
CITY OF CHICAGO

RULES



DEMOLITION BY IMPLOSION




Mayor Lori E. Lightfoot

Commissioner Matthew W. Beudet

BY AUTHORITY VESTED IN THE COMMISSIONER OF BUILDINGS PURSUANT TO SECTIONS 2-30-030 AND 14A-1-104.4 OF THE MUNICIPAL CODE OF CHICAGO, THE FOLLOWING RULES REGARDING DEMOLITION BY IMPLOSION ARE ADOPTED.

By Order of the Commissioner:

Signed: 
Matthew W. Beaudet
Commissioner

Date: 4-9-21

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RULES REGARDING DEMOLITION BY IMPLOSION

ARTICLE I - DEFINITIONS

Rule No. 1. For purposes of this rules, the following definitions shall apply:

“Building,” “explosive,” “property line,” “structure,” and “zoning lot” have the meanings ascribed to those terms in Section 2-30-010 of the Code.

“Code” means the Municipal Code of Chicago.

“Commissioner” means the Commissioner of Buildings or the Commissioner’s designee.

“Demolition” means any work requiring a permit under Section 14A-4-407 of the Code.

“Department” means the Department of Buildings.

“Implosion,” “imploded,” and “demolition by implosion” mean demolition using explosives.

“Owner” has the meaning ascribed to the term in Section 14A-2-202 of the Code.

ARTICLE II –PERMIT APPLICATION FOR DEMOLITION BY IMPLOSION

Rule No. 2. When an owner seeks to conduct demolition by implosion, in addition to all other requirements for obtaining a demolition permit from the Department, the owner shall also submit a supplemental permit application for demolition by implosion. Said supplemental permit application for demolition by implosion shall be in a form prescribed by the Commissioner.

Rule No. 3 The supplemental permit application for demolition by implosion shall be accompanied by:

- (a) A report signed and stamped by an Illinois-licensed architect or structural engineer detailing the composition and dimensions of the building or structure to be imploded, including, but not limited to, whether the composition of the building is brick masonry, concrete masonry, steel, iron or wood;
- (b) A detailed color photograph, no smaller than 11 inches by 17 inches, showing the ground impact area of the building or structure to be imploded;
- (c) A set of detailed computer-generated simulation color images, no smaller than 11 inches by 17 inches, prepared by a qualified person, showing the expected disbursement area of the materials and debris on and from the ground impact area of the building or structure to be imploded;
- (d) Aerial drone video footage of: (i) the building or structure to be imploded, including close-up footage of the exterior of the building or structure to be imploded; (ii) the expected ground impact area of the building or structure to be imploded; (iii) the entirety of the zoning lot or lots that the building or structure to be imploded and the expected ground impact area is located on; and (iv) the areas extending 1,000 feet from each direction from the property lines of the zoning lot or lots that the building or

structure and the expected ground impact area is located on. In the event that the structure to be imploded is a chimney stack, silo, or similar structure, then drone footage of the interior of the structure from top to bottom and all sides shall also be provided. Aerial drone footage is not required to the extent that obtaining it would be prohibited by local, state, or federal law, but the owner must make a good faith effort to comply with such laws including obtaining consent from adjacent property owners for the drone flight if necessary;

- (e) The name and 24 hours 7 days a week contact information of the demolition contractor and any and all sub-contractors which will be physically present on site in connection with the use of explosives or at the time when explosives will be used, including the 24 hours 7 days a week contact information of the person-in-charge of the implosion and concurrent on-site activities for each contractor and sub-contractor;
- (f) The number of personnel of the contractor and subcontractors that will be on-site during the demolition by implosion and a detail of the role, duties, and responsibilities of each personnel member; and
- (g) Any other documentation, items, or additional requirements deemed necessary or appropriate by the Commissioner.

Rule No. 4. The Commissioner may authorize any permit application materials required to be submitted to the Department under these Rules to be submitted to the Office of Emergency Management and Communications as part of a comprehensive review process.

ARTICLE III – PREREQUISITIES TO ISSUANCE OF A PERMIT ISSUED BY THE DEPARTMENT FOR DEMOLITION BY IMPLOSION

Rule No. 5. No person will be issued a permit by the Department for demolition by implosion until the Department receives written notification from the Executive Director of the Office of Emergency Management and Communications that all of permits, certificates, and approvals from all City agencies required to regulate demolition by implosion have been duly issued. The foregoing City agencies include but are not limited to: the Department of Business Affairs and Consumer Protection, the Department of Fire, the Office of Emergency Management and Communications, the Department of Public Health, the Department of Streets and Sanitation, the Department of Transportation, and the Department of Water Management.

ARTICLE IV – RIGHT TO SUSPEND OR REVOKE PERMIT

Rule No. 6. The Commissioner reserves the right to suspend or revoke a demolition permit issued by the Department for a violation of any provision of the Code, including Chapter 2-30, or these Rules or any other rules promulgated under the Code, including non-compliance with any community notification requirements imposed by the Office of Emergency Management and Communications.

ARTICLE V – GENERAL PROVISIONS

Rule No. 7. Nothing in these Rules is intended to limit the powers or authority of the City of Chicago, the Department of Buildings or the powers or authority of any other City agency; nor are these Rules intended to relieve any person or entity from full compliance with any other provisions of the Code, rules promulgated thereunder by any other City Department, or any applicable law.

Rule No. 8. Penalties for violations of these rules shall be as provided in the Code.

Rule No. 9. The Commissioner reserves the right to suspend, repeal or amend these Rules at any time in accordance with law.

Rule No. 10. The provisions of these Rules are severable. If any part of these Rules, in whole or in part, is declared invalid or unconstitutional, that declaration shall not affect the part or parts which remains.