings, and all buildings of mixed occupancy having any dwelling units; provided, however, that the following shall be excluded from the requirements of this chapter:

- (a) Owner-occupied dwelling units;
- (b) Housing accommodations in a hotel, motel, inn, bed-and-breakfast establishment, roominghouse or boardinghouse, hospital, convent, monastery, extended care facility, asylum, not-for-profit home for the aged, temporary overnight shelter, transitional shelter, or in a dormitory owned and operated by an elementary school, high school or institution of higher learning; and
- (c) A dwelling unit in a cooperative occupied by the holder of a proprietary lease.

(Prior code § 78.5-1; Added Coun. J. 9-23-87, p. 4259; Amend Coun. J. 9-4-03, p. 7118, § 6)

13-164-020 Definitions.

Whenever used in this chapter, the following words and phrases shall have the following meanings:

- (a) "Dwelling unit" shall mean the part of a building that is used as a home, residence or sleeping place by one or more persons who maintain a household.
- (b) "Dwelling unit entrance" shall mean a door providing direct access to a dwelling unit.
- (c) "Building entrance" shall mean an entrance providing access from outside the building or from an entry vestibule to an interior corridor, lobby or stairway which leads to individual dwelling unit entrances.
- (d) "Deadbolt lock" shall mean a locking bolt with no automatic spring action which is held fast when in the projected position. For purposes of this chapter, a deadbolt lock may be of the tubular, rim-mounted, or vertical drop type.
- (e) "Deadlocking latch" shall mean a latch in which the latch bolt is positively held in the projected position by a guard bolt, plunger or auxiliary mechanism.
- (f) "Security collar" shall mean a metal ring or plate protecting the otherwise exposed portion of a cylinder lock from wrenching, prying, pulling or cutting by attack tools.
- (g) "Cylinder lock" shall mean a locking device using tumblers to activate the releasing mechanism.
- (h) "Latch" shall mean a device which automatically holds a door in a closed position by engaging a strike upon closing.
- (i) "Viewing device" shall mean a device which allows a person inside a dwelling unit to view a person immediately outside the dwelling unit entrance without opening the door. For purposes of this chapter, a viewing device may be a peephole with a 160 degree peepsite, a window, or any other device which accomplishes the purpose of a viewing device without altering the fire-resistive rating of the door, walls or any other portion of the building.

(Prior code § 78.5-2; Added Coun. J. 9-23-87, p. 4259)

13-164-030 Dwelling unit entrance doors.

Every dwelling unit entrance door other than a sliding glass patio door shall be equipped with a deadbolt lock with at least a one-inch saw-resistant bolt projection, or with a rim-mounted deadbolt lock or vertical drop deadbolt lock providing equivalent security. Every such lock shall be operated from the outside by a key and from the inside by a turnpiece, handle or knob which does not require a key or any special knowledge to operate. Every lock cylinder which projects beyond the face of the door or is otherwise accessible to gripping tools shall be equipped with a security collar and a guard plate designed to protect the cylinder from removal or drilling. Outside door hinges shall be equipped with nonremovable hinge pins or jam pins. Every dwelling unit entrance door shall be equipped with a viewing device. Every sliding glass patio door providing direct access to a dwelling unit and located within 20 feet of ground level or within ten feet of an adjacent roof or within ten feet of an exterior stairway, fire escape, ramp or porch accessible from ground level shall be equipped with a johnny bar or other device which securely locks the movable leaf in the closed position and which does not require a key or any special knowledge to operate from the inside. Every such sliding glass patio door shall be so constructed that it will resist removal from its tracks when in the closed position.

(Prior code § 78.5-3; Added Coun. J. 9-23-87, p. 4259)

13-164-040 Building entrances.

Every building entrance shall be secured by a door equipped with a deadlocking latch with at least a one-half-inch latch bolt projection. The latch shall be operated from the outside by a key and from the inside by a device which does not require a key or any special knowledge to operate, such as a turnpiece, handle, knob, panic hardware or electric latch release system which can be overridden by doorknob release. If an entrance is so constructed that entry to the interior of the building is gained by passage through an enclosed vestibule, the requirements of this section shall be deemed to be met if either the outer door leading from the exterior to the vestibule or the inner door leading from the vestibule to the interior of the building is equipped with the type of latch prescribed herein. A double leaf door shall be deemed to meet the requirements of this section if the inactive leaf is equipped with flush bolts at head and foot and the active leaf is equipped with the type of latch prescribed herein. The requirements of this section shall not apply to a building entrance

where an attendant is continuously on duty.

(Prior code § 78.5-4; Added Coun. J. 9-23-87, p. 4259)

13-164-050 Window locks.

Every window which is openable and which is located within 20 feet of ground level or within ten feet of an adjacent roof or within ten feet of an exterior stairway, fire escape, ramp or porch accessible from ground level shall be equipped with a lock which when in the locked position will prevent the window from being opened from outside the building. Every such window to a dwelling unit, other than a casement window or any other window which opens on hinges, shall also be provided with a device which will allow the window to be fixed in an open position of not less than four inches and not more than six inches, and which when in the locked position will prevent the window from being moved to a more open position from outside the building. Latching or locking devices on storm window sashes or screen frames shall not be deemed to meet the requirements of this section.

(Prior code § 78.5-5; Added Coun. J. 9-23-87, p. 4259)

CHAPTER 13-168

RESERVED*

* **Editor's note** – Coun. J. 3-28-01, p. 55444, § 1, repealed Ch. 13-168, which pertained to plumbing provisions.

CHAPTER 13-172

LIGHT AND VENTILATION

13-172-010 Scope.

13-172-020 Buildings on Same Lot.

13-172-030 Definitions.

13-172-060 Light and Ventilation Required.

13-172-070 Natural Light.

13-172-080 Artificial Light.

13-172-090 Natural Ventilation.

13-172-100 Mechanical Ventilation.

13-172-110 Ventilation of Special Spaces.

13-172-130 Courts and Yards.

13-172-140 Obstruction of Courts and Yards.

13-172-010 Scope.

The provisions of this chapter shall govern the means of light and ventilation required in all buildings.

(Added Coun. J. 4-29-98, p. 66679, § 1)

13-172-020 Buildings on same lot.

Where more than one building is hereafter placed on a lot, or where a building is placed on the same lot with existing buildings and the several buildings are treated as a single structure for the purposes of this chapter, adequate sources of light and ventilation shall be provided for all occupied buildings.

(Added Coun. J. 4-29-98, p. 66679, § 1)

13-172-030 Definitions.

The following words and terms shall, for the purposes of this chapter, have the meanings shown herein:

“Attic” means the space between the ceiling beams of the top story and the roof rafters.

“Court” means an open, uncovered and unoccupied space on the same lot as a building where such space is enclosed wholly or partly by buildings, walls or other enclosing devices (see Section 13-172-130).

“Court, Inner” means any court enclosed wholly by buildings, walls or other enclosing devices.

“Court, Outer” means a court extending to and opening upon a street, public alley or other approved open space that is not less than 15

feet (4,572 mm) wide, or upon a required yard.

“Court height” means the vertical distance from the lowest level of the court to the mean height of the top of the enclosing walls.

“Court width” means, as applied to an inner court, the least horizontal dimension; and, as applied to an outer court, means the shortest horizontal dimension measured in a direction substantially parallel with the principal open end of such court.

“Habitable space or room” has the meaning ascribed to the term “habitable room” in Section 13-4-010.

“Irregular or gore-shaped court and yard” means either a triangular (gore-shaped) or irregular air space surrounded by parts of a building on 2 or more sides and occurring either at grade or at an upper story.

“Multi-purpose room” means a room within a family dwelling unit which may be used as a study, office, multimedia room or other function normally associated with family dwelling occupancy, and which room is in excess of the essential family needs for living, dining and sleeping outlined in Section 13-172-060(c). Multi-purpose rooms shall not be used as bedrooms.

“Occupiable space” means a room or enclosed space other than in a family dwelling unit, designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor; and which is equipped with means of egress and light and ventilation facilities meeting the building provisions of this Code.

“Vapor retarder” means a material having a perm rating of 1.0 or less, such as foil, plastic sheeting or insulation facing, installed to retard the passage of water vapor or moisture through the exterior envelope.

“Ventilation” means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

“Yard” means an unoccupied open space other than a court (see Sections 13-172-130 and 13-172-140).

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 9-14-16, p. 31143, § 3; Amend Coun. J. 11-9-16, p. 36266, § 26*)

* **Editor's note** – The amendment of Coun. J. 11-9-16, p. 36266, § 26 to this section did not take into account the amendment of Coun. J. 9-14-16, p. 31143, § 3, which renders the later amendment unnecessary.

13-172-060 Light and ventilation required.

(a) *Light required.* Every room or space intended for human occupancy shall be provided either natural or artificial light; provided however that all living, dining and sleeping rooms in family dwelling units; all patient rooms in institutional units; all guest rooms in hotels and motels; all day care centers offering care for children under 2 years of age; all class rooms or study rooms in Type 1 and Type 3 schools; and all habitable rooms in residential restrained care facilities shall be provided with natural light.

(b) *Ventilation required.* Every room or space intended for human occupancy shall be provided with natural or mechanical ventilation; provided, however that living, dining and sleeping rooms in family dwelling units shall be provided with natural ventilation. Natural ventilation shall not be substituted for mechanical ventilation in rooms or spaces where mechanical ventilation is specifically required in Chapter 18-13 or Chapter 18-28 of this Code.

(c) *Multi-purpose room exemption.* Notwithstanding paragraphs (a) and (b) of this section, certain rooms in single-family and multi-family dwelling units in existing buildings constructed pursuant to a permit issued prior to April 1, 1998 may be considered multi-purpose rooms, and such rooms may be exempt from either the natural light or natural ventilation requirement if all of the following requirements are met:

- (i) when either natural ventilation or natural light is not provided, the room(s) are provided with mechanical ventilation in accordance with Table 18-28-403.3 of this Code and artificial light in accordance with Section 13-172-080; and
- (ii) the area of such undesignated room or rooms does not exceed 15 percent of the total floor area of the dwelling unit; and
- (iii) any dwelling unit with a floor area up to 1,300 square feet has at least 1 bedroom, as well as areas or rooms designated for living and dining, in addition to the multi-purpose room(s); and
- (iv) any dwelling unit with a floor area over 1,300 square feet has at least 2 bedrooms as well as areas or rooms designated for living and dining, in addition to the multi-purpose room(s).

Provided, however, that the exemption for multi-purpose rooms set forth in this subsection (c) shall not apply to any newly constructed building for which a permit was issued after April 1, 1998.

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 9-14-16, p. 31143, § 4; Amend Coun. J. 11-9-16, p. 36266, § 26*; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 44)

* **Editor's note** – The amendment of Coun. J. 11-9-16, p. 36266, § 26 to this section did not take into account the amendment of Coun. J. 9-14-16, p. 31143, § 4, which renders the later amendment unnecessary.

13-172-070 Natural light.

(a) *Lighting standards.* In the application of the provisions of this chapter, the standard of natural light, unless otherwise specifically required by the building provisions of this Code for special occupancies and uses (described in Section 13-172-060), shall be based on 250 footcandles (2,691 lux) of illumination on the vertical plane adjacent to the exterior of the light-transmitting device in the enclosure wall and shall be adequate to provide an average illumination of at least 6 footcandles (64.58 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

(b) *Minimum glazing area.* Every room or space intended for human occupancy shall have an exterior glazing area of not less than 8

percent of the floor area. Natural light shall be provided by glazing areas that open onto courts, yards or public ways which comply with the requirements of Section 13-172-130, or by other approved means.

(c) *Borrowed light for remote rooms.* Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The plane of the opening through which light is borrowed for a remote room without windows shall be parallel to the window wall. The exterior glazing area shall be based on the total floor area being served.

(Added Coun. J. 4-29-98, p. 66679, § 1)

13-172-080 Artificial light.

(a) *General.* Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles (107 lux) over the area of the room at a height of 30 inches above the floor.

(b) *Stairway Illumination.* (i) All stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of 1 footcandle (11 lux). (ii) The control for activation of the required stairway lighting within a dwelling unit shall be operable from the top and bottom of each stairway without traversing any step of the stair. The illumination of an exterior stairway serving a dwelling unit shall be controlled from inside the dwelling unit, unless continuously illuminated or automatically activated.

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 45)

13-172-090 Natural ventilation.

(a) *General.* Natural ventilation of an occupied space shall be through windows, doors, louvers or other natural openings to the outdoor air.

(b) *Ventilation area required.* The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

(c) *Borrowed ventilation for remote rooms.* Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3 m²). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.

(d) *Ventilation through area wells.* Where openings below grade provide required natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be at least equal to or larger than the depth of the opening. The depth of the opening shall be measured from the average adjoining ground level to the bottom of the opening.

(e) *Openings onto yards or courts.* Where natural ventilation is to be provided by openings onto yards or courts, such openings shall comply with the requirements of Section 15-8-110 of the Municipal Code of Chicago.

(Added Coun. J. 4-29-98, p. 66679, § 1)

13-172-100 Mechanical ventilation.

Mechanical ventilation shall conform to the applicable requirements set forth in Chapter 18-13 and Chapter 18-28 of this Code.

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 9-14-16, p. 31143, § 5; Amend Coun. J. 11-9-16, p. 36266, § 26*)

* **Editor's note** – The amendment of Coun. J. 11-9-16, p. 36266, § 26 to this section did not take into account the amendment of Coun. J. 9-14-16, p. 31143, § 5, which renders the later amendment unnecessary.

13-172-110 Ventilation of special spaces.

(a) *Roof spaces.*

(i) Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilation openings. The ventilation openings shall be tested for rain and snow infiltration in a manner representative of the intended installation and shall not permit the entrance of rain and snow when so tested. Ventilation openings shall not be provided in roof areas, or portions thereof, which are subject to snow drift as determined by Section 13-52-280.

(ii) The minimum required net free ventilating area shall be 1/150 of the area of the space ventilated. Where ridge or gable vents are utilized, one-half of the ventilation openings shall be provided by ridge or gable vents, with the balance of the ventilation openings provided by eave or cornice vents. The openings shall be covered with corrosion-resistant mesh or other approved materials with openings not more than 1/2 inch (13 mm) in any direction.

(iii) The minimum required area is permitted to be reduced to 1/300, provided that a vapor retarder having a permeance not exceeding 1 perm is installed on the warm side of the ceiling; or the ridge or gable ventilation openings are located in the upper third of the space to be ventilated with the balance of the required ventilation provided by eave or cornice vents.

(b) *Crawl Spaces.*

(i) Crawl space areas, other than those used as an underfloor plenum, shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Openings shall be located as close to corners as practicable and shall provide cross ventilation on at least two approximately opposite sides. The openings shall be covered with corrosion-resistant mesh not less than 1/4 inch (6 mm) nor more than 1/2 inch (13 mm) in any direction.

(ii) Openings shall have a net area of not less than 1 square foot (0.093 m²) for each 150 square feet (13.95 m²) of foundation space. Where an approved vapor retarder is installed over the ground surface, the required net area of openings shall be reduced to 0.1 square foot (0.093 m²) for each 150 square feet (13.95 m²) and vents shall have manually operable louvers.

(c) *Alternative mechanical ventilation.* Enclosed attic, rafter and crawl spaces which are not ventilated as herein required shall be equipped with a mechanical ventilation system conforming to the applicable requirements set forth in Chapter 18-28 of this Code.

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 9-14-16, p. 31143, § 6; Amend Coun. J. 11-9-16, p. 36266, § 26*)

* **Editor's note** – The amendment of Coun. J. 11-9-16, p. 36266, § 26 to this section did not take into account the amendment of Coun. J. 9-14-16, p. 31143, § 6, which renders the later amendment unnecessary.

13-172-130 Courts and yards.

All courts and yards required to serve rooms for natural light or natural ventilation purposes shall comply with the requirements of this section.

(a) *Minimum width.* (i) Every such court or yard shall have a minimum width of 3 feet (1,005 mm) up to a height of 36 feet above grade and thereafter an additional 2 inches (76 mm) for each 1 foot (305 mm) of height or fraction thereof up to a maximum width of 15 feet (7,620 mm). Above required width values shall apply to outer courts and twice these values shall apply for inner courts. (ii) In the case of irregular or gore-shaped courts or yards, as these are defined in Section 13-172-030, the average width shall not be less than the required width of a court in accordance with subsection (a) (i) of this section, but shall not be less than 5 feet (1,524 mm) at any point.

(b) *Access to court.* A door or other means of access shall be provided at the bottom of every court that is not otherwise provided with convenient access for purposes of cleaning.

(c) *Air intakes.* Every court which serves one or more habitable rooms and which does not open for its full height on one or more sides to a street or legal yard, shall be connected at or near the bottom with a street or yard by a horizontal intake or passage of fire-resistance rated construction, as provided in Section 15-8-660. Such intake or passage shall have a cross-sectional area of not less than 21 square feet (1.95 m²) and shall remain fully open at both ends and unobstructed for its full size and length, except that grilles of noncombustible construction are permitted at the ends of the intake.

(Added Coun. J. 4-29-98, p. 66679, § 1)

13-172-140 Obstruction of courts and yards.

(a) *Permissible projections.* Every required court and yard shall remain unobstructed for its required area and full height, except for the projections permitted in subsections (b) through (f) of this section.

(b) *Maximum encroachment.* A part of any building or structure shall not extend into side courts, inner courts or yards required for light and ventilation of habitable and occupiable rooms unless permitted by the Chicago Zoning Ordinance. The encroachment shall not exceed 20 percent of the legal area of the yard or court which is required for light and ventilation purposes.

(c) *Accessories.* In Class A (residential) and Class B (institutional) occupancies, clothes poles, arbors, garden trellises and other such accessories shall not be prohibited in the open spaces at ground level.

(d) *Steps and architectural features.* Steps, window sills, belt courses and similar architectural features, as well as rain leaders and chimneys, shall not project more than 2 feet (610 mm) beyond the face of the wall.

(e) *Exterior stairways and fire escapes.* Outside stairways, smokeproof tower balconies, fire escapes or other required elements of a means of egress shall not project more than 4 feet (1,219 mm) beyond the face of the wall.

(f) *Motor vehicle parking.* Where approved, required court and yard areas for automobile parking spaces or private garages not exceeding one story in height where accessory to and only for the occupants of a Class A (residential) occupancy are permitted, provided that required windows for light and ventilation are not obstructed thereby.

(Added Coun. J. 4-29-98, p. 66679, § 1; Amend Coun. J. 4-15-15, p. 106130, § 12; Amend Coun. J. 9-14-16, p. 31143, § 7)

CHAPTER 13-176

RESERVED*

* **Editor's note** – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-176, which pertained to ventilation.

CHAPTER 13-180

RESERVED*

* **Editor's note** – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-180, which pertained to heating provisions.

CHAPTER 13-184

RESERVED*

* Editor's note – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-184, which pertained to warm air heating plants.

CHAPTER 13-192

RESERVED*

* Editor's note – Coun. J. 7-9-03, p. 3609, § 1, repealed Ch. 13-192, which pertained to mechanical refrigeration.

CHAPTER 13-196

EXISTING BUILDINGS – MINIMUM REQUIREMENTS

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- 13-196-440 Gas-fired appliances.
- 13-196-450 Residential buildings – Hall and stairway lighting.
- 13-196-460 Residential buildings – Storage beneath stairways.
- 13-196-470 Residential buildings – Space, use and location – Applicability of provisions.
- 13-196-480 Residential buildings – Space requirements.
- 13-196-490 Residential buildings – Space requirements – Sleeping rooms.
- 13-196-500 Residential buildings – Access to water closets.

- 13-196-510 Residential buildings – Ceiling heights.**
- 13-196-520 Residential buildings – Basement units.**
- 13-196-530 Residential buildings – Foundations, exterior walls and roofs – Maintenance.**
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- 13-196-730 Light and ventilation.**
- 13-196-740 One additional dwelling unit over original allowed – Conditions.**
- 13-196-750 Heat required.**
- 13-196-760 Endangering health of employees.**

13-196-010 Application.

Every existing building shall comply with the code requirements in force and applicable to such building, at the time of its construction or alteration, and shall also comply with such provisions of this chapter which are specifically made applicable to all existing buildings. However, nothing in this chapter shall be interpreted to prevent the application of the Chicago Zoning Ordinance, Title 17 of this Code.

(Prior code § 78-1)

13-196-020 Occupancy.

No person shall occupy as an owner-occupant, or shall let or hold out to another for occupancy, any building which does not comply with the requirements of this chapter.

(Prior code § 78-2)

13-196-030 Structural stability.

(a) If there is any doubt as to the structural stability of any building or structure, or parts thereof, the building commissioner may require the owner to have the building or structure, or parts thereof, to be examined by a licensed architect or registered structural engineer employed by the owner, agent or person in charge, possession or control of any such building, structure, or part thereof.

(b) The owner shall submit a report, in writing, prepared and signed by a licensed architect or registered structural engineer, showing the structural condition of the building, structure or part thereof. The content and format of the report shall comply with the rules and regulations, and two copies of the report shall be submitted to the building commissioner. The report shall not be considered filed until the report is determined to be acceptable by the building commissioner.

(c) The commissioner may issue rules and regulations for the administration and enforcement of this section.

(Prior code § 78-3; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 11-13-07, p. 15852, § 2)

13-196-031 Maintenance of exterior walls and enclosures – Definitions.

For purposes of Sections 13-196-031 through 13-196-039, the following words and terms are defined as follows:

“Commissioner” shall mean the commissioner of buildings or his designee.

“Critical examination” shall mean a close-up visual examination of the condition of all elevations of the exterior walls and enclosures. All examinations shall be performed by or under the direct supervision of a professional employed by the owner for the purpose of determining if remedial work is required.

“Critical examination report” shall mean a report prepared by a professional retained by the owner that sets forth the findings of a critical examination conducted by the professional. The report shall include: (i) recommendations by the professional for any necessary repairs or remedial work; (ii) a proposed schedule for completion of the necessary repairs or remedial work; and (iii) any other information requested by the commissioner that he deems relevant and reliable. The report shall be signed by and bear the seal of the professional and be in the format set forth in the rules and regulations.

“Exterior walls and enclosures” shall mean the exterior envelope of a building or structure, or any part thereof, including, but not limited to, balconies, fire escapes, chimneys, hanging air-conditioners, marquees, at grade canopies, signs, flagpoles, fire escapes, and window washing and exterior maintenance systems.

“Ongoing inspection and repair program shall mean a program for the periodic inspections of the exterior walls and enclosures of a building or structure by a professional retained by the owner and the completion of any recommended repairs or remedial work by the owner.

“Ongoing inspection and repair report” shall mean a report prepared by a professional retained by the owner that sets forth the findings of an inspection performed pursuant to the ongoing inspection and repair program. The report shall include: (i) a description of the condition of the building's exterior walls and enclosures, and any surveys, inspections or repair work performed; (ii) recommendations by the professional for any necessary repairs or remedial work; (iii) a proposed schedule for completion of the recommended repairs or remedial work; and (iv) any other information requested by the commissioner that he deems relevant and reliable. The report shall be signed by and bear the seal of the professional and be in the format set forth in the rules and regulations.

“Owner” shall have the same meaning ascribed to that term in Section 13-4-010 of this code.

“Professional” shall mean an Illinois licensed architect or Illinois licensed structural engineer.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-031, which pertained to definitions for the maintenance of exterior walls and enclosures.

13-196-032 Maintenance of exterior walls and enclosures – Application.

Exterior walls and enclosures of buildings that are 80 feet or more in height above grade shall comply with Sections 13-196-033 to 13-196-037.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-032, which pertained to the application of code sections related to the maintenance of exterior walls and enclosures.

13-196-033 Maintenance of exterior walls and enclosures – Critical examinations.

(a) The owner of every building 80 feet or more in height above grade shall, at intervals designated in rules and regulations:

- (1) arrange for periodic critical examinations of the building; and
- (2) submit the critical examination report to the commissioner.

(b) The initial critical examination report shall be submitted for all buildings constructed prior to January 1, 1950, by December 1, 2003, and on all buildings constructed on or after January 1, 1950, by December 1, 2004. The initial critical examination report for buildings constructed after the effective date of this 2007 amendatory ordinance shall be submitted as designated in the rules and regulation.

(c) Following the initial critical examination, the building shall be subsequently critically examined, and the critical examination report submitted, at the intervals designated in the rules and regulations. Any building which cannot be categorized according to the information contained in a previously submitted critical examination report shall be required to supplement the report with a certification by a professional as to which category the building belongs.

(d) The owner shall perform the necessary repairs and remedial work set forth in the critical examination report. Nothing in this section shall be construed as authorizing any owner to make any repairs or perform any remedial work without the proper permits.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-033, which pertained to reports required for maintenance of exterior walls and enclosures.

13-196-034 Maintenance of exterior walls and enclosures – Ongoing inspection and repair program.

(a) The owner of every building 80 feet or more in height above grade shall, at intervals designated in rules and regulations:

- (1) establish an ongoing inspection and repair program for the years intervening the critical examinations of the building; and
- (2) submit the ongoing inspection and repair program report to the commissioner.

(b) The owner shall perform the necessary repairs and remedial work set forth in the ongoing inspection and repair report. Nothing in this section shall be construed as authorizing any owner to make any repairs or perform any remedial work without the proper permits.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-034, which pertained to critical examination programs related to maintenance of exterior walls and enclosures.

13-196-035 Maintenance of exterior walls and enclosures – Reporting.

(a) For every ongoing inspection and repair report, and for every critical examination report, the owner shall submit the report, accompanied by a filing fee, to the building commissioner.

(b) The commissioner shall make a determination whether a report submitted by the owner is acceptable or not acceptable. A report shall not be considered filed until the building commissioner makes a determination that the report is acceptable.

(c) For any report determined to be not acceptable, the owner shall: (1) submit a new report that addresses the deficiencies noted in the original report; and (2) pay a fee for reviewing the new report.

(d) The commissioner may, in rules and regulations, establish the amount of any fee and appropriate timeframes for the submission of any report, required by this section.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-035, which pertained to ongoing inspection and repair programs related to maintenance of exterior walls and enclosures.

13-196-036 Maintenance of exterior walls – Retention of records at the building.

It shall be the duty of the owner to retain at the building for which the reports were prepared a copy of: (1) the most recent critical examination report; and (2) any ongoing inspection and repair reports prepared after the most recent critical examination report.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-036, which pertained to unsafe exterior walls and enclosures, and former § 13-196-036.5, which pertained to reports to the commissioner related to maintenance of exterior walls and enclosures.

13-196-036.5 Reserved.

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed § 13-196-036.5, which pertained to reports to the commissioner on maintenance of exterior walls and enclosures.

13-196-037 Maintenance of exterior walls and enclosures – Unsafe exterior walls and enclosures.

(a) It shall be the duty of the owner of every building regardless of the height to maintain the building's exterior walls in a safe condition.

(b) If, in the determination of the commissioner, any exterior wall or enclosure of any building, regardless of the height of the building, is in an unsafe condition, the building commissioner may require the owner: (1) to take appropriate precautionary measures, which may include the erection of a construction canopy; and (2) effect such repairs or reinforcements in a timely manner to remediate such unsafe condition.

(c) In addition to any other requirements imposed by the commissioner pursuant to subsection (b) of this section, the owner of any building found to have an exterior wall or enclosure in an unsafe condition shall:

- (1) take immediate action to have a critical examination performed upon the building;
- (2) provide to the building commissioner a critical examination report subject to the requirements of Section 13-196-035;
- (3) obtain all necessary permits and promptly begin and complete the removal, reinforcement and permanent repairs necessary to make the premises conform to the building provisions of this code, and provide structurally safe conditions; provided that nothing in this section shall be construed as authorizing the owner to make any repairs or perform any remedial work without the proper permits;
- (4) comply with the requirements of Section 13-196-036.

(d) It shall be the duty of the owner and the duty of the professional to notify the commissioner immediately, by telephone and in writing, upon the determination by the professional that an exterior wall or enclosure is in an unsafe condition, or if any failure of an exterior wall is noted.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-037, which pertained to ongoing inspection and repair programs related to maintenance of exterior walls and enclosures.

13-196-038 Rules and regulations.

The commissioner may issue rules and regulations for the administration and enforcement of the minimum requirements for the maintenance of exterior walls and enclosures. The rules and regulations may also include the classification of buildings, intervals for the performance of critical examinations and ongoing inspections and repairs programs, and the intervals and format of the submission of

critical examination reports and ongoing inspection and repair reports. Any person violating any rule or regulation shall be subject to the fines prescribed in Section 13-196-039.

(Added Coun. J. 11-13-07, p. 15852, § 1)

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed former § 13-196-038, which pertained to fines and penalties, and former § 13-196-038.5, which pertained to rules and regulations related to maintenance of exterior walls and enclosures.

13-196-038.5 Reserved.

Editor's note – Coun. J. 11-13-07, p. 15852, § 1, repealed § 13-196-038.5, which pertained to the issuance of rules and regulations.

13-196-039 Fines and penalties.

(a) Any person who fails to make a report or to maintain an exterior wall or enclosure as required by Section 13-196-031 through and including Section 13-196-037, or any person who violates Section 13-196-030; or any person who violates any requirement of Section 13-196-204 through and including Section 13-196-209, shall be subject to a fine of not less than \$1,000.00 and not more than \$2,500.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(b) Any owner and any other person found in violation of Section 13-196-030 through and including; Section 13-196-037 shall be jointly and severally liable for such costs awarded or assessed under Chapter 1-20 of this code.

(Added Coun. J. 11-13-07, p. 15852, § 1; Amend Coun. J. 3-14-12, p. 23148, § 1)

13-196-040 Floor loading.

Every existing building shall be so constructed and maintained as to support safely the loads prescribed in Chapter 13-52 of this Code, except that in building of mercantile, industrial or storage occupancies the department of buildings and fire commissioner may permit occupancy of buildings having lower load-bearing capacity, when satisfied that such capacity will not be exceeded by the specific occupant. Such approved floor loads shall be posted as required in Section 13-52-190.

In buildings where the safe load-bearing capacity is in doubt, owing to deterioration of materials or other reasons, the building commissioner and fire commissioner shall require load tests to determine the safe bearing capacity. Such load tests shall comply with the requirements of Section 13-120-110.

(Prior code § 78-4; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 3-5-03, p. 104990, § 39; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-196-050 Exit requirements.

Existing buildings shall comply with all applicable exit requirements of this Code and with the special provisions of Sections 13-196-060 to 13-196-090, inclusive.

(Prior code § 78-5)

13-196-060 Exits – Generally.

In existing buildings where exits do not comply with the requirements of Chapter 13-160 and in which hazardous conditions exist because of the number, width, construction or location of exits, the building commissioner and fire commissioner may order additional exits to assure adequate safety of the occupants. Every existing building shall have not less than the minimum number of required exits, as prescribed in Section 13-160-050.

(Prior code § 78-6; Amend Coun. J. 9-13-89, p. 4604)

13-196-070 Exits – Types.

In pre-ordinance buildings (built before July 7, 1957), the building commissioner and fire commissioner may approve the following types of exits in lieu of the required means of vertical exit prescribed in Section 13-160-030.

(a) Fire escape stairways complying with the requirements of Section 13-160-630 may be used in lieu of not more than 50 percent of required stairs.

(b) A balcony, having an area of not less than 18 square feet and provided with a ladder of noncombustible materials extending to the ground, may be used in lieu of one of two required stairways for a dwelling unit having a floor level not more than 15 feet above grade.

(Prior code § 78-7; Amend Coun. J. 9-13-89, p. 4604)

13-196-080 Passageways and exits to be unobstructed.

Every hallway, corridor, stairway, exit, fire escape door, and other means of egress, shall be kept clear and unencumbered at all times; and every exit area shall be adequately lighted by electricity, in accordance with Sections 13-160-660 and 13-160-670 of this Code.

(Prior code § 78-8)

13-196-084 Stairwell re-entry in existing buildings.

(a) In buildings not required to comply with Chapter 13-76, every stairwell enclosure that serves more than four stories shall comply with one of the following requirements, as a minimum standard:

Option 1. The stairwell enclosure doors shall not be locked from the stairwell side at any time, in order to provide re-entry from the

stair enclosure to the interior of the building; or

Option 2. The stairwell enclosure doors shall be equipped with a fail-safe electronic lock release system that is activated both manually, by a single switch accessible to building management and firefighting personnel, and automatically, either by approved smoke detectors or sprinkler waterflow devices, connected to an annunciator panel. If this option is selected, a telephone or other two-way communications system connected to an approved station shall be provided at not less than every fifth floor in each stairway where the doors to the stairway are locked, no later than January 1, 2005.

During the time necessary to install a lock release system under this Option 2, but in no event beyond December 31, 2004, the transitional measures listed as (A) through (E) below may be used. Doors on stair enclosures may be equipped with hardware that prevents re-entry into the interior of the building, provided that all of the following criteria are met:

(A) there shall be not less than two levels where doors leading to the building interior are permanently unlocked, permitting access to another exit stair; and

(B) there shall be not more than four stories intervening between stairwell enclosure doors that provide access to another exit stair; and

(C) re-entry to the building interior shall be possible at all times on the highest story or the second highest story, whichever allows access to another exit stair; and

(D) doors allowing re-entry shall be identified as such on the stair side of the door; and

(E) doors not allowing re-entry shall be provided with a sign on the stair side indicating the location of the nearest door, in each direction of travel, that allows re-entry or exit.

(b) Regardless of which option is selected under subsection (a) of this section, stairwell enclosure doors at the main egress level of the building shall remain unlocked from the stairwell enclosure side at all times.

(c) Every building of more than four stories, and having a height in excess of 80 feet above grade, shall comply with subsection (a) of this section upon this section's taking effect. Every building of more than four stories, and having a height not exceeding 80 feet above grade, shall comply with subsection (a) of this section no later than January 1, 2005.

(d) No later than May 1, 2004, the building commissioner and fire commissioner shall issue guidelines for the approval of stations in buildings where Option 2 described in subsection (a) has been selected.

(e) Nothing in this section applies to any stairwell enclosure door which opens directly into a dwelling unit, provided the dwelling unit door has a self-closer, a latch, and no self-locking hardware. Where all doors in the stairwell meet these criteria, the stairwell shall be provided with either a two-way communication system as required by Option 2 above, or the stairwell shall be provided with readily operable windows that are operable according to ANSI A117.1-1998, Section 309 Operable Parts, on each landing or intermediate landing, no later than January 1, 2005.

(Added Coun. J. 11-19-03, p. 14365, § 1; Amend Coun. J. 12-17-03, p. 15806, § 1; Amend Coun. J. 5-18-16, p. 24131, § 47)

13-196-085 Stairwell identification.

Within every building which exceeds three stories in height there shall be posted and maintained, within every interior stairwell enclosure at every floor, adjacent to the stairwell door, alphabetical or directional letter identification for the stairwell and the number of the floor to which the door opens. Lettering shall be permanent, a minimum of six inches in height and comply with A.D.A.A.G. (Americans with Disabilities Act Accessibility Guidelines) 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

Adjacent to every stairwell door there shall be posted, on the occupancy side, information showing which floors have re-entry locations. Lettering shall be permanent and comply with A.D.A.A.G. 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

(Added Coun. J. 10-31-01, p. 71183, § 3; Amend Coun. J. 5-1-02, p. 84027, § 2)

13-196-086 Area of rescue assistance identification.

Each area of rescue assistance shall be identified by a sign which states "area of rescue assistance" and displays the international symbol of accessibility. Lettering shall be permanent and comply with A.D.A.A.G. 4.30 (Americans with Disabilities Act Accessibility Guidelines).

(Added Coun. J. 10-31-01, p. 71183, § 3; Amend Coun. J. 5-1-02, p. 84027, § 1)

13-196-090 Exit, stairway, fire escape and directional signs.

Exit, stairway, fire escape and directional signs shall be properly installed and maintained, in accordance with Sections 13-160-700 to 13-160-750 of this Code.

(Prior code § 78-9)

13-196-100 Smoke alarms – Where required.

All existing residential units as defined in Sections 13-56-020 through 13-56-040, inclusive shall be equipped with approved smoke alarms in accordance with the provisions of Chapter 13-196, Sections 13-196-110 through and including 13-196-160.

(Prior code § 78-10; Amend Coun. J. 4-15-84, p. 6189; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 24)

13-196-110 Smoke alarms – Installation near sleeping rooms and in living levels.

Every owner, manager or agent of any building, as described in Section 13-196-100, shall install, in every dwelling unit, not less than one approved smoke alarm in accordance with Section 13-64-130.

(Prior code § 78-11; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 25)

13-196-120 Smoke alarms – Interior stairwell installation.

Every owner, manager or agent of any building of Type II, III or IV construction as described in Section 13-196-100, shall install not less than one approved smoke detector on the uppermost ceiling of all interior stairwells in accordance with Section 13-64-140.

(Prior code § 78-12; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 26)

13-196-130 Smoke alarms – Standards.

All approved single station smoke detectors required in this chapter shall be the ionization or photoelectric type, either battery powered or 110 volt AC and shall comply with Title 14E of this Code. Smoke detectors shall bear the label of a nationally recognized standards testing laboratory that indicates that the smoke detectors have been tested and listed as single or single and multiple station smoke detectors.

In buildings required to have a standard fire alarm system as specified in Chapter 13-196 and hotel buildings of Type II, III or IV construction complying with Section 13-196-210 smoke detectors in dwelling units shall be of the type tested and listed for fire protection signaling systems and shall have an integral audible device.

Smoke detectors provided as part of a building fire alarm system in accordance with Section 13-64-141 shall be an acceptable alternative to smoke alarms required by this chapter.

(Prior code § 78-13; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 27)

13-196-140 Smoke alarms – Owner/tenant responsibilities.

The owner shall be responsible for testing and maintaining smoke alarms in common stairwells. It shall be the responsibility of the tenant to provide and maintain functional batteries for each smoke alarm; test and maintain smoke alarms within dwelling units and to notify the owner or authorized agent in writing of any deficiencies. The owner shall be responsible for providing each tenant with written information regarding smoke alarm testing and maintenance.

The owner shall be responsible for testing and maintaining any smoke detector or smoke alarm that is part of a building fire alarm system, including those located within dwelling units.

(Prior code § 78-14; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 28)

13-196-150 Smoke alarms – Unlawful acts.

It shall be unlawful for any person to remove batteries or in any way make inoperable smoke alarms as provided for in this chapter.

(Prior code § 78-15; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 29)

13-196-160 Reserved.

Editor's note – Coun. J. 9-6-17, p. 55278, Art. VI, § 30, repealed § 13-196-160, which pertained to smoke detector installation in multi-family and single-family dwellings.

13-196-165 Carbon monoxide detectors.

All existing buildings shall comply with all applicable requirements in Chapters 13-64 and 18-28 of this Code for the installation and maintenance of carbon monoxide detectors.

(Added Coun. J. 3-14-07, p. 99609, § 2)

13-196-170 Self-closing devices required for corridor doors.

In residential buildings exceeding four stories in height, all apartment doors opening upon public corridors shall be equipped with approved self-closing devices. In all new and existing single-room occupancy buildings, irrespective of height, all dwelling unit doors opening to public corridors shall be equipped with approved self-closing devices.

(Prior code § 78-16; Amend Coun. J. 5-4-94, p. 49750)

13-196-180 Sprinkler systems – Where required.

The following existing buildings or structures, or parts thereof, are to be equipped with sprinkler systems complying with the requirements of Chapter 15-16:

(a) Every building of construction Type III or IV and of two stories or more in height, used in part or in whole as a Type I school, hospital, infirmary, nursery, orphanage, sheltered-care home, sanatoria or home for the aged or used in whole as a Type II school;

- (b) Every building used in whole or in part as a men's cubicle hotel which does not comply with Section 13-64-020(a) of this Code;
- (c) Every building used primarily as an exhibition area or in that portion of any building used as an exhibition area;
- (d) Every building used in whole or in part as a nursing home, as defined, in Section 13-4-010.

(e) Areas used for storage of combustible containers in new and existing buildings, with exhibition areas, shall be enclosed with a two-hour fire resistive construction, and shall be equipped with a standard sprinkler system, as defined in Chapter 15-16 of this Code.

(Prior code § 78-17; Amend Coun. J. 5-9-12, p. 27485, § 178)

13-196-190 Standpipe systems – Where required.

Standard inside standpipe systems, complying with the requirements of Chapter 15-16, shall be provided in all buildings exceeding 80 feet in height with the following exceptions:

- (a) *Institutional Units.* In institutional units, standpipes shall be provided in all buildings more than four stories or 55 feet in height.
- (b) *Stage Blocks.* In stage blocks, standpipes shall be provided on each side of the stage, on each tier of dressing rooms, and within 55 feet of all property rooms, store rooms or work rooms.
- (c) *Storage Structures.* Standpipes shall not be required in grain elevators or similar storage structures, where such standpipes are ineffective owing to the type of structure and inaccessibility of hose connections.

For the purpose of determining standpipe requirements, the height of a building shall be determined in accordance with the provisions of Section 13-48-020. Towers, steeples, tanks and similar structures not intended or used for human occupancy shall not be considered in determining the height.

(d) This section shall not apply to a building used as a business unit or storage unit, in existence prior to January 20, 1950, which is equipped throughout with an approved system of automatic sprinklers or is a fire resistive building of Type IA, IB or IC construction, provided that a standpipe system complying with Section 15-16-1190 is also provided in the building.

(e) In exhibition areas standpipes shall be provided regardless of the height of the building and standpipe locations shall provide complete coverage of the fire area with 100 foot hose lengths and 30 foot hose streams.

(Prior code § 78-18)

13-196-200 Standard fire alarm system requirements.

An approved fire alarm system shall be provided as required in this section.

(a) A standard fire alarm system meeting the requirements of this chapter and Chapter 15-16 shall be provided in the following occupancies:

(1) *Institutional:* Buildings two stories or less in height with a floor area which does not exceed 8,000 square feet shall be equipped with a Class I system. Buildings over two stories in height or with a floor area exceeding 8,000 square feet shall be equipped with a Class II system;

(2) *Type I or Type II schools:* Buildings over one story in height shall be equipped with a Class I system;

Any Type I school operating as or containing a day care center Class I, as defined in Section 13-4-010, shall comply with fire alarm system requirements applicable to Type III schools;

(3) *Type III schools:* Class I system;

(3) *Type I or Type III schools:* Class I system;

(4) *Hotels:* Buildings of Types II, III or IV construction 80 feet or less in height shall be equipped with a Class I system except where 25 or fewer persons sleep above the second floor;

(5) *Single-room occupancy buildings:* new and existing single-room occupancy buildings two stories or more in height, which are not equipped with a complete automatic sprinkler system, shall be equipped with a Class I fire alarm. The approved standard Class I control equipment may use microprocessor based program-controlled communication circuits when the control equipment is of a type tested and conforming to Underwriters Laboratories standard 864-1991 for the intended use. The stored program (software) installed for such systems shall be incapable of change, except that a manufacturer's authorized technician may make changes for proper system operation when such changes are approved by the fire commissioner. Any changes, repairs or maintenance on such systems shall be performed only by or under the direction of a licensed supervising electrician.

(6) *Dormitories:* Buildings two stories or more in height; except those where 25 or fewer persons sleep above the second floor, shall be equipped with a Class I system;

(7) Intermediate care facilities for the developmentally disabled – 15 or fewer persons, same as institutional uses.

(b) *Hotels:* Buildings of Type 1 construction over four stories but not over 80 feet in height shall be equipped with an approved fire alarm system including smoke detectors, heat detectors and water flow alarm devices installed in accordance with NFPA 72-2013 and annunciated visually and audibly for each individual floor at a fire panel located near a main entrance to the building. A one-way voice communication system controlled from the fire panel location and meeting the requirements of Section 13-196-210(e)(2) shall be provided. Use of the one-way voice communication system in a fire emergency by other than department of fire personnel shall be

prohibited.

(1) The fire alarm system shall be zoned horizontally based on the system design, but in no case shall there be less than one zone per floor.

(2) The fire alarm system shall be monitored by an Underwriters Laboratories Inc. listed Central Station service or shall be a Proprietary Protective Signaling System installed in accordance with NFPA 72-2013.

(3) A fire panel consisting of fire alarm controls, annunciator panel, and one-way voice communications system controls shall be provided in a location approved by the fire commissioner. Fire panels installed prior to the passage of this ordinance located on grade level in a readily accessible location shall be accepted.

(4) Plans for all systems to be installed shall be submitted to the fire commissioner for approval and systems used shall meet the approval of the fire commissioner.

(c) Notwithstanding any other provision of this Code to the contrary, the revisions to the requirements of this chapter and Chapter 15-16 contained in this amendatory ordinance shall apply to schools and day care centers in existence on the effective date of this amendatory ordinance beginning July 1, 1991.

(d) The requirements of subsection (a)(5) of this section shall be enforced against all single-room occupancy buildings effective June 30, 1995. All existing single-room occupancy buildings which will require installation of a Class I alarm system shall submit plans to the fire commissioner for approval of such system on or before January 1, 1995.

(Prior code § 78-19; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 6-27-90, p. 17613; Amend Coun. J. 5-4-94, p. 49750; Amend Coun. J. 5-9-12, p. 27485, § 179; Amend Coun. J. 5-18-16, p. 24131, § 48; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 15; Amend Coun. J. 3-28-18, p. 74459, Art. V, § 11)

13-196-203 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. VIII, § 6, amended and renumbered this section as § 13-78-045.

13-196-204 Voice communication systems in existing buildings.

(A) Subject to the exceptions listed below, no later than January 1, 2015, every existing building exceeding 80 feet in height above grade shall be equipped with the following: (i) a one-way voice communication system meeting the requirements of Section 13-76-050(b); and (ii) a two-way voice communication system meeting the requirements of Section 13-76-050(a); provided, however, that a telephone or other two-way communication system connected to an approved station, and installed pursuant to and in accordance with Option 2 of Section 13-196-084(a), shall be deemed to satisfy the requirements of item (ii) of this subsection.

(B) Neither a one-way nor a two-way voice communication system shall be required in the following buildings:

Exception Number 1: Buildings that are classified as Class A-2, Multiple Dwellings, and are for non-transient residential use and are fully protected by automatic sprinklers.

Exception Number 2: Institutional buildings and schools that have an approved standard fire alarm system as required by Section 15-16-110.

(C) A one-way voice communication system shall not be required in the following buildings:

Exception Number 1: Non-transient residential buildings with an existing occupant notification system if a detailed description of the existing occupant notification system is submitted to and approved by the commissioner of buildings and the fire commissioner or by their designated representatives. In order to be considered for approval under this exception, and if approved under this exception, the existing occupant notification system shall meet the following criteria:

(a) the system must be in continuous use and must be tested on a monthly basis, or the system must have electronic supervision to indicate operational deficiencies in the system including, but not limited to, shorts, grounds and breaks in the circuit wiring; and

(b) the system must be audible throughout all required areas of the building, or must produce within all dwelling units a minimum sound level of 45 dBA within ten feet of any existing occupant notification system device; and

(c) the system must be able to transmit voice instructions without delay; and

(d) the system must be able to transmit voice instructions to all required areas or to all dwelling units at the same time; and

(e) the system must be available for fire department use from a central command location; and

(f) the system is subject to field testing; and

(g) replacement or modification of system components to meet the above criteria is limited to 50 percent of the reproduction cost of the existing occupant notification system.

(D) A two-way voice communication system shall not be required in the following buildings:

Exception 1: Buildings that are classified as Class A-2, Multiple Dwellings, and are for non-transient residential use if the building does not exceed 15 stories in height and contains 60 or fewer dwelling units as defined in Section 13-4-010.

(E) For purposes of this section, "non-transient residential" means a residential use other than a hotel, motel, bed-and-breakfast establishment, dormitory, transitional shelter, emergency shelter or other temporary residential use.

(F) This section shall be enforceable against the building owner and against any subsequent owner.

(Added Coun. J. 12-15-04, p. 39962, § 2; Amend Coun. J. 11-18-09, p. 76565, § 1)

13-196-205 Automatic sprinkler system installation in existing high-rise buildings.

Subject to the exceptions listed below, every existing building exceeding 80 feet in height above grade shall be protected throughout by an approved automatic sprinkler system meeting the requirements of Chapter 15-16 of this Code unless otherwise provided by Section 13-196-207. The owner of each such building shall, no later than September 1, 2005, submit for approval to the fire commissioner a plan for compliance with the requirements of this section. The requirements of this section shall be enforceable against the building owner and against any subsequent owner.

Every building subject to the provisions of this section shall comply with the following schedule for installation of an approved automatic sprinkler system: one-third of the gross square footage of the building shall be equipped with automatic sprinklers by January 1, 2009; two-thirds of the gross square footage of the building shall be equipped with automatic sprinklers by January 1, 2013; and the entire gross square footage of the building shall be equipped with automatic sprinklers by January 1, 2017. Buildings subject to any of the following exceptions 3 through 7, inclusive, shall comply with the requirements of Section 13-196-206.

Exception Number 1: An open-air parking facility meeting the requirements of Section 13-96-920 of this Code.

Exception Number 2: The open-air portions of a stadium.

Exception Number 3: A building that is classified as a Class A-2, Multiple Dwelling, and that is a non-transient residential use. This exception includes (a) all approved auxiliary use areas of the building other than parking garages; and (b) any parking garage in the building that is used exclusively by the building's non-transient residential occupants and their guests or by persons who, pursuant to a written lease agreement, rent space in the building's parking garage for use by a designated motor vehicle in time increments of at least one month in duration.

Exception Number 4: The following portions of a building classified as a mixed occupancy building:

- (A) any portion of a mixed occupancy building that is classified as a Class A-2, non-transient residential use;
- (B) any approved auxiliary use area wholly contained within a Class A-2, non-transient residential use portion of a mixed occupancy building;
- (C) any parking garage in a mixed occupancy building that is used exclusively by the building's non-transient residential occupants and their guests or by persons who, pursuant to a written lease agreement, rent space in the building's parking garage for use by a designated motor vehicle in time increments of at least one month in duration;
- (D) any portion of a mixed occupancy building, other than those portions of the building classified as a Class A-2, non-transient residential use, if all of the following criteria are met:
 - (1) the cumulative total of the building's floor areas not classified as a Class A-2, non-transient residential use does not exceed ten percent of the total floor area of the building. The floor areas of parking garages used exclusively by the building's non-transient residential occupants and their guests shall be excluded from the calculation of the building's total floor areas not classified as a Class A-2, non-transient residential use and from the calculation of the total floor area of the building; and
 - (2) occupancy separations are provided in accordance with Table 13-56-280 as set out in Section 13-56-280 of this Code; and
 - (3) the mixed occupancy building must be either of Type I, fire-resistive construction or of Type II, non-combustible construction; and
 - (4) all of the exempted areas within the mixed occupancy building, other than those portions of the building classified as a Class A-2, non-transient residential use, are located in the building at a floor level elevation that does not exceed 80 feet in height above average grade.

Exception Number 5: A building designated as a Chicago Landmark pursuant to Article XVII of Chapter 2-120 of this Code unless the landmarked building is required to be equipped with an automatic sprinkler system by other provisions of this Code.

Exception Number 6: A building within a landmark district designated pursuant to Article XVII of Chapter 2-120 of this Code and determined to be a contributing building unless the contributing building is required to be equipped with an automatic sprinkler system by other provisions of this Code.

Exception Number 7: A building color-coded red or orange in the *Chicago Historic Resources Survey*, published in 1996, unless the building is required to be equipped with an automatic sprinkler system by other provisions of this Code.

For purposes of this section, "non-transient residential" means a residential use other than a hotel, motel, bed-and-breakfast establishment, dormitory, transitional shelter, emergency shelter or other temporary residential use.

(Added Coun. J. 12-15-04, p. 39962, § 3; Amend Coun. J. 5-18-16, p. 24131, § 49)

13-196-206 Life safety evaluation of existing high-rise buildings.

(A) No later than January 1, 2005, the Building Commissioner shall adopt by rule and publish criteria for life safety evaluations of all existing buildings exceeding 80 feet in height above grade that are not required by Section 13-196-205 to be protected throughout by an approved automatic sprinkler system. The criteria adopted pursuant to this subsection shall provide sufficient protection to life and safety of building occupants. The criteria shall be developed based on a review of available resources, including standardized building and

safety codes and the practices of other municipalities.

(B) The owner of any building qualifying for any exception 3 through 7, inclusive, of Section 13-196-205 shall have the building evaluated for life safety by a licensed professional engineer or by a licensed architect; provided, however, that this requirement shall not apply to any building which is protected throughout by a previously approved automatic sprinkler system. The licensed engineer or architect shall prepare a life safety evaluation of the building in accordance with the requirements of this section and with any rules promulgated thereunder. The life safety evaluation shall be signed and sealed by the person who prepared it and shall contain an explicit statement acknowledging that the information contained therein is true and complete.

(C) If, based on the use of a scoring system described by rule to conduct the life safety evaluation, the licensed professional engineer or licensed architect determines that the building achieves the minimum score required on the life safety evaluation, the licensed engineer or architect shall certify the evaluation as a life safety compliance plan and shall give the life safety compliance plan to the building owner. No later than January 1, 2006, the building owner shall submit the life safety compliance plan to the Department of Buildings and Fire Department. The life safety compliance plan shall be enforceable against the building owner and against any subsequent owner.

(D) If, based on the use of a scoring system described by rule to conduct the life safety evaluation, the licensed professional engineer or licensed architect determines that the building does not achieve the minimum score required on the life safety evaluation, the building owner shall, no later than January 1, 2006, submit the life safety evaluation to the Department of Buildings and the Fire Department along with either: (1) a proposal to protect the building throughout with an automatic sprinkler system meeting the requirements of Chapter 15-16 of this Code unless otherwise provided by Section 13-196-207, notwithstanding any exceptions for which the building may have otherwise qualified pursuant to Section 13-196-205, and using the schedule for installation described in Section 13-196-205; or (2) a proposal for achieving the minimum score required on the life safety evaluation by making specified modifications to the building.

Any proposal submitted pursuant to this subsection shall be signed and sealed by a licensed professional engineer or by a licensed architect. In addition, any proposal submitted pursuant to item (2) of this subsection shall contain (i) an explicit statement by the licensed engineer or architect certifying that if the modifications identified in the proposal are fully implemented, the building will receive the minimum score required on the life safety evaluation; and (ii) a timetable for completion of those modifications to be phased in over a stipulated period of years, but no later than January 1, 2015, at which time the modifications identified in the proposal shall be fully implemented. Any schedule for installation or timetable required by this subsection shall be enforceable against the building owner and against any subsequent owner.

If, after reviewing the certified proposal, the Building Commissioner and Fire Commissioner determine that the certified proposal, when fully implemented, will enable the building to achieve the minimum score required on the life safety evaluation, the Building Commissioner and Fire Commissioner shall jointly accept the certified proposal as a life safety compliance plan. The life safety compliance plan shall be enforceable against the building owner and against any subsequent owner.

(E) No permit shall be issued for work on any existing building that is the subject of a life safety compliance plan unless the licensed architect or licensed engineer of record identified in the permit application certifies in writing that the permitted work will not reduce or otherwise negatively impact the score of the life safety evaluation on which the life safety compliance plan is based; nor shall any permit be issued for work on a building whose owner is in violation of any of the requirements of this section unless the permit is necessary to cure the violation.

(F) (1) *Disclosure statement required when – Content of statement – Inspection of statement.* Except as otherwise provided in subsection (F)(4) or (F)(5) of this section: The owner, condominium association or governing body, as applicable, of any building for which a life safety compliance plan is required under this section shall keep and maintain on file at such building a written disclosure statement containing the following information: (1) whether a life safety compliance plan for such building has been submitted to the Department of Buildings and Fire Department; (2) whether such life safety compliance plan has been approved in writing by the Department of Buildings and Fire Department; and (3) whether all of the modifications to the building required in the approved life safety compliance plan have been fully implemented at such building. Such disclosure statement shall: (i) be in writing; (ii) be true and accurate; (iii) be kept current; (iv) indicate the date on which the disclosure statement was prepared; (v) bear the printed name and signature of the building's current owner or authorized agent; and (vi) upon distribution of such disclosure statement or any copy thereof to any person, identify the date on which such distribution occurred, which date shall be signed or initialed by the building's current owner or authorized agent. Upon request by any authorized City official, the building's owner, condominium association or governing body, as applicable, shall immediately make the disclosure statement required under this subsection (F)(1) available for inspection by such authorized City official.

(2) *Disclosure to new and renewing tenants – Required when.* Except as otherwise provided in subsection (F)(4) or (F)(5) of this section: Before any person initially enters into or renews a rental or lease agreement of any type for a dwelling unit in any building for which a life safety compliance plan is required under this section, the owner of such dwelling unit or such owner's agent shall provide such prospective or existing tenant with a current copy of the written disclosure statement required under subsection (F)(1) of this section. Upon distributing the required disclosure statement to such tenant, the dwelling unit owner or such owner's agent shall write on the disclosure statement the date on which such distribution occurred. Such date shall be signed or initialed by the dwelling unit owner and tenant or by their respective agent(s).

(3) *Distribution of disclosure statement to dwelling unit owners in condominium and cooperative buildings – Required upon request.* If a dwelling unit is located within a condominium building or cooperative building for which a life safety compliance plan is required under this section and the owner of such dwelling unit or such owner's agent requests a copy of the disclosure statement required under subsection (F)(1) of this section, the condominium association or governing body, as applicable, or such association's or governing body's agent, shall, at no charge and within five business days of receipt of a written request from such dwelling unit owner or such dwelling unit owner's agent, provide such dwelling unit owner or agent with a copy of the written disclosure statement required under subsection (F)(1) of this section. Provided, however, that if the owner of a particular dwelling unit or such dwelling unit owner's agent requests more than three copies of such disclosure statement within any 12-month period, the condominium association or governing

board, as applicable, or such association's or governing body's agent, may charge a reasonable fee, not to exceed \$25.00, for any fourth or subsequent copy of such disclosure statement provided to such dwelling unit owner or agent within such 12-month period.

(4) *Exemption for fully sprinklered buildings.* If, as of the effective date of this amendatory ordinance of 2012, a building for which a life safety plan was required has been or is subsequently equipped throughout by an approved automatic sprinkler system, as evidenced by a written statement to such effect jointly signed by the Building Commissioner and Fire Commissioner and issued, as applicable, to the building's owner, condominium association or governing body, the disclosure requirements set forth in subsections (F)(1), (F)(2) and (F)(3) of this section shall not apply.

(5) *Exemption after January 1, 2015 for buildings in full compliance with an approved life safety compliance plan.* If the Building Commissioner and Fire Commissioner determine that a building is in full compliance with any life safety compliance plan required under this section, as evidenced by the building being listed in full compliance status on the Department's public website, then the disclosure requirements set forth in subsections (F)(1), (F)(2) and (F)(3) of this section shall not apply so long as the building remains in full compliance with such plan.

(G) *Construction of Section.* Nothing in this section shall be construed to waive any provision of the Municipal Code of Chicago applicable to existing buildings or to relieve any person from full compliance with those provisions or to limit in any way any affirmative defense available to the City. Notwithstanding anything to the contrary in Chapter 5-12 of this Code, nothing in subsection (F) of this section shall be construed as material noncompliance by the landlord, within the meaning of Section 5-12-110, with a rental agreement or with Section 5-12-070.

(H) *Penalty for violation.* The penalty for violation of any requirement of this section shall be as set forth in Section 13-196-039.

(Added Coun. J. 12-15-04, p. 39962, § 4; Amend Coun. J. 12-14-11, p. 18112, § 1; Amend Coun. J. 3-14-12, p. 23148, § 2; Amend Coun. J. 5-18-16, p. 24131, § 50; Amend Coun. J. 11-21-17, p. 61755, Art. I, § 31)

13-196-207 Materials and installation standards for retrofit fire protection systems.

In every existing high-rise building subject to the requirements of Sections 13-196-204, 13-196-205 or 13-196-206 of this Code, the following materials and installation standards shall apply to newly installed fire protection systems:

(A) An existing water supply that serves an existing fire department wet standpipe system may also serve as the water supply for retrofit sprinkler systems, provided the water supply meets, non-simultaneously, the larger of either the standpipe demand at the time of the original installation, or the new sprinkler system demand including hose stream allowance.

(B) Notwithstanding the requirements of Sections 18-28-602.2.1 and 15-16-370, sprinkler piping and sprinklers shall meet or exceed the requirements of NFPA 13-2002 and their respective product listings issued by an approved independent laboratory or agency.

(C) Automatic sprinkler systems shall meet or exceed the requirements of NFPA 13-2002 except that at least one sprinkler shall be provided within the stairway enclosure at the landing serving the door(s) to each floor.

(D) If repairs or minor modifications are made to existing dry-pipe sprinkler systems, the zoning of the system may remain as originally installed.

(E) Low-voltage electrical wiring risers for fire detection and fire alarm notification systems may be installed in stairways, notwithstanding the requirements of Section 15-8-180, if the wiring is in conduit and does not obstruct the required egress width of a stairwell.

(F) Low-voltage electrical branch wiring in horizontal runs for voice communication systems may be installed without conduit, unless required by other sections of this Code, if the wiring (i) is limited combustible FHC 25/50 CMP; and (ii) has a maximum Class 1 flame spread rating as defined in Section 15-12-040; and (iii) has a smoke developed rating not to exceed 50 when tested in accordance with ASTM-E 84.

(G) Low-voltage electrical wiring for fire detection systems may be run in the same conduit as low-voltage electrical wiring for fire alarm notification systems, as permitted by NFPA 72-2002 and the product listings of the wire and the conduit issued by an approved independent laboratory or agency.

(H) Low-voltage fire detection equipment panels and low-voltage fire alarm notification equipment panels may be installed in the same panel box, as permitted by NFPA 72-2002 and the product's listing issued by an approved independent laboratory or agency.

(I) Central station monitoring of fire alarm systems may use digital alarm communicators with constant supervision, as permitted by NFPA 72-2002.

(Added Coun. J. 12-15-04, p. 39962, § 5)

13-196-208 Smokeproof towers in existing high-rise buildings – Fire shields.

If fire shields in smokeproof towers are provided to protect openings of balconies or vestibules in existing buildings exceeding 80 feet in height above grade, such fire shields shall comply with the requirements of this section.

(A) Fire shields shall comply with all applicable requirements for fire windows as provided in Section 15-12-160.

(B) Fire shields shall have an opening sash having a clear area not less than as required in Section 13-160-380(c), arranged to open automatically in case of fire to the full limit and to be held securely in such open position. Provision shall be made for the manual opening or closing of the sash.

(C) The automatic opening of the sash shall be actuated by approved devices located inside the building within five feet of the door from the building to the vestibule or balcony and located also on the ceiling of the vestibule or balcony. Such devices shall be designed to operate as a result of rate of temperature rise or when the surrounding air reaches a temperature of 120 degrees Fahrenheit.

(D) Each fire shield sash shall be tested annually to verify automatic operation as required in subsection (c) of this section. Testing shall be performed by an individual or organization approved by the fire commissioner. Reports of the testing shall be filed with the bureau by June 30 of each year.

(Added Coun. J. 12-15-04, p. 39962, § 6; Amend Coun. J. 5-18-16, p. 24131, § 51)

13-196-209 High-rise buildings – Stairways – Doors – Frames.

No later than January 1, 2015, doors and frames in stairways in all existing residential buildings and buildings of mixed residential occupancy exceeding 80 feet in height above grade shall have a fire resistance rating of at least one hour.

(Added Coun. J. 12-15-04, p. 39962, § 7; Amend Coun. J. 12-14-11, p. 18115, § 1)

13-196-210 High rise fire systems – Hotels.

Any existing or preordinance building exceeding 80 feet in height designed or used in whole or in part as a hotel shall be equipped with a high rise fire system as required in this section.

(a) In buildings equipped with an approved system of automatic sprinklers, an approved fire alarm system including all water flow alarm devices shall be required. Sprinklers may be omitted in guest room closets not over 24 square feet in area. Other areas not sprinkled, because of unreasonable hardship or as permitted by Section 15-16-350 of this Code, shall be protected by approved smoke detectors or other fire detection measures approved by the fire commissioner. Detectors shall not be required in guest room bathrooms. No automatic smoke detector shall be required in guest room corridors nor elevator lobbies of existing buildings having automatic sprinkler systems installed prior to the passage of this ordinance on guest room floors except that sprinklers may be omitted in guest room bathrooms over 55 square feet in area with noncombustible plumbing fixtures and with walls and ceilings surfaced with noncombustible materials.

(b) In buildings not equipped with an approved system of automatic sprinklers an approved fire alarm system, including smoke detectors, heat detectors and water flow alarm devices, shall be required. System devices shall be installed as follows:

- (1) As required by Section 13-196-240 of this Code;
- (2) Heat detectors shall be installed in restaurants, meeting rooms and lounges.

(c) The fire alarm system shall be zoned horizontally based on the system design, but in no case shall there be less than one zone per floor.

(d) The fire alarm system shall be a Proprietary Protective Signaling System installed in accordance with NFPA 72D-1986 or shall be monitored by an Underwriters Laboratories Inc. listed Central Station service.

(e) There shall be two voice communication systems as follows:

(1) A two-way fire department communications system providing emergency two-way stations in each required stairwell at not less than every fifth floor and at the fire panel. The system shall be zoned not less than one zone per stairwell. Systems installed prior to the passage of this ordinance using phone jacks zoned by stairwell shall be accepted in lieu of two-way stations.

(2) A selecting one-way communication system with speakers in passenger elevators, in elevator lobbies, in stairwells at not less than every fifth floor, and in corridors at intervals not exceeding 75 feet. Use of the one-way voice communication system in a fire emergency by other than department of fire personnel shall be prohibited. Zoning of speakers shall be as follows: passenger elevators zoned by elevator lobby; elevator lobbies and corridors zoned horizontally based on the system design, but in no case less than one zone per floor; stairwells zoned vertically by stairwell. Approved elevator speaker intercom systems installed prior to the passage of the ordinance shall be accepted for communication to elevators as long as the systems are maintained in good working order.

The two-way fire department communication system may be combined with the one-way system.

(f) A fire panel consisting of fire alarm controls, annunciator panel, and one- and two-way voice communications system controls shall be provided in a location approved by the fire commissioner. Fire panels and controls installed prior to the passage of this ordinance located on grade level in a readily accessible location shall be accepted.

(g) Plans for systems to be installed shall be submitted to the fire commissioner for approval and systems used shall meet the approval of the fire commissioner.

(h) In buildings of Type II, III or IV construction, an automatic central alarm shall be installed and be audible throughout the corridors of the building and shall be activated by the sprinkler flow alarm and smoke detectors.

(Prior code § 78-19.1; Added Coun. J. 9-8-86, p. 33588; Amend Coun. J. 5-18-16, p. 24131, § 52; Amend Coun. J. 9-6-17, p. 55278, Art. VII, § 16)

13-196-220 Class II standard fire alarm systems.

A Class II standard fire alarm system may be installed in lieu of a Class I standard fire alarm system in any building when, in the opinion of the fire commissioner, the number of people involved and the physical construction of such building makes a Class II standard fire alarm system acceptable. Class II standard fire alarm system shall comply with the provisions of Chapter 15-16.

(Prior code § 78-20; Amend Coun. J. 5-18-16, p. 24131, § 53)

13-196-230 Floor area and height.

In every building described in Section 13-196-200, as requiring a standard fire alarm system, the area of such building shall be the total area of the building and the height shall be the total height of such building including the space used for occupancies other than for institutional, school, hotel, or single-room occupancies.

(Prior code § 78-21; Amend Coun. J. 5-4-94, p. 49750)

13-196-240 Automatic fire detectors – Where required.

In every fire alarm system required in this Code, automatic fire detectors shall be installed as an integral part of a fire alarm system in rooms or portions of the building as follows:

(a) In all rooms where a flammable compressed gas or flammable liquid as described in Chapters 15-24 and 15-26, other than fuel oil for heating, is stored or used; also in shops and storerooms where combustible material is stored or handled.

(b) In every building used in part as an institutional building, school, hotel, or single-room occupancy, an automatic fire detector shall be installed in such portion or portions of the building used for purposes other than institutional, school, hotel, or single-room occupancy purposes, unless such institutional building, school, hotel, or single-room occupancy is separated from all other occupancies by a separation with a fire resistive value as specified in Section 13-56-280. Such automatic fire detectors shall be installed, spaced and located in accordance with the recommendations, based upon actual tests, prescribed by a nationally recognized testing laboratory acceptable to the fire prevention bureau.

(c) In every storeroom, maintenance shop, fan room, mechanical equipment room, laundry, linen room, janitor closet, kitchen and storage area.

(d) Fire alarm systems serving Type III schools, day care centers Class II, and those Type I schools operating as or containing a day care center Class I as defined in Section 13-4-010 shall include automatic detectors as follows:

1. Smoke detectors shall be installed at each floor level, including basements, of each interior stairwell up to and including one level above the level of the school or day care center, except in unoccupied attics.

2. Smoke detectors shall be installed in front of doors to stairwells from the school or day care center and at intervals of no less than 30 feet in all corridors within or serving the school or day care center.

3. Smoke detectors shall be located in all lounges, recreation areas and sleeping rooms.

4. Heat detectors shall be installed in boiler rooms, kitchens and combustible storage areas except where a sprinkler system with a flow alarm connected to the fire alarm system is installed in such rooms.

(e) In all two-story buildings occupied as open plan schools, (a story located below grade level shall be counted, if used for other than building service purposes), approved automatic fire detectors shall be installed throughout the building and be interconnected to the school fire alarm system.

(f) In hotel buildings over four stories, electrical equipment rooms, guest room corridors and elevator lobbies shall be equipped with automatic smoke detectors installed in accordance with NFPA 72-2013.

(g) In single-room occupancy buildings, automatic heat detectors shall be installed in each single-room occupancy unit, in public corridors, and at each floor level in every interior stairwell. In single-room occupancy buildings, smoke alarms required by Section 13-196-100 need not be connected to the fire alarm system, but shall be permanently wired to the electrical wiring system of the building.

(Prior code § 78-22; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 6-27-90, p. 17613; Amend Coun. J. 5-4-94, 49750; Amend Coun. J. 5-9-12, p. 27485, § 180; Amend Coun. J. 11-9-16, p. 36266, § 26; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 31)

13-196-250 Permitted omission of sprinklers, heat and smoke detectors.

No automatic heat detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers and provided with a water flow alarm which is connected to the fire alarm system. No automatic smoke detector shall be required in guest room corridors nor elevator lobbies of hotel buildings equipped with an approved system of automatic sprinklers. Sprinklers may be omitted in guest room closets not over 24 square feet in area. Other areas not sprinklered, because of unreasonable hardship or as permitted by Section 15-16-350 of the Code, shall be protected by approved smoke detectors or other fire detection measures approved by the fire commissioner. Detectors shall not be required in guest room bathrooms. No automatic smoke detector shall be required in guest room corridors nor elevator to the lobbies of existing buildings having automatic sprinkler systems installed prior to the passage of this ordinance on guest room floors except that sprinkler systems installed prior to the passage of this ordinance on guest room floors except that sprinkler systems may be omitted in guest room bathrooms over 55 square feet in area with noncombustible plumbing fixtures and with walls and ceilings surfaced with noncombustible materials.

(Prior code § 78-23; Amend Coun. J. 9-8-86, p. 33588; Amend Coun. J. 5-18-16, p. 24131, § 54)

13-196-260 Fire extinguishers.

Standard fire extinguishers shall be provided in accordance with the provisions of Sections 15-16-620 through and including 15-16-680 of this Code.

(Prior code § 78-24)

13-196-270 Elevator recall.

All existing buildings shall comply with the requirements of Section 14C-4-3.11.3.

(Added Coun. J. 6-14-95, p. 2820; Amend Coun. J. 1-10-01, p. 50236, § 2; Amend Coun. J. 3-28-18, p. 74459, Art. II, § 19)

13-196-271 Continued operation.

In buildings equipped with passenger elevators, not less than one passenger elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one passenger elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

(Added Coun. J. 3-28-18, p. 74459, Art. II, § 20)

13-196-280 Reserved.

Editor's note – Coun. J. 1-10-01, p. 50236, § 1, repealed § 13-196-280, which pertained to elevator safety device test.

13-196-290 Pre-ordinance hotels.

Every pre-ordinance hotel (built before July 7, 1957) more than two stories and basement in height, having sleeping accommodations for more than 25 persons above the second story, and every pre-ordinance hotel of any capacity more than four stories and basement in height, shall comply with the requirements of Section 15-8-120 pertaining to the protection of stairs, shafts and vertical openings, except as follows:

(a) Enclosing walls and partitions may be of construction providing fire resistance of not less than one hour.

(b) Doors required for protection of openings in enclosures may be Class C fire doors of combustible material faced on both sides with materials not less fire resistive than sheet steel 18 gauge in thickness. Openings, if any, shall be glazed with wire glass and shall not exceed 144 square inches in area, except that existing openings not exceeding 1,296 square inches in area may be permitted.

(c) Where the top or bottom riser in a stairwell is so located that the vertical enclosures therein required will not be practical to erect without unreasonable hardship, a horizontal cutoff there shall be not more than three openings to dwelling units or other nonpublic spaces on each floor, and such dwelling units or nonpublic spaces shall be separated from the corridor by partitions providing fire resistance of not less than one hour with all openings protected with self-closing Class C fire doors.

(Prior code § 78-27)

13-196-300 Institutional units.

In every pre-ordinance institutional building, every room used for the storage or application of anesthetics consisting of flammable or explosive gases or mixtures, including cyclopropane, ether chloride, ethylene, propylene, or any flammable liquids, shall have safeguards for installation and operation of such rooms and equipment as follows:

(a) Any cylinders containing anaesthetizing gases or liquids shall be plainly marked with the name of the substance which they contain and shall comply with the requirements of the Interstate Commerce Commission for such containers. Such cylinders or containers shall not be stored in any operating room. Approved regulators or gas flow devices shall be provided for any such substances, except low pressure oxygen containers.

No such regulators or gas flow devices shall permit the intermixing of gases by any error or manipulation.

(b) The construction and equipment of operating rooms shall comply with the applicable requirements of Section 13-80-040.

(Prior code § 78-28)

13-196-310 Roominghouses.

Every roominghouse and every rooming unit shall be in compliance with the minimum standards set forth in this chapter, except as modified in Section 13-196-320.

(Prior code § 78-29)

13-196-320 Roominghouses – Sanitary facilities.

At least one flush water closet, lavatory basin and bathtub or shower shall be supplied for each ten persons or fraction of ten within a roominghouse, including members of the family of the owner if they share the use of the facilities.

All such facilities shall be properly connected to required water and sewage systems and shall be located within the dwelling so as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities, and shall not be more than one story removed from the rooming unit of any occupant intended to share the facilities. In a roominghouse in which rooms are let only to males, flush urinals may be substituted for not more than 33 and one-third percent of the required number of water closets.

In a roominghouse where both sexes are accommodated, the water closets shall be separately calculated, based on the occupancy of each sex, except where not more than two water closets are required.

(Prior code § 78-30)

13-196-330 Roominghouses – Responsibility of operator.

Every operator of a roominghouse shall be responsible for the following matters required by this chapter: extermination of insects, rodents, or other pests in it or in its yard; disposal of refuse by placing in it disposal facilities supplied by him; hanging and removing all screens required; sanitary maintenance of all walls, floors and ceilings; maintenance of a sanitary condition in every part of the roominghouse; and proper installation and repair of every facility.

(Prior code § 78-31)

13-196-340 Minimum requirements for residential buildings – General.

The provisions of these Sections 13-196-350 through and including 13-196-640 are applicable to occupancy for residential purposes of any building, whether or not such building was erected, altered or converted in full or substantial compliance with ordinances in force at the time of its erection, alteration, or conversion and whether or not such building was erected, altered or converted prior to the effective date of this Code. The requirements imposed by these sections shall be in addition to other applicable requirements for existing buildings imposed by other provisions of Chapter 13-196.

(Prior code § 78-32)

13-196-350 Residential buildings – Water closet.

Every family unit except as provided in Section 13-196-380 shall contain within its walls, a room, separate from the habitable rooms, which affords privacy to a person and is equipped with a flush water closet.

(Prior code § 78-33)

13-196-360 Residential buildings – Lavatory.

Every family unit except as provided in Section 13-196-380 shall contain within its walls a lavatory basin located in the same room as the required water closet, or as near to that room as practicable.

(Prior code § 78-34)

13-196-370 Residential buildings – Bathtub or shower.

Every family unit except as provided in Section 13-196-380 shall contain within its walls a room, separate from the habitable rooms, which affords privacy to a person in the room and which is equipped with a bathtub or shower.

(Prior code § 78-35)

13-196-380 Residential buildings – Limitations on sharing sanitary facilities.

The occupants of not more than two-family units which are located in the same dwelling, may share a single flush water closet, a single lavatory basin, a single bathtub or shower if:

- (a) The facilities to be shared are within a room or rooms on the same floor as the family units and are accessible to the occupants of each family unit without going through the family unit of another person or outside the dwelling; and
- (b) Neither of the two-family units contains more than two habitable rooms nor more than 500 square feet of floor area, excluding of the number of rooms and from floor area any kitchen of less than 70 square feet of the floor area.

(Prior code § 78-36)

13-196-390 Residential buildings – Kitchen sink.

Every family unit shall contain within its walls a kitchen sink.

(Prior code § 78-37)

13-196-400 Residential buildings – Heating facilities.

Every family unit shall have heating facilities which are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments within its walls to a temperature of at least 65 degrees Fahrenheit, when the outside temperature is ten degrees below zero Fahrenheit. Gas appliances designed primarily for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this section. Portable heating equipment employing flame and the use of gasoline as a fuel does not meet the requirements of this section and is prohibited. The owner may require that the occupant shall provide the required heating facilities at the occupant's expense but such agreement or requirement does not relieve the owner from responsibility for the presence of such heating equipment in the family unit.

(Prior code § 78-38)

13-196-410 Residential buildings – Heat to be furnished.

Every family unit or rooming unit to which heat is furnished from a heating plant used in common for the purpose of heating the various rooms of the dwelling shall be supplied with heat from September 15th of each year to June 1st of the succeeding year so that the occupants of a family unit or rooming unit may secure, without such undue restriction of ventilation as to interfere with proper sanitary conditions, a minimum temperature of 68 degrees at 8:30 a.m. and thereafter until 10:30 p.m. and 66 degrees at 10:30 p.m. and thereafter until 8:30 a.m. averaged throughout the family unit or rooming unit.

(Prior code § 78-39; Amend Coun. J. 2-25-88, p. 10733; Amend Coun. J. 3-9-05, p. 43526)

13-196-420 Residential buildings – Cold and hot water lines.

Every kitchen sink, lavatory and bathtub or shower required shall be connected with hot and cold water lines. The hot water lines shall be connected with water heating facilities which are capable of heating water to such a temperature as to permit water to be drawn at every required outlet at a temperature of not less than 120 degrees Fahrenheit even when the heating facilities required by this Code are not in operation.

(Prior code § 78-40)

13-196-430 Residential buildings – Hot water to be furnished.

Every family unit or rooming unit to which hot water is furnished from water heating facilities used in common shall be supplied with hot water throughout the year so that the occupants may draw water at every hot water outlet between the hours of 6:00 a.m. and 10:30 p.m. of a minimum temperature of 120 degrees Fahrenheit.

(Prior code § 78-41)

13-196-440 Gas-fired appliances.

All gas-fired heating, cooking and other appliances and gas-fired water heaters, shall conform to the requirements in Chapter 18-28 of the building provisions of this Code concerning installation, vents and flues.

(Prior code § 78-42; Amend Coun. J. 11-9-16, p. 36266, § 26)

13-196-450 Residential buildings – Hall and stairway lighting.

Every public hall and stairway in every dwelling having more than one family unit shall be adequately lighted at all times, except that in a two-family dwelling an adequate lighting system which may be turned on when needed by conveniently located light switches shall be permitted instead of a full-time lighting system.

(Prior code § 78-43)

13-196-460 Residential buildings – Storage beneath stairways.

There shall be no closets or storage of any kind beneath stairways in any dwelling containing two or more family units or in any roominghouse unless the stair complies with the fire resistive requirements of Sections 15-8-120 to 15-8-180 inclusive, or unless the stairs and storage space are separated by noncombustible materials having a fire rating of not less than one hour. No combustible or flammable materials, fluids, or compounds shall be placed, stored or kept in any place inside or outside of any building where the ignition or burning of such materials, fluids, or compounds would obstruct or render hazardous the egress from any family unit or from the building.

(Prior code § 78-44)

13-196-470 Residential buildings – Space, use and location – Applicability of provisions.

No person shall occupy or cause or permit the continued occupancy of any family unit which does not comply with the standards of occupancy set forth in Sections 13-196-480 through and including 13-196-520 of this chapter.

The provisions of Sections 13-196-480 through and including 13-196-520 shall not be applicable to single-family dwellings occupied only by an owner and persons within the family relationship.

(Prior code § 78-45)

13-196-480 Residential buildings – Space requirements.

Every family unit shall contain at least 125 square feet of floor area for each of the first two occupants, and at least 100 square feet of each of the next two occupants, and at least 75 square feet for each additional occupant. For the purpose of this section, floor area is the area within the perimeter of the space or building occupied by the family unit, not including elevators, stairs, or other shaft enclosures.

(Prior code § 78-46)

13-196-490 Residential buildings – Space requirements – Sleeping rooms.

In every family unit and every rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, or if of original configuration need only comply with the regulations in effect at the time of its construction. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor area for each occupant 12 years of age and over and at least 35 square feet of floor area for each occupant under 12 years of age. For the purpose of this section a person under two years of age shall not be counted as an occupant.

(Prior code § 78-47)

13-196-500 Residential buildings – Access to water closets.

Every room used exclusively as a bedroom shall have access to at least one water closet without passing through another room used exclusively as a bedroom.

(Prior code § 78-47)

13-196-510 Residential buildings – Ceiling heights.

At least one-half of the floor area of every habitable room shall have a ceiling height of not less than seven feet; and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof. However, in any room, beams or furred spaces constituting not more than 25 percent of the ceiling area, may have a height of not less than six feet.

(Prior code § 78-49)

13-196-520 Residential buildings – Basement units.

A basement space used as a habitable room or family unit shall comply with the following:

1. The floor depth below grade is not limited if the floors and walls are impervious to leakage of underground and surface runoff water and are protected against dampness.
2. The required minimum window area is located entirely above the finished elevation of the ground adjoining the building wall in which the windows are located.

(Prior code § 78-50)

13-196-530 Residential buildings – Foundations, exterior walls and roofs – Maintenance.

The foundation, exterior walls, and exterior roof shall be substantially watertight and protected against rodents, and shall be kept in sound condition and repair:

- (a) The foundation elements shall adequately support the building at all points.
- (b) Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the exterior spaces of the dwelling.
- (c) The roof shall be tight and have no defects which admits rain and roof drainage shall be adequate to prevent rain water from causing dampness in the walls.
- (d) The dwelling shall be in a rat-stopped condition, in accordance with Sections 7-28-660 through 7-28-730 of this Code, and shall be adequately protected against the entry of other rodents.
- (e) All cornices, rustications, quoins, moldings, belt courses, lintels, sills, oriel windows, pediments and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous and dangerous.

(Prior code § 78-51)

13-196-540 Residential buildings – Floors, interior walls and ceilings – Maintenance.

Every floor, interior wall, and ceiling shall be kept in sound condition and good repair and further,

- (a) Every floor shall be free of holes and wide cracks which might admit rodents or which constitute a possible accident hazard.
- (b) Every floor shall be free of loose, warped, protruding, or rotting floor boards.
- (c) Every interior wall and ceiling shall be free of holes and large cracks.
- (d) All interior walls, ceilings and interior woodwork shall be free of flaking, peeling, chipped or loose paint, plaster or structural material.
- (e) Plaster, paint and other surface materials shall be of such character as to be easily cleanable, and are reasonably smooth, clean and tight.
- (f) Every toiletroom and bathroom floor surface shall be substantially impervious to water and be capable of being maintained easily in a clean and sanitary condition.

(Prior code § 78-52)

13-196-550 Residential buildings – Windows, doors and hatchways – Maintenance.

Every window, exterior door, and basement hatchway shall be substantially tight, and shall be kept in sound condition and repair, and

- (a) Every window shall be fully supplied with window panes which are without open cracks or holes.
- (b) Every window sash shall be in good condition and fit reasonably tight within its frame.
- (c) Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.
- (d) Every exterior door, door hinge, and door hatch shall be in good condition.
- (e) Every exterior door, when closed, shall fit reasonably well within its frame.
- (f) Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction as completely to exclude rain, and substantially to exclude wind from entering the dwelling.

(g) Every basement hatchway shall be so constructed and maintained as to prevent the entrance of rodents, rain, and surface drainage water into the dwelling.

(h) Every door available as an exit as required by this chapter shall be capable of being opened from the inside, easily and without the use of a key.

(Prior code § 78-53)

13-196-560 Residential buildings – Screens.

Screens shall be supplied to the following extent:

(a) Every basement or cellar window which is openable shall be supplied with a heavy wire screen or hardware cloth of not less than four mesh per inch which fits tightly and is securely fastened to the frame, or with any other material affording equivalent protection against the entry of rodents.

(b) From April 15th to November 15th of each year, every door opening directly from any family unit to the outdoors and every window, or other outside openings used for ventilation purposes, shall be supplied with a screen of not less than 16 mesh per inch and every screen door shall have a self-closing device in good working condition. Except for existing screens, which shall not be removed without the written consent of the person entitled to possession of the unit, no screens shall be required for a family unit on a floor above the fourth floor, unless required by the department of buildings and fire department when unusual circumstances of insect prevalence exists.

(Prior code § 78-54; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 6-27-90, p. 17617)

13-196-570 Residential buildings – Stairways and porches – Maintenance.

Every stairway, inside or outside of the dwelling and every porch, shall be kept in safe condition and sound repair and:

(a) Every flight of stairs and every porch floor shall be free of holes, grooves, and cracks, which are large enough to constitute possible accidents hazards.

(b) Every stairwell and every flight of stairs, which is more than two risers high, shall have rails not less than two and one-half feet high, measured vertically from the nose of the tread to the top of the rail; and every porch which is more than two risers high shall have rails not less than three and one-half feet above the floor of the porch.

(c) Every rail and balustrade is firmly fastened and is maintained in good condition.

(d) No flight of stairs shall have settled more than one inch out of its intended position or have pulled away from supporting or adjacent structures.

(e) No flight of stairs shall have rotting, loose or deteriorating supports.

(f) The riser height and the tread width of each flight of stairs shall be uniform.

(g) Every stair tread shall be sound and be securely fastened in a substantially level position.

(h) Every stair tread shall be strong enough to bear a concentrated load of at least 400 pounds without danger of breaking.

(i) Every porch shall have a sound floor.

(j) No porch shall have rotting, loose or deteriorating supports.

(Prior code § 78-55)

13-196-580 Residential buildings – Basements and cellars – Maintenance.

Every basement and every cellar shall be maintained in a safe and sanitary condition, and:

(a) Water shall not be permitted to accumulate or stand on the floor.

(b) All sewer connections shall be properly trapped.

(c) All cellar and slab drains shall be covered with grating.

(d) Junk, rubbish, and waste shall not be permitted to accumulate to such an extent as to create fire hazards or to endanger health or safety.

(Prior code § 78-56)

13-196-590 Residential buildings – Facilities, equipment, chimneys – Maintenance.

Every supply facility, piece of equipment or utility, and every chimney and chimney flue, shall be installed and maintained in a safe and sound working condition.

(Prior code § 78-57)

13-196-600 Residential buildings – Lot grading and drainage.

Every yard, court, vent passageway, and other portions of the lot on which the dwelling stands shall be graded and drained so as to

prevent the accumulation of stagnant water on any such surface.

(Prior code § 78-58)

13-196-610 Residential buildings – Responsibilities of owners and occupants – General.

In addition to other applicable provisions of this Code, owners and occupants of residential buildings shall comply with the respective responsibilities imposed upon them by Sections 13-196-620 through and including 13-196-640 of this chapter.

(Prior code § 78-59)

13-196-620 Residential buildings – Responsibilities of occupants.

Every occupant of a family unit must:

- (a) Keep that part of the family unit which he occupies and controls in a clean, sanitary and safe condition;
- (b) Keep all plumbing and other fixtures required by this chapter, whether or not supplied by the landlord, in a clean and sanitary condition, and if supplied by the landlord, must use reasonable care in the proper use and operation thereof;
- (c) If a single-family dwelling unit, exterminate any insects, rodents or other pests therein or on the premises and, if a family unit in a dwelling containing more than one family, exterminate such insects, pests, and rodents whenever his family unit is the only one in the dwelling infested, except as provided in Section 13-196-630 (c);
- (d) Dispose of all garbage and other refuse only in the containers required by Section 7-28-220 of the code and must place such refuse in the containers in a clean and sanitary manner;
- (e) Hang and remove all screens required for the family unit by this chapter unless the owner has agreed to supply such service;
- (f) Not place on the premises any material which may cause a fire hazard or otherwise endangers the health or safety of any occupant of such dwelling, nor place in storage on the premises any furniture, equipment, or material which harbors insects, rodents, or other pests;
- (g) Not permit any family unit let to him to be occupied so that any occupancy resulting therefrom violates any of the provisions of this chapter;
- (h) Provide heating facilities for that part of the family unit he occupies unless such facilities are provided by the owner. Gas appliances designed to be used primarily for cooking or water heating purposes shall not be considered as heating facilities within the meaning of this section.

(Prior code § 78-60)

13-196-630 Residential buildings – Responsibilities of owner or operator.

Every owner or operator must:

- (a) Comply with the requirements imposed on him by this chapter;
- (b) Maintain in a clean, sanitary and safe condition the shared or public areas of the dwelling or premises, and maintain and repair any equipment of a type specified in this Code which he supplies or is required to supply;
- (c) Exterminate any insects, rodents or other pests in any family unit, if infestation is caused by the failure of the owner or operator to maintain the dwelling in a ratproof or reasonable insect-proof condition, and he must exterminate such pests in any family unit in the dwelling, regardless of the cause of infestation, if infestation exists in two or more of the family units in the dwelling or in the shared or public parts of any dwelling containing two or more family units; and
- (d) Supply and maintain the facilities for refuse disposal which are required of him by Section 7-28-220.

(Prior code § 78-61)

13-196-640 Residential buildings – Liability to city.

An owner remains liable to the city for violation of duties imposed upon him by this chapter even though:

- (a) An obligation is also imposed on the occupant by this chapter; or
- (b) The owner has by agreement imposed on the occupant the duty of furnishing required equipment or of complying with this chapter.

(Prior code § 78-62)

13-196-641 Application of certain sections.

The provisions of Sections 13-196-530 through 13-196-640, inclusive, shall apply to all existing buildings, regardless of use or occupancy.

(Added Coun. J. 7-25-01, p. 64897, § 12)

13-196-650 Pre-ordinance conversion to existing buildings – Applicability.

A pre-ordinance (built before July 8, 1957) residential building or building of mixed residential occupancy not complying with the

requirements in force and applicable to the building at the time of its conversion may, if permitted by the Zoning Ordinance, be altered so as to legalize the present number of dwelling units provided such building complies with all the provisions of Chapter 13-196. For conversions which have added only one additional dwelling unit over the original number permitted, the provisions of Section 13-196-740 shall apply.

(Prior code § 78-63)

13-196-660 Conversion of pre-ordinance buildings – Height limits.

The said pre-ordinance building shall be not more than four stories in height if of ordinary construction, or two stories in height if of frame construction.

(Prior code § 78-64)

13-196-670 Stairwells.

New and existing stairwells are to be separated from all other parts of the building with partitions providing a fire resistance rating of not less than one hour. Stairwells, doors, and frames are to comply with Section 15-8-180. Stair soffits shall be protected with wood lath and plaster, or one hour construction.

(Prior code § 78-65)

13-196-680 Corridors.

Partitions enclosing public corridors must have a fire resistance rating of not less than one hour, and corridor doors and frames are to comply with Section 13-64-020(b).

(Prior code § 78-66)

13-196-690 Dwelling separations.

Partitions separating dwelling units or between dwelling units and other occupancies, including heating plants must be of one-hour-fire-rated construction.

(Prior code § 78-67)

13-196-700 Partitions.

All partitions are to be of original construction or of a half-hour-fire-rated construction. Existing partitions may be altered or replaced with material allowed in the original structure.

(Prior code § 78-68)

13-196-710 Basement ceiling construction.

Floor construction over the basement shall be a minimum of a half hour construction when the building contains three dwelling units or more.

(Prior code § 78-69)

13-196-720 Heating plants.

Furnaces or other heating plants shall be enclosed with a minimum of a half hour construction when the building contains three dwelling units or more.

(Prior code § 78-70)

13-196-730 Light and ventilation.

Light and ventilation requirements are to comply with code provisions in effect at the time the building was originally constructed or they may comply with present requirements for new construction except as follows:

(a) A kitchen with a floor of less than 70 square feet may be without either mechanical or natural ventilation if there is an opening of not less than 32 square feet between the kitchen and another room in the same family unit and if the room into which the kitchen opens meets the ventilation requirements of this Code.

(b) Every toilet room and bathroom shall have adequate ventilation which may be either an openable window with an operable area of five percent of the floor area, mechanical ventilation complying with the requirements of Chapter 18-28, or a gravity vent flue constructed with incombustible leading to the roof of the building, or a combination of any of these. The gravity vent shall be computed at an aggregate clear area of not less than five percent of the floor area of the room, with a minimum area of at least 120 square inches. Gravity vents shall be provided with a weather cap, directional vane, or rotary type ventilation on roof.

(Prior code § 78-71; Amend Coun. J. 11-9-16, p. 36266, § 26)

13-196-740 One additional dwelling unit over original allowed – Conditions.

A pre-ordinance (built before July 8, 1957) residential building or building of mixed residential occupancy, not complying with the requirements in force and applicable to the building at the time of its conversion, may be altered so as to legalize one dwelling unit, in addition to the number of dwelling units originally authorized, providing that said unit was determined by the office of the zoning

administrator or the zoning board of appeals to have existed prior to July 8, 1957, and provided such building complies with the other provisions of this chapter. Such conversion need not comply with the requirements of the following specific provisions of this chapter:

- (a) Section 13-196-660 (height limits); however, in frame buildings, four or more levels of living space shall be prohibited and in buildings of ordinary construction, with or without attic living space, five or more levels shall be prohibited;
- (b) Section 13-196-050; however, all dwelling units must comply with the exit provisions of Chapter 13-160 except basement dwelling units may have a second exit through a room containing a heating plant;
- (c) Section 13-196-670 (stairwell enclosures);
- (d) Section 13-196-680 (corridor enclosures);
- (e) Section 13-196-690 (dwelling separations);
- (f) Section 13-196-710 (basement ceiling construction); however, if the basement contains a dwelling unit the entire basement ceiling construction is to be wood lath and plaster of half hour construction;
- (h) Section 13-196-720 (heating plants); however, basement apartments are to be separated from heating plants with partitions of one hour construction.

(Prior code § 78-72; Amend Coun. J. 6-14-95, p. 2841)

13-196-750 Heat required.

It shall be the duty of every person owning or controlling the heating plant which furnishes heat to any factory or workshop, to maintain a temperature within such factory or workshop of not less than 68 degrees Fahrenheit without such undue restriction of ventilation as to interfere with proper sanitary conditions therein; provided, however, that this requirement shall not apply to any factory or workshop where the business conducted therein is of such a nature that a higher or lower temperature than 68 degrees Fahrenheit is necessary or expedient for the work, or manufacturing processes of such business; and provided, further, that in all such cases, when such higher or lower temperature is necessary or expedient, the moisture content of the air shall be increased where the temperature is maintained below 68 degrees Fahrenheit or decreased where the temperature is maintained above 68 degrees Fahrenheit in the proper amount to maintain a wet bulb temperature between 54 degrees and 58 degrees Fahrenheit, and in the case of special manufacturing processes where it is necessary or expedient to maintain a wet bulb temperature below or above the extremes herein set forth, the commissioner of buildings shall prescribe and enforce such reasonable precautions and safeguards as will meet the requirements of such special manufacturing processes without endangering the health of the occupants of such factory or workshops.

It shall be the duty of any person owning or controlling the heating plant which furnishes heat to any office, store, or other place of employment to maintain a temperature therein of not less than 68 degrees Fahrenheit without such undue restriction of ventilation as to interfere with proper sanitary conditions therein, between the hours of 8:00 A.M. and 6:00 P.M., from October 1st of each year to June 1st of the succeeding year, Sundays and full legal holidays excepted.

The provisions of this section shall apply to every existing building or portion thereof containing a factory or workshop, office, store or other place of employment, as the case may be.

(Prior code § 96-27; Amend Coun. J. 3-31-04, p. 20916, § 2.6; Amend Coun. J. 11-9-16, p. 36266, § 26)

13-196-760 Endangering health of employees.

Every owner or person in charge of any existing factory shall cause the temperature of every part thereof in which any person may work to be so maintained, and such accommodations and safeguards to be provided as not to cause, by reason of the want thereof or by reason of the condition of any such factory or its appurtenances, unnecessary danger or detriment to the health of any person employed therein.

(Prior code § 96-28; Amend Coun. J. 3-31-04, p. 20916, § 2.7)

CHAPTER 13-200

REHABILITATION CODE

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- 13-200-370 Heat, light and ventilation requirements.**
- 13-200-380 Natural light and ventilation.**
- 13-200-390 Existing mechanical ventilation supply, return and exhaust systems.**
- 13-200-400 Reserved.**
- 13-200-410 Reserved.**
- 13-200-420 Reserved.**
- 13-200-430 Reserved.**
- 13-200-440 Archaic materials.**
- 13-200-450 Moving buildings.**
- 13-200-460 Plumbing requirements.**
- 13-200-470 Electrical requirements.**
- 13-200-480 Alteration, remodeling or repairs less than 60 percent of structure – Wiring standards.**

13-200-010 Statement of purpose.

The public health, safety and welfare is in part dependent on the conservation, rehabilitation and reuse of the existing building stock; that the application of new construction requirements and standards to the rehabilitation of existing buildings may unnecessarily increase the cost thereof; that adequate enforcement of minimum housing and other standards for safe and decent human habitation requires expeditious and cost effective procedures for encouraging the rehabilitation of existing buildings; that rehabilitation is a major mechanism for increasing the health and safety in existing buildings; and that adequate resources in the form of public and private initiatives exist to increase and expand the incidence of rehabilitation when such rehabilitation is regulated by reasonable requirements.

(Prior code § 78.1-1)

13-200-020 Purpose of code.

It is therefore the purpose of this code, to the maximum extent consistent with basic standards of human health and safety to:

(a) Promote the rehabilitation of existing sound buildings by allowing for differences between rehabilitation and new construction requirements in the application of the provisions of this code.

(b) Encourage the rehabilitation, the utilization of innovative and economic materials and methods of construction.

(c) Encourage the agencies charged with the enforcement of this code and the officers thereof to:

(1) Apply the provisions of this code to buildings to be rehabilitated in a manner consistent with the purposes stated herein;

(2) Exercise discretion and employ resourcefulness in the evaluation of code compliance of rehabilitated structures in a manner consistent with the purposes stated herein.

(Prior code § 78.1-2)

13-200-030 Provisions governing structures not specified in this chapter.

Where there are not specific provisions in this chapter applying to the repair, alteration of, additions to, and changes of use of any existing building or structure or part thereof, then such building or part thereof shall be made to comply with the pertinent provisions of this Code for new buildings or structures.

(Prior code § 78.1-3)

13-200-040 Zoning, fire district restrictions and location limitations.

All repairs, alterations, additions and changes of use in existing buildings must comply with all applicable sections of the Chicago Zoning Ordinance and with the special provisions of Section 13-200-050 through and including 13-200-090. Existing private detached garages and other buildings accessory to an established residential use may be altered, repaired, replaced or enlarged with new construction matching the existing construction up to the limits of the existing zoning and/or building construction requirements on that zoning lot.

(Prior code § 78.1-4)

13-200-050 Increase in height or area – Where prohibited.

No existing building located within the fire limits shall be increased in height or area unless it is of a type of construction permitted for new buildings within the fire limits.

The fire limits are defined in Chapter 13-116.

(Prior code § 78.1-5; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 46)

13-200-060 Types of structures not permitted – Exceptions.

Within the fire district limits no building or structure of frame (Type IV) construction or of noncombustible (Type II) construction shall be erected nor shall wood or other combustible veneers be permitted on buildings or structures within the fire limits with the following exceptions:

(a) Fences not exceeding ten feet in height;

(b) Temporary platforms, reviewing stands, builders' shanties and similar miscellaneous structures erected for a limited period of time as approved by the building commissioner;

(c) Coal and material bins, water towers and trestles constructed of heavy timber having minimum sizes conforming to the requirements of Type III-A, heavy timber construction;

(d) Storm enclosures not exceeding 12 feet in height, nor more than three feet wider than the entrance doors which they serve;

(e) Boathouses of Type II construction not exceeding 2,500 square feet in area nor 25 feet in height;

(f) A building occupied as a private garage, not more than one story in height nor more than 500 square feet in area, located on the same lot with a dwelling, provided that such building shall be placed at least three feet from the lot lines of adjoining property;

(g) Buildings of unprotected noncombustible construction, except when used for a hazardous occupancy, not exceeding 5,000 square feet in area when used for a business occupancy, not exceeding 5,000 square feet when used as a gasoline filling station, or 1,000 square feet in area when used for other occupancies, nor more than one story in height, and having horizontal separation of not less than 12 feet on all sides. Walls having a horizontal separation of less than 12 feet shall have a fire resistance rating of not less than one hour;

(h) Buildings of unprotected noncombustible construction having a horizontal separation of 30 feet on all sides. Walls having a horizontal separation of less than 30 feet but not less than 12 feet shall have a fire resistance rating of not less than one hour. Walls having a horizontal separation of less than 12 feet shall have a fire resistance rating of not less than two hours;

(i) Greenhouses not exceeding 400 square feet in area and not more than 15 feet in height erected on the same lot with and accessory to a building of another occupancy;

(j) Sheds open on the long side, not more than 15 feet in height nor more than 400 square feet in area, located at least ten feet from buildings and from adjoining lot lines;

(k) Porches, piazzas, or balconies on dwellings, not exceeding ten feet in width or extending more than three feet above the second-story floor beams, provided that no such structure shall be located nearer than three feet to an adjacent lot line or be joined to a similar structure of another building. Porches, piazzas or balconies may be replaced in the same location with construction of the same type as the existing porch, piazza, or balcony, irrespective of their proximity to interior lot lines or other buildings on the same lot, provided that all zoning requirements are met;

(l) Roofs over parking lots and bus stations, of unprotected noncombustible construction, where the roof is at least ten feet above the floor, and every 40 feet there is an open roof ventilation area six feet wide extending either the full length of the roof or the full width of the roof;

(m) Display signs as permitted in this Code;

(n) Cooling towers as permitted in Section 13-96-430.

(Prior code § 78.1-6; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-070 Type IV construction – Location on lot.

In all zoned districts throughout the city, except within the fire districts, new frame (Type IV) construction, when permitted, shall be located not less than six feet from an interior lot line and not less than 12 feet from any other building on the same lot with the following exceptions:

(a) Except as required in the Zoning Ordinance, private detached garages and other accessory buildings having a floor area not exceeding 600 square feet may be located as required by Section 13-96-280 of this Code.

(b) Any frame building, except private detached garages and other accessory buildings, having exterior wall construction providing fire resistance of not less than one hour, may be located no less than three feet from an interior lot line, and no less than six feet from any other building on the same lot. Furthermore, any residential wood frame building may be located not less than two and one-half feet from an interior lot line and not less than five feet from another building on the same lot provided (1) the residential building has a ground floor area of not over 1,600 square feet and contains not more than three family units; (2) exterior wall construction of the residential building provides one hour fire resistance on one side and two hours on the other side; and (3) all windows in the subject building are separated from windows in adjacent properties by six feet or more.

(c) Existing frame porches may be repaired or replaced irrespective of their proximity to lot lines or other buildings on the same lot. Existing frame porches may be enclosed irrespective of their proximity to lot lines or other buildings on the same lot only when all zoning restrictions are met, and the requirements of Section 13-200-260 are met.

(d) Existing frame or noncombustible porches and stairs not exceeding three stories in height may be extended up one story to the roof level of the existing building irrespective of their proximity to interior lot lines or other buildings on the same lot, provided all zoning requirements are met.

(Prior code § 78.1-7; Amend Coun. J. 10-2-95, p. 8040; Amend Coun. J. 10-28-97, p. 54731)

13-200-080 Type II construction – Location on lot.

In all zoned districts throughout the city buildings of noncombustible (Type II) construction shall be located not less than three feet from an interior lot line and not less than six feet from another building on the same lot, unless the wall facing such lot line or adjoining building is constructed of materials providing fire resistance of not less than two hours and with all openings protected, as required in Section 15-8-110.

(Prior code § 78.1-8)

13-200-090 Building projections.

In all zoned districts throughout the city eaves, cornices, ornamental projections, chimneys, buttresses, pilasters, and similar projections, shall not project beyond the main building wall more than one-third of the distance to the interior lot line.

(Prior code § 78.1-9)

13-200-100 Historic preservation.

When authorized by the building commissioner, any repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conforming to all of the requirements of this Code when:

(a) The building or structure has been recommended for designation by the Commission of Chicago Historical and Architectural Landmarks as designated by the city council as a “Chicago Landmark” having special historical or architectural significance;

(b) Any unsafe conditions are corrected in accordance with approved plans. Unsafe conditions include those which in relation to the existing use constitute a hazard to safety, health, or public welfare, either within the building itself or to adjacent buildings, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment;

(c) The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

(Prior code § 78.1-10; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-110 Commission on Chicago historical and architectural landmarks.

The commission on Chicago historical and architectural Landmarks shall examine and advise the building commissioner whether the proposed work meets with its approval for all applications for building permits for alterations, additions, repairs or demolition of any building or structure designated as a “Chicago Landmark” or located within a Chicago landmark district. Such examination shall be made after application for the permit is filed but before review by the department of buildings. This examination shall be based on the appropriateness of the proposed work in relation to the spirit of the landmarks ordinance and consistent with the most recent guidelines available from the commission on Chicago historical and architectural landmarks. In cases where the proposed work would remedy conditions imminently dangerous to life, health, and property, the commission shall approve the permit application for emergency repairs notwithstanding other considerations relating to its status as a “Chicago Landmark”.

(Prior code § 78.1-11; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-120 Change of occupancy.

When the occupancy of an existing building or portion thereof is so changed as to transfer it from one occupancy classification to another, the provisions of Sections 13-200-130 to 13-200-200 inclusive shall apply.

(Prior code § 78.1-12)

13-200-130 Occupancy separations.

When the occupancy of an existing building is changed in part the occupancy separations shall be provided in accordance with Table 13-56-280. The provisions of Sections 13-200-120 through and including 13-200-200 shall not apply to those portions of the building that have no change of occupancy.

(Prior code § 78.1-13)

13-200-140 Structural load stress.

No change of occupancy shall impose structural loads, either vertical or horizontal, which would cause the existing building to be subjected to stresses exceeding those permitted by this Code for new construction. Any increase in floor or roof load shall be investigated to determine the adequacy of the existing structural system to support the increased loads. If the existing system is found to be inadequate, it shall be modified to support the increased loads.

(Prior code § 78.1-14)

13-200-150 Change of commercial unit to residential use.

The change of a commercial unit (storefront) to a residential use, if allowed by zoning and where the primary use of the building is residential, shall require compliance with the provisions as set forth in Sections 13-200-210 through and including 13-200-240, “Increase in Number of Dwelling Units”, but need not comply with other change of occupancy requirements of this section.

(Prior code § 78.1-15)

13-200-160 Requirements for change to residential occupancy.

When the occupancy of an existing building is changed from any occupancy classification to residential, the following requirements shall be met:

(a) The existing stairways and elevators may remain but shall be enclosed, in accordance with the requirements of Sections 15-8-140 and 15-8-150. Stairs, passenger elevators, and escalators may be all placed in the same enclosure.

(b) Boiler rooms and heating plants shall be enclosed, in accordance with Section 15-8-190.

(c) Exit signs and lights shall be provided, in accordance with Section 13-160-700.

(d) Means of egress lighting shall be provided, in accordance with Section 13-160-660.

(e) Fire alarm and extinguishing systems shall be provided, in accordance with Chapter 15-16.

(f) Height and area limitations shall be in accordance with Chapter 13-48 for all additions. If the existing building already exceeds the height or area limitations for the new use, it may be changed to residential occupancy but it shall not be increased in height or area. If the height of the existing building exceeds 80 feet, the existing building shall comply with the High-Rise Code, Chapter 13-76.

(g) Pipe shafts and ducts shall be enclosed, in accordance with Section 15-8-160.

(h) All residential buildings shall be provided with smoke alarms, as required for new construction in Chapter 13-64.

(i) All residential buildings over four stories in height shall be provided with self-closing devices on doors opening upon public corridors or stairs.

(Prior code § 78.1-16; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 32)

13-200-170 Requirements for a change of occupancy to any other than residential.

When the occupancy of an existing building is so changed as to transfer it from one occupancy classification to another, the building commissioner shall first determine whether the change results in a lesser, equal, or greater hazard in accordance with Table 13-200-170. The occupancy classification shall be evaluated relative to the last known legal occupancy of the building.

Table 13-200-170

Hazard Index

<i>Occupancy</i>	<i>Class</i>	<i>Index Number</i>
Residential	A	2
Institutional	B	6
Large assembly	C-1	6
Small assembly	C-2	4
Schools (Type I, IB and III)	C-3	4
Adult education (School Type II)	C-3	2
Business	E	2
Mercantile	F	3
Industrial	G-1	1
Industrial	G-2	3
Storage	H-1	1
Storage	H-2	3
Garages (other than private)	H-3	4
Hazardous	I	6

(Prior code § 78.1-17; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-180 Equal or lesser hazard requirements.

When the proposed use is of equal or lesser hazard, further compliance with the code for new construction is not required, except as specified below:

- (a) Exit signs and lights shall be provided, in accordance with Section 13-160-700.
- (b) Means of egress lighting shall be provided, in accordance with Section 13-160-660.
- (c) Fire alarm and extinguishing systems shall be provided, in accordance with Chapter 15-16.

(Prior code § 78.1-18)

13-200-190 Increase in one hazard index number.

When the proposed change in use results in an occupancy class one hazard index number higher than its present occupancy class as defined in Table 13-200-170, the entire building must meet all the requirements of the code for new construction, with the following exceptions:

- (a) Existing stairways and elevators may remain but shall be upgraded by one of the following alternative methods:
 - (1) Stairs and elevators shall be fully enclosed in accordance with the requirements of Sections 15-8-140 and 15-8-150.
 - (2) Noncombustible doors and assemblies shall be installed in the corridors between exit stairs. Such assemblies need not be rated but shall be constructed, as provided by Section 15-8-140(a).
 - (3) The entire building served by the existing stairs shall be provided with a standard sprinkler system, complying with the requirements of Chapter 15-16.

(b) Compliance is not required with all the provisions of Chapter 13-48 for height and area limitations, however, no existing building may be increased in area or height beyond the limitations of Chapter 13-48.

(c) Compliance is not required with Sections 15-8-050 and 15-8-100 for existing parapets.

(Prior code § 78.1-19)

13-200-200 Increase of two or more hazard index numbers.

When the proposed change in use results in an occupancy class two or more hazard index numbers higher than its present occupancy class, as defined in Table 13-200-170, the entire building shall meet the requirements of Chapters 13-160, 15-8, 15-12 and 15-16, providing however that fire sprinklers shall not be required in any existing Type I building accommodating a day care center classified as a Type III school.

(Prior code § 78.1-20; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-16-96, p. 20112)

13-200-210 Increase in number of dwelling units.

The allowance to increase the number of dwelling units under the provisions of this section shall apply to each building area separated by vertical separations providing fire resistance of not less than two hours and extending from the basement floor to the underside of the roof sheathing. All openings in such vertical separations shall be protected with Class B fire doors with self-closing devices.

(Prior code § 78.1-21)

13-200-220 Definition of legally established dwelling unit.

As used in Sections 13-200-230, 13-200-240 and 13-200-300(d) of this chapter, the term “legally established dwelling units” shall mean the number of dwelling units authorized to exist in a residential building or a building of mixed occupancy, with one of the occupancies being residential, pursuant to the issuance of a valid building permit or authorized by a final and nonappealable court order.

(Prior code § 78.1-21(a); Added Coun. J. 10-28-87, p. 5549)

13-200-230 Increase in one additional dwelling unit.

In any residential building or building of mixed occupancy, with one of the occupancies being residential, the number of dwelling units may be increased by one dwelling unit above the number of legally established dwelling units providing the building complies with the following requirements:

(a) The alterations meet the requirements of Title 17 of this Code;

(b) The building shall not be more than four stories high for ordinary construction (Types III-B or III-C), and not more than two stories high for combustible frame construction (Types IV-A or IV-B). Buildings of mixed ordinary and frame construction shall be governed by the requirements of combustible frame construction;

(c) A basement may be used for habitable rooms or a dwelling unit, regardless of the depth of the floor below grade, if the floors and walls are impervious to leakage of underground and surface runoff water and are protected against dampness, and if the required minimum window area is located entirely above the finished elevation of the ground adjoining the building wall in which the windows are located;

(d) Area and space requirements of Sections 13-196-470 through and including 13-196-490 shall be met in all rooms, except that at least 80 percent of the floor area of every habitable room shall have a ceiling height of not less than seven feet, six inches. Twenty percent of the floor area of any habitable room may have a ceiling height as low as six feet, eight inches;

(e) Natural Light and ventilation shall comply with requirements of Chapter 13-172;

(f) Exits shall comply with the exit requirements of Sections 13-200-330 through and including 13-200-360, except that basement dwelling units may have a second exit through a space containing a heating plant;

An existing building or structure may be increased in height or area up to the limits imposed by Chapter 13-48.

(g) If the basement contains a dwelling unit, the entire basement ceiling construction shall be one-half hour rated construction, or the original wood lath and plaster construction;

(h) Basement apartments shall be separated from heating plants as required by Section 15-8-190;

(i) Any subsequent or additional increase of one unit or more under this provision shall meet the requirements of Section 13-200-240.

(Prior code § 78.1-22; Amend Coun. J. 10-28-87, p. 5549; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 4-29-98, p. 66679, § 2)

13-200-240 Increase of two or more dwelling units.

In any residential building or building of mixed occupancy with one of the occupancies being residential, the number of dwelling units may be increased by more than one dwelling unit above the number of legally established dwelling units providing the building complies with all of the requirements listed in Section 13-200-230, and also the following additional requirements:

(a) Stairways shall be enclosed with walls of one hour construction in buildings not exceeding three stories in height. Stairways shall be enclosed with walls of two hour construction if the building exceeds three stories in height. Stairwell enclosures may be combustible or noncombustible construction as long as the required separation ratings are met.

(b) Stairwell doors shall be one and three-fourths inches solid-core wood with one and three-fourths inches rabbeted wood frames in buildings not exceeding three stories in height. Stairwell doors shall be Class B and frames in buildings exceeding three stories in height.

All stair doors shall be self-closing.

(c) All existing dwelling and corridor separations shall be one-half-hour rated construction, combustible or noncombustible. All new dwelling and corridor separations shall be one hour rated construction, combustible, or noncombustible.

(d) Corridor doors to dwelling units shall be one and three-fourths inches solid core wood with one and three-fourths inches rabbeted wood frames. All corridor doors to dwelling units shall be self-closing.

(e) Heating plant enclosures shall comply with the requirements of Section 15-8-190.

(f) Basement ceilings shall comply with the requirements of Section 13-60-200.

(Prior code § 78.1-23; Amend Coun. J. 10-28-87, p. 5549)

13-200-250 Additions.

An existing building or structure may be increased in height or area up to the limits imposed by Chapter 13-48.

(a) When the floor area is increased by not more than 25 percent of the original building, only the new construction need conform to all requirements of this Code for new construction. When the floor area is increased by more than 25 percent of the original building, the entire building shall conform to all requirements of this Code.

(b) Where a fire wall complying with Chapter 15-8 is provided which separates the addition from the existing building, only the new construction need conform to all requirements of this Code for new construction, regardless of the percentage increase in area created by the addition. Such an addition with the required fire wall separation, may also be considered a separate building if on a separate lot.

(c) No addition shall impose exiting loads which exceed the capacity of the existing building exits without provision of additional exits, in conformance with Section 13-200-330 through and including 13-200-360 of this chapter for the existing building or Chapter 13-160 for the addition.

(d) No addition shall impose structural loads, either vertical or horizontal, which would cause the existing building to be subjected to stresses exceeding those permitted by the new construction. Any increase in floor or roof loading shall be investigated to determine the adequacy of the existing floor system to support the increased loads. If the existing floor system is found to be inadequate, it shall be modified to support the increased loads.

(Prior code § 78.1-24; Amend Coun. J. 2-13-85, p. 13525)

13-200-260 Porches and decks.

Existing porches and decks may be repaired or replaced in the same location with construction of the same type as that of the existing porch or deck.

(1) Existing porches not exceeding three stories in height may be extended up one story to the roof level regardless of their location with respect to the lot line or other buildings on the same lot, if in conformance with the zoning ordinance.

(2) Existing porches may be enclosed, regardless of their location with respect to the lot line or other buildings on the same lot, if construction requirements of Chapter 13-60 are met. If the existing porch is less than six feet from an interior lot line, the enclosure shall be a minimum of one hour rated construction, if in conformance with the zoning ordinance.

(3) Replacement porches shall be designed to meet all load criteria for new construction.

(Prior code § 78.1-25; Amend Coun. J. 10-1-03, p. 9163, § 4.12)

13-200-270 Dormers.

Dormers may be added to any residential building provided that zoning requirements and the following requirements are met.

(a) If dormers are added to an attic space which is part of the apartment below it, the attic floor shall not be considered an additional floor in terms of building height if all of the following apply:

(1) The total and dormered area does not exceed two-thirds of the floor area of the same dwelling unit on the floor immediately below, when counting all areas with a headroom of five feet or higher;

(2) The dormer addition does not exceed the height of the existing building ridge line or the maximum building height permitted by Table 13-48-030, whichever is higher;

(3) The existing roof configuration has not been altered along the street lot line and the street-facing dormer wall is held back at least 24 inches from the face of the wall below;

(4) The number of living levels, as defined in Section 13-4-010, shall not exceed three levels in Type II-C, IV-A and IV-B buildings, or four floors in Type III-B buildings.

(b) Along interior lot lines, dormers may be built with their outer wall flush with the existing wall below, provided, however, such construction complies with the Zoning Ordinance.

(c) Dormers built on a building of ordinary construction (Type III-B or III-C) may be built of one hour metal stud or fire retardant treated wood in lieu of masonry, provided it meets the applicable construction requirements of Chapter 13-60 and does not exceed the height and area limitations of Chapter 13-48.

(d) Dormers built on a building of combustible frame construction (Type IV-A and IV-B) may be built of wood frame construction, provided it meets the applicable construction requirements of Chapter 13-60 and does not exceed the height and area limitations of Chapter 13-48.

(Prior code § 78.1-26; Amend Coun. J. 10-2-95, p. 8040)

13-200-280 Skylights.

Prefabricated standard acrylic or polycarbonate skylight units may be installed in existing buildings not exceeding ten percent of the total roof area. In addition, custom built skylights may be installed in existing buildings if their frames are constructed of noncombustible material and if they are glazed with laminated glass or other approved safety glazing materials.

(Prior code § 78.1-27)

13-200-290 Utilization of existing space within residential buildings.

Utilization and finishing of basement and attic space, including dormer additions, which make productive use of the existing floor area, and which become part of an existing dwelling unit but are not used to create additional units, shall not be considered as additional stories for purposes of height limitations under the code. However, the number of living levels, exclusive of the basement, is not to exceed three levels in Type IV-A and IV-B buildings, and four levels in Type III-B and III-C buildings.

(Prior code § 78.1-28)

13-200-300 Alterations and repairs.

In alterations or repairs to an existing building, all new construction shall comply with the applicable provisions of this Code for new construction, except as follows:

(a) The department of buildings may approve minor nonstructural additions, alterations, or repairs using materials conforming to those with which the original building was constructed, providing they have the required strength and fire resistance.

(b) Officially designated historical buildings or structures shall meet the requirements of Section 13-200-100 "Historic preservation".

(c) Buildings which will undergo a change of occupancy in conjunction with the alterations or repairs shall also meet the requirements of Sections 13-200-120 through and including 13-200-200 "Change of occupancy".

(d) Residential buildings which will increase the number of legally established dwelling units shall also meet the requirements of the Sections 13-200-210 through and including 13-200-240 "Increase in number of dwelling units".

(e) In buildings containing not more than three dwelling units, basement recreation rooms not used for sleeping purposes may comply with the following minimum requirements when smoke alarms complying with Sections 13-196-100 through and including 13-196-160 are provided in each dwelling unit in the building and in that portion of the basement used as a recreation room:

(1) Exterior walls of masonry or concrete construction may be furred with wood no larger than two inches by four inches. Paneling may be applied directly to this furring provided the paneling is not more combustible than wood.

(2) Partitions shall have a fire rating not less than one-half hour or may consist of wood studs covered one or both sides with paneling not more combustible than wood, provided the length of the interior partitioning shall not exceed the width of the basement plus ten feet.

(3) The ceiling finish in any basement recreation room shall have a flame-spread rating not to exceed Class I (0 to 25).

(Prior code § 78.1-29; Amend Coun. J. 10-28-87, p. 5549; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 33)

13-200-310 Building over 80 feet in height.

Any building over 80 feet in height which is altered or repaired, the cost of which in any consecutive 30 months exceeds 50 percent of the reproduction cost of the building, shall comply with requirements of Chapter 13-76 for high-rise buildings, and Chapter 15-8 for stair, elevator and shaft enclosures.

(Prior code § 78.1-30; Amend Coun. J. 12-15-04, p. 39962, § 1)

13-200-320 Assembly occupancy alterations.

Any stage or projection block hereafter altered or remodeled shall comply in its entirety with the provisions of this Code for new construction:

(a) In assembly units having fixed seating, any alteration of the seating arrangement or of any means of exit shall comply with the provisions of Chapter 13-84, and any such alterations of seating shall comply with all the means of egress requirements of this Code.

(b) No alteration or extension of any existing system of heating or refrigeration or any system of piping or machinery in which hazardous gases or liquids are contained, or which are prohibited in an assembly unit under this Code, shall be made, unless all parts of such system and the rooms or spaces containing them shall be made to comply with the provisions of this Code.

(c) Any room in an assembly unit hereafter converted for any use requiring special protecting under this Code shall be made to comply with the provisions of this Code for such special protection.

(d) Areas used for storage of combustible containers in new and existing buildings with exhibition areas shall be enclosed with two-hour fire-resistive construction and shall be equipped with a standard sprinkler system, as defined in Chapter 15-16 of this Code.

(e) Fire alarm systems and other fire protection systems shall be provided, in accordance with requirements of Chapter 15-16.

(f) Exit lights shall be provided, in accordance with requirements of Section 13-160-700.

(g) Means of egress lighting shall be provided, in accordance with the requirements of Section 13-160-660.

(h) Emergency electrical systems and lighting shall be provided, in accordance with the requirements of Section 14E-7-700.

(Prior code § 78.1-31; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 11-9-16, p. 36266, § 27; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 47)

13-200-330 Exit requirements.

Every building shall have not less than the minimum number of exits prescribed in Section 13-160-050, with the following exceptions:

(a) In existing buildings where exits do not comply with the requirements of Chapter 13-160 and in which hazardous conditions exist because of the number or location of exits, the building commissioner may order additional exits to insure adequate life safety of the occupants.

(b) Fire escapes may be permitted where such exits now serve existing buildings and may be added to existing buildings when additional exits are necessary, if conditions do not permit the use of more adequate exit facilities.

(c) Other means of fire escape, such as ladders or other devices, may be permitted in unusual circumstances and shall comply with such requirements as the building commissioner shall prescribe.

(d) In existing multiple dwellings, one exit shall be permitted from the basement, first or second story, provided that:

(1) The enclosed area of such floor or basement space is separated from all other areas by partitions of one hour rating;

(2) The enclosed area does not exceed 800 feet;

(3) The exit serves only one family on each story or basement, except that an exit from the basement or first story to grade may be shared by more than one unit.

((Prior code § 78.1-32; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-340 Fire escapes – Repairs.

Existing fire escapes may be repaired, altered or extended to serve floors not presently served if done in conformance with the requirements of Section 13-160-630, regardless of their proximity to interior lot lines or other buildings on the same lot, provided that zoning requirements are met.

(Prior code § 78.1-33)

13-200-350 Fire escapes – Removal.

Existing fire escapes may be removed if the remaining required exits conform to all new construction requirements of Chapter 13-160 regarding number, width, location, access to, and enclosure.

(Prior code § 78.1-34)

13-200-360 Existing interior exit stairways.

When a building, floor, space, or area is remodeled, the cost of which exceeds 50 percent of the cost of reproduction of that building, floor, space, or area, the exit stairs serving that building, floor, space, or area shall be upgraded by one of the following alternative methods:

(a) The stairway shall be enclosed to comply with requirements of Section 15-8-140.

(b) Noncombustible doors and assemblies shall be installed in the corridors between exit stairs. Such assemblies need not be rated but shall be constructed, as provided by Section 15-8-140(a).

(c) The entire remodeled building, floor, space, or area served by the exit stairs shall be provided with a standard sprinkler system, complying with the requirements of Chapter 15-16.

(Prior code § 78.1-35)

13-200-370 Heat, light and ventilation requirements.

Existing safe and well maintained heating and air- conditioning systems may remain, provided they comply with the minimum heat output requirements of Sections 13-196-400 and 13-196-410. If heating or air- conditioning systems are altered, the alterations shall conform with Chapters 11-4 and 18-28.

(Prior code § 78.1-36; Amend Coun. J. 11-9-16, p. 36266, § 27)

13-200-380 Natural light and ventilation.

Existing means of light and ventilation may remain and not be increased in area if they are in compliance with the code in force at the time the building was built or altered. If the room sizes are altered, the light and ventilation requirements of Chapter 13-172 shall be met, except that existing courts or light wells need not be increased in size.

(Prior code § 78.1-37; Amend Coun. J. 7-14-93, p. 35326; Amend Coun. J. 4-29-98, p. 66679, § 2)

13-200-390 Existing mechanical ventilation supply, return and exhaust systems.

Existing systems which are in compliance with codes in force at the time the building was built or altered may remain:

(a) If room sizes are increased or the use of a room is changed, the altered area shall be provided with ventilation, in accordance with the requirements of Chapter 18-28.

(b) If existing mechanical systems are altered, those altered systems shall comply with the requirements of Chapter 18-28.

(c) Mechanical ventilation shall not be permitted as the sole means of ventilation in any habitable space in a residential occupancy, except as provided in Chapter 18-28. Natural light and ventilation shall be provided in accordance with the code in force when the building was built or altered.

(Prior code § 78.1-38; Amend Coun. J. 11-9-16, p. 36266, § 27)

13-200-400 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 21, repealed § 13-200-400, which pertained to handicapped accessibility.

13-200-410 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 21, repealed § 13-200-410, which pertained to State of Illinois accessibility standards; applicability.

13-200-420 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 21, repealed § 13-200-420, which pertained to provisions for buildings being remodeled.

13-200-430 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 21, repealed § 13-200-430, which pertained to handicapped accessibility provisions; where applicable.

13-200-440 Archaic materials.

Materials already existing in older buildings which have not been tested in accordance with contemporary standards may be acceptable, if they meet the National Institute for Building Sciences "Guideline on Fire Rating of Archaic Materials and Assemblies" for the rating as required. The NIBS guidelines list a large number of common archaic assemblies of materials for walls, columns, floors and ceilings, beams, and doors with recommended fire resistances in hours. The guidelines describe how to evaluate any archaic material assembly which is not listed or tested. This standard, which is available for reference at the department of buildings, should be consulted for any questionable existing archaic assembly which is required by code to meet a specific fire resistance. It may also be used in those cases where it is desirable to install an archaic material with a required rating to match an archaic material already existing elsewhere in the building. Such archaic assemblies do not have to be brought before the building board of appeals to be acceptable if the appropriate standards are referenced on the permit application.

(Prior code § 78.1-43; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 40; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1)

13-200-450 Moving buildings.

Whenever buildings are moved all repair work made necessary by such move shall comply with the rehabilitation standards described in this chapter.

(Prior code § 78.1-44; Amend Coun. J. 9-13-89, p. 4604)

13-200-460 Plumbing requirements.

Any existing residential building undergoing rehabilitation, remodeling, addition or repair pursuant to the provisions of this chapter, and which does not exceed four stories in height may utilize a three-inch soil stack in a four story building with a plumbing fixture unit capacity not exceeding 60 fixture units and in a building three stories or less in height with a plumbing fixture unit capacity not exceeding 30 fixture units, with not more than two water closets per floor or two water closets per horizontal branch, with no installation exceeding six water closets per stack. The waste connections to any water closet shall be provided with an approved four-inch closet flange. All additional modifications or alterations to an existing plumbing system shall meet the requirements of Chapter 18-29 of the Municipal Code.

(Prior code § 78.1-45; Amend Coun. J. 5-16-90, p. 15706; Amend Coun. J. 3-28-01, p. 55444, § 6)

13-200-470 Electrical requirements.

When alterations, remodeling or repairs being made pursuant to the provisions of this chapter encompass 60 percent or more of a building structure, dwelling unit or electrical system, then, the wiring serving such building or dwelling unit shall conform to the provisions of Section 14E-5-560.

(Prior code § 78.1-46; Amend Coun. J. 11-9-16, p. 36266, § 27; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 48)

13-200-480 Alteration, remodeling or repairs less than 60 percent of structure – Wiring standards.

When alterations, remodeling or repairs being made pursuant to the provisions of this chapter encompass less than 60 percent of a building structure, dwelling unit or electrical system in an existing residential building not exceeding four stories in height or in the residential portion of an existing building of mixed occupancy not exceeding four stories in height, then, the wiring serving such building or dwelling unit shall conform to the minimum standards as set forth in Section 14E-5-570.

(Prior code § 78.1-47; Amend Coun. J. 11-9-16, p. 36266, § 27; Amend Coun. J. 9-6-17, p. 55278, Art. II, § 49)

CHAPTER 13-204

MEN'S CUBICLE HOTELS

13-204-010 Definitions.

13-204-020 Compliance.

13-204-030 General requirements.

13-204-040 Space requirements.

13-204-050 Sanitary facilities.

13-204-060 Fire extinguishing apparatus.

13-204-070 Administration and enforcement.

13-204-010 Definitions.

Men's cubicle hotels shall include all lodginghouses exclusively maintained for men, containing sleeping stalls the separating partitions of which do not reach the ceiling.

(Prior code § 78.2-1)

13-204-020 Compliance.

Every existing building, structure or part thereof and every building hereafter erected, as herein defined, shall comply with the requirements of this chapter.

(Prior code § 78.2-2)

13-204-030 General requirements.

All lodginghouses falling within this classification shall conform with all the provisions of this Code except the following:

Sections 78-17.2 and 78-21.2 of the prior Municipal Code of Chicago; Chapter 18-28 as applied to sleeping stalls; 13-64-020(a).

(Prior code § 78.2-3; Amend Coun. J. 11-9-16, p. 36266, § 28)

13-204-040 Space requirements.

The number of occupants for sleeping purposes permitted on a floor in lodginghouses falling within this classification shall be computed by ascertaining the number of total square feet from wall to wall of a floor area so occupied and dividing this number by 50.

(Prior code § 78.2-4)

13-204-050 Sanitary facilities.

At least one flush water closet, lavatory basin and bath tub, or shower, shall be supplied for each 20 persons, or fraction of each additional 20 within a lodginghouse falling under this classification. Flush urinals may be substituted for not more than 33 and one-third percent of required number of water closets.

All such facilities shall be properly connected to required water and sewer systems, and shall be located within the dwelling so as to be reasonably accessible from a common hall or passage, to all persons sharing such facilities and shall not be more than one story removed from the rooming unit of any occupant intended to share the facilities.

(Prior code § 78.2-5)

13-204-060 Fire extinguishing apparatus.

All men's cubicle hotels, as herein defined, shall comply in all respects with the provisions of Section 64-1.2 of the prior Municipal Code of Chicago.

(Prior code § 78.2-6)

13-204-070 Administration and enforcement.

The administration and enforcement of this chapter and the penalty for violating, resisting or opposing the enforcement of this chapter,

shall be in accordance with the provisions of Chapters 2-22, 13-8 and 13-12 of this Code.

(Prior code § 78.2-7)

CHAPTER 13-206

SINGLE-ROOM OCCUPANCY BUILDINGS

13-206-010 Definitions.

13-206-020 Additional terms defined.

13-206-030 Construction requirements.

13-206-040 Electrical requirements.

13-206-050 Building code requirements applicable when.

13-206-010 Definitions.

Whenever the following words and phrases are used in this chapter, they shall have the meanings respectively ascribed to them in this section:

“Community bathroom” means a bathroom which is located within the building so as to be reasonably accessible from a common hall or passageway to all persons using such facilities, and shall not be more than one story removed from the single-room occupancy unit of any occupant intended to use the facilities.

“Private bathroom” means a bathroom which is accessible only to and used exclusively by the occupant of the adjoining room.

“Shared bathroom” means a bathroom which is accessible only to and used exclusively by the occupants of no more than two adjacent rooms.

“Single-room occupancy building” has the meaning given in Section 13-4-010.

“Single-room occupancy unit” has the meaning given in Section 13-4-010.

(Added Coun. J. 4-12-91, p. 32345)

13-206-020 Additional terms defined.

All buildings qualifying as of the effective date of this chapter as single-room occupancy buildings as defined herein shall be deemed as existing single-room occupancy buildings.

For the purpose of this chapter “newly constructed” means:

(a) The substantial rehabilitation after the effective date of this chapter of an existing single-room occupancy building or portion thereof;

(b) The conversion of an existing building or portion thereof after the effective date of this chapter into a building intended to be used as a single-room occupancy building; and

(c) A building constructed after the effective date of this chapter which is intended for use as a single-room occupancy building.

(Added Coun. J. 4-12-91, p. 32345)

13-206-030 Construction requirements.

(a) In all existing or newly constructed buildings:

(1) At least one flush water closet, lavatory basin and shower shall be supplied for each ten persons or fraction of ten within a single-room occupancy building. In a single-room occupancy building in which rooms are let only to males, flush urinals may be substituted for not more than 33 and one-third percent of the required number of water closets;

(2) A bathroom intended for use by both sexes shall have only one water closet;

(3) All community bathrooms shall have a lavatory basin;

(4) Every shared bathroom or community bathroom shall be equipped with a shower.

(b) In all existing buildings the following requirements shall apply:

(1) Each existing private bathroom shall be provided with a lavatory basin unless the room is equipped with a lavatory basin or kitchen sink;

(2) Each existing shared bathroom shall be equipped with a lavatory basin unless the adjacent rooms are equipped with a kitchen sink or a lavatory basin;

(3) Existing lavatory basins may be utilized as kitchen sinks provided they are in good operating condition. When replaced, lavatory basins also utilized as kitchen sinks shall meet the requirements of this Code.

(c) In addition to satisfying the requirements of subsections (a) and (b) herein: the following requirements shall apply to all newly constructed buildings:

- (1) All shared bathrooms shall have a lavatory basin;
- (2) All single-occupancy rooms shall be equipped with a kitchen sink.

(Added Coun. J. 4-12-91, p. 32345)

13-206-040 Electrical requirements.

(a) In any bathroom where no basin or sink is provided, no electrical receptacle shall be required.

(b) In existing buildings the following requirements for electrical receptacles shall apply:

(1) In an existing bathroom one electrical receptacle per lavatory basin shall be required. Existing light fixtures with an electrical receptacle may satisfy this requirement.

(2) In an existing building, at least one electrical receptacle shall be provided in each bathroom containing a lavatory basin and it shall be of the three- prong or two-prong polarity groundable type.

(3) In existing buildings not more than one electrical receptacle shall be required in each unit.

(c) All newly constructed single-room occupancy buildings shall comply with the provisions of this Code regarding electrical installation and required electrical receptacles.

(Added Coun. J. 4-12-91, p. 32345)

13-206-050 Building code requirements applicable when.

Except as otherwise provided in this Code, all building code requirements applicable to a Class A-2 multiple dwelling building shall apply to single-room occupancy buildings. In addition, all new and existing single-room occupancy buildings shall be equipped with Class B fire doors on stairwell enclosures meeting the requirements of Section 15-8-180.

(Added Coun. J. 4-12-91, p. 32345; Amend Coun. J. 5-4-94, 49750)

CHAPTER 13-208

TEMPORARY OVERNIGHT SHELTERS

13-208-010 Definitions.

13-208-020 Compliance with assembly unit provisions.

13-208-030 Not-for-profit.

13-208-040 Limited stay.

13-208-050 Operator's duty to limit stay.

13-208-060 Medical care.

13-208-070 Reserved.

13-208-080 Staff.

13-208-090 Maximum number of occupants.

13-208-100 Evacuation diagram to be posted.

13-208-110 Sleeping area separations.

13-208-120 Smoking materials.

13-208-130 Smoke alarms.

13-208-140 Temporary shelters prohibited in certain types of buildings.

13-208-150 Mixed occupancy building classification.

13-208-160 Standard fire extinguishers.

13-208-170 Sanitary requirements.

13-208-180 Ventilation requirements.

13-208-190 Planning requirements.

13-208-200 Violation – Penalty.

13-208-010 Definitions.

Whenever used in this chapter, “temporary overnight shelter” shall mean a building, or portion thereof, in which sleeping accommodations are provided for no more than 12 hours per day, for three or more persons who are not related to the owner, operator, manager or other occupants thereof by blood or by marriage.

“Temporary overnight shelter” shall not include any hotel, hospital, nursing home, sheltered care home, home for the aged, or transitional shelter, single-family home, or two flat as those terms are defined in this Code.

(Prior code § 78.4-1; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

13-208-020 Compliance with assembly unit provisions.

Except as specifically provided in this chapter, every temporary overnight shelter shall comply with all the provisions of this Code applicable to Class A-2, multiple dwellings.

(Prior code § 78.4-2; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

13-208-030 Not-for-profit.

No person shall own, operate or manage a temporary overnight shelter except on a not-for-profit basis or without charge to residents thereof.

(Prior code § 78.4-3; Added Coun. J. 12-22-83, p. 4214)

13-208-040 Limited stay.

No person shall remain in any temporary overnight shelter for a period in excess of 12 consecutive hours.

(Prior code § 78.4-4; Added Coun. J. 12-22-83, p. 4214)

13-208-050 Operator's duty to limit stay.

No owner, operator or manager of a temporary overnight shelter shall allow any person to remain therein for a period in excess of 12 consecutive hours.

(Prior code § 78.4-5; Added Coun. J. 12-22-83, p. 4214)

13-208-060 Medical care.

It shall be unlawful for any person to provide, as part of the regular accommodations or services of any temporary overnight shelter, any medical care or treatment, nursing care or other health-related care. Nothing contained herein shall prohibit any person from obtaining emergency medical care or treatment for any occupant of such temporary overnight shelter in event of an emergency.

(Prior code § 78.4-6; Added Coun. J. 12-22-83, p. 4214)

13-208-070 Reserved.

Editor's note – Coun. J. 4-10-19, p. 100029, Art. XXI, § 22, repealed § 13-208-070, which pertained to building classifications.

13-208-080 Staff.

Each temporary overnight shelter shall be staffed as follows:

- (a) In a shelter with a capacity not in excess of 100 persons (excluding staff), at least one staff member on duty for each 20 occupants.
- (b) In a shelter with a capacity in excess of 100 persons (excluding staff), at least six staff members on duty during operating hours.
- (c) At least one staff member on duty must be awake at any time during operating hours.

(d) Each shelter must have one permanent staff person who has met the requirements of Section 15-4-760 of this Code. It shall be the responsibility of this staff person to insure that at least one person on duty during all hours of shelter operation carries out the duties prescribed in Section 15-4-830 of this Code.

(Prior code § 78.4-8; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

13-208-090 Maximum number of occupants.

The maximum number of occupants, including staff, permitted to remain on each floor of a temporary overnight shelter shall be computed by dividing the square footage of each floor area by 50; resulting fractions shall be disregarded.

(Prior code § 78.4-9; Added Coun. J. 12-22-83, p. 4214)

13-208-100 Evacuation diagram to be posted.

In each temporary overnight shelter a diagram shall be posted on each floor of a temporary overnight shelter, illustrating evacuation of

the floor and of the shelter in event of an emergency. Such diagram shall measure no less than 20 inches square, and shall be posted in a place and manner where it will be readily visible to occupants.

(Prior code § 78.4-10; Added Coun. J. 12-22-83, p. 4214)

13-208-110 Sleeping area separations.

Separate sleeping areas shall be provided in each temporary overnight shelter for men, women and families.

(Prior code § 78.4-11; Added Coun. J. 12-22-83, p. 4214)

13-208-120 Smoking materials.

The owner, operator or manager of a temporary overnight shelter may allow the use of smoking materials therein, but only in an area separated from sleeping areas and under supervision of the staff of the shelter. No person shall use smoking materials in any sleeping area of a shelter.

(Prior code § 78.4-12; Added Coun. J. 12-22-83, p. 4214)

13-208-130 Smoke alarms.

Approved smoke alarms, as described in Section 13-64-150 or 14X-5-504.8, shall be installed and maintained in the manner designated in said chapter, in each temporary overnight shelter, as follows:

- (a) Within each sleeping area;
- (b) In each corridor, with the distance between smoke detectors not to exceed 40 feet;
- (c) At the uppermost ceiling of each stairwell and open shaft; and
- (d) In each room or area used for storage.

(Prior code § 78.4-13; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 9-6-17, p. 55278, Art. VI, § 34; Amend Coun. J. 4-10-19, p. 100029, Art. II, §§ 104, 105)

13-208-140 Temporary shelters prohibited in certain types of buildings.

No temporary overnight shelter shall operate in any building of Type II or Type III construction having two or more stories and open stairwells.

(Prior code § 78.4-14; Amend Coun. J. 10-15-87, p. 4811)

13-208-150 Mixed occupancy building classification.

If a temporary overnight shelter is operated in a building classified as a mixed occupancy in accordance with Section 13-56-240 of this Code, the shelter shall be separated from each adjoining occupancy in the manner prescribed in Section 13-56-280, except that separations between a shelter and any occupancies classified as C-1, C-2, C-3, E or F may be reduced to one hour; openings in such separations shall be protected by doors, frames, and closers of at least Class B, as described in Section 15-12-110 of this Code. Provisions of Section 13-64-020(c) of this Code shall not apply to temporary overnight shelters.

(Prior code § 78.4-16; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

13-208-160 Standard fire extinguishers.

Standard fire extinguishers shall be installed and maintained in each temporary overnight shelter as required by Chapter 15-16 of this Code.

(Prior code § 78.4-17; Added Coun. J. 12-22-83, p. 4214)

13-208-170 Sanitary requirements.

Each temporary overnight shelter shall provide a minimum of one water closet for each 15 persons or fraction thereof of its maximum capacity (including staff), but in no event less than one water closet. If a shelter has a capacity of 30 or more occupants (excluding staff), at least one bathtub or shower shall be provided. Except as otherwise stated herein, temporary overnight shelters shall be subject to the sanitation requirements established by Chapter 18-29 of this Code.

(Prior code § 78.4-18; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 11-9-16, p. 36266, § 29)

13-208-180 Ventilation requirements.

The sleeping areas of each temporary overnight shelter shall meet the ventilation requirements for sleeping stall rooms, established by Chapter 18-29 of this Code.

(Prior code § 78.4-19; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 11-9-16, p. 36266, § 29)

13-208-190 Planning requirements.

Every temporary overnight shelter shall comply with the following planning requirements:

- (a) *Ceiling Heights.* The minimum ceiling height within sleeping quarters of a temporary overnight shelter shall be eight feet, with

beams and/or furred spaces constituting not more than 20 percent of the ceiling areas. Such beams and furred spaces may have a height of not less than seven feet.

(b) *Basement Rooms.* Sleeping quarters in temporary overnight shelters shall not be more than two feet below the building grade adjacent to such quarters, except that when such quarters are located in churches or other nonresidential structures they may have floors up to six feet below grade, provided such sleeping quarters have a direct outside exit, or an exit into an enclosed stairwell which has a direct outside exit.

(c) *Natural lighting.* Natural lighting requirements as described in Chapter 14B-12 of this Code shall not be required for sleeping areas in temporary overnight shelters provided the provisions of Section 13-208-180 are met.

(Prior code § 78.4-20; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811; Amend Coun. J. 4-29-98, p. 66679, § 2; Amend Coun. J. 4-10-19, p. 100029, Art. II, § 106)

13-208-200 Violation – Penalty.

Any person who violates any provision of this chapter shall be fined not less than \$25.00 and not more than \$500.00 for each such violation. Each day that a violation hereof exists shall constitute a separate and distinct offense.

(Prior code § 78.4-21; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

CHAPTER 13-212

TRANSITIONAL SHELTERS

13-212-010 Definitions.

13-212-020 Compliance with multiple dwelling provisions.

13-212-030 Not-for-profit.

13-212-040 Residency time limit.

13-212-050 Medical care.

13-212-060 Management offices and living quarters.

13-212-010 Definitions.

Whenever used in this chapter, “transitional shelter” shall mean a building or part thereof in which temporary residential accommodations are provided for three or more persons who are not related to the owner, operator, manager or other occupants thereof.

“Transitional shelter” shall not include any hotel, hospital, nursing home, sheltered care home, home for the aged, or temporary overnight shelter, as those terms are defined in this Code.

(Prior code § 78.3-1; Added Coun. J. 12-22-83, p. 4214)

13-212-020 Compliance with multiple dwelling provisions.

Except as otherwise provided in this chapter, every transitional shelter shall comply with all provisions of this Code relating to Class A-2, multiple dwellings.

(Prior code § 78.3-2; Added Coun. J. 12-22-83, p. 4214; Amend Coun. J. 10-15-87, p. 4811)

13-212-030 Not-for-profit.

No person shall own, operate or manage a transitional shelter except on a not-for-profit basis without charge to the residents thereof.

(Prior code § 78.3-3; Added Coun. J. 12-22-83, p. 4214)

13-212-040 Residency time limit.

No person shall remain as a resident in any transitional shelter for a period in excess of 120 consecutive days. No owner, operator or manager of a transitional shelter shall allow any person to remain as a resident therein for a period in excess of 120 consecutive days.

(Prior code § 78.3-4; Added Coun. J. 12-22-83, p. 4214)

13-212-050 Medical care.

It shall be unlawful for any person to provide or to offer, as part of the regular accommodations or services of any transitional shelter, any medical care or treatment, nursing care or any other health-related care for the residents of such thereof. Nothing contained herein shall prohibit any person from obtaining emergency medical care or treatment for any resident of such transitional shelter in event of an emergency.

(Prior code § 78.3-5; Added Coun. J. 12-22-83, p. 4214)

13-212-060 Management offices and living quarters.

It shall not be required that separate living quarters be maintained within a transitional shelter for the owner, operator or manager thereof. An office used exclusively for the management of a transitional shelter may be maintained on the premises thereof.

(Prior code § 78.3-6; Added Coun. J. 12-22-83, p. 4214)