

DEPARTMENT OF BUILDINGS – SOAR MEETING –NOVEMBER 4, 2009
STATUS REPORT

1. One Way and Two Way Voice Communication

An Ordinance extending the deadline for the required installation of these systems from January 1st of 2012 to **January 1st of 2015** has been referred to the Committee on Buildings of the City Council. This deadline extension has the support of the Fire Department and the Department of Buildings. Full passage by the City Council is anticipated in the near future.

2. Changes to the Rules and Regulation for Exterior Wall Maintenance

New rules and regulations pertaining to exterior wall maintenance were Posted for public comment on October 9, 2009. These rules and regulations were officially accepted and posted on October 21, 2009.

A handout addressing the most important changes has been attached for your convenience.

You may also read and download a copy of the new rules and regulations for exterior wall maintenance by accessing the Department of Building's web site at: www.cityofchicago.org/buildings (click on rules and regulations underneath the Chicago Building Code heading on the Building Department home page.

You can also view the ordinance and download inspection forms by clicking on Exterior Wall Program underneath DOB Programs on the Departments Home Page.

3. AIC Elevator Inspection Program

In order to better serve the elevator safety needs of the City of Chicago, the Department of Buildings will implement the AIC (Annual Inspection Certification) Elevator Inspection program for the Central Business District (CBD) starting November 16, 2009. This program will require buildings with conveyance devices (elevators, escalators, platform lifts etc.) located in the CBD, to hire 3rd party elevator inspectors or inspection companies who are currently licensed by the State of Illinois, to perform their building's 2010 annual elevator inspections. The City fees for this program will be ½ of the fees the City currently charges for performing annual elevator inspections. The AIC program is designed so that inspection forms can be down-loaded, completed, and returned to the City on-line.

For your convenience, a handout describing the AIC Elevator Inspection program has been attached. Additional information will be posted on the Department of Buildings Web Site.

SOAR Meeting Wednesday November 4th, 2009

Question pertaining to the Rules and Regulations for Critical Façade Inspections may be directed to:

<p>Jose Aparicio Inspector Department of Buildings 120 North Racine Ave. Chicago, Illinois 60607</p> <p>Phone: 312-743-7266 3511 Jose.Aparicio@cityofchicago.org BL 00903</p>	<p>Allison Sullivan Department of Buildings 120 North Racine Ave. Chicago, Illinois 60607</p> <p>Phone: 312-743-3522 <u>Allison.Sullivan@cityofchicago.org</u></p>
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Questions pertaining to the AIC Elevator Inspection program may be directed to

<p>Elizabeth Scanlan Department of Buildings 120 N. Racine Ave. Chicago, Illinois 60607</p> <p>Phone: 312-7437038 <u>Elizabeth.Scanlan@cityofchicago.org</u></p>	<p>Bob Fahlstrom Department of Buildings 120 N. Racine Ave. Chicago, Illinois 60607</p> <p>Phone: 312-907-2382 <u>CN00079@cityofchicago.org</u></p>
<p>Hal Hutchinson Department of Buildings 120 N. Racine Ave. Chicago, Illinois 60607</p> <p>Phone 312-743-9074 <u>Hal.Hutchinson@cityofchicago.org</u></p>	



CITY OF CHICAGO

DEPARTMENT OF BUILDINGS

Details on Amended Exterior Facade Inspection Ordinance

The Department of Buildings recently issued amended Rules and Regulations that change the inspections of exterior facades. These will greatly lower the cost of conducting high-rise inspections without compromising public safety. Almost every high-rise is impacted by the amendment, but the extent will vary depending on the prior filing history. In all cases, the amount of inspection coverage will be reduced.

Ongoing Inspection “Short Form Only” Program:

- Allow owners to choose to file Ongoing Maintenance and Repair Reports, commonly known as “Short Forms”, every second year instead of filing critical examinations at 4, 8, or 12 year intervals, provided:
 - There is a valid critical examination on file at the time of the amendment
 - Dangerous and hazardous conditions have not been identified at the building
 - The building is not vacant
- Does not require newly constructed buildings to submit an initial critical examination, provided that dangerous and hazardous conditions have not been identified.

Critical Examination Program:

- Reduce the amount of inspection coverage to a minimum of 1 representative drop spanning no less than 24 feet on each public way.
- Reports required at frequency determined by building category
 - Category I buildings** – constructed with exterior walls and enclosures primarily reinforced with, or in direct contact with, non-corrodible metal, have a 12-year cycle.
 - Category II buildings** – constructed with exterior walls and enclosures primarily reinforced with, or in direct contact with (i) corrosion resistant metal, or (ii) corrodible metal protected by flashing and corrosion-resistant metal anchors, have an eight-year cycle.
 - Category III buildings** – constructed with exterior walls and enclosures primarily enforced with, or in direct contact with, corrodible metal, have a four-year cycle.
 - Category IV buildings** – constructed with exterior walls and enclosures primarily secured to the substrate by adhesive bond or with masonry headers, have an eight-year cycle. Mortar or cement connects the façade to the actual building structure.
- Perform ongoing inspection at 2nd, 4th, or 6th year between critical examinations, depending on category.
- Required on vacant buildings every 4 years, regardless of category, for entire time building is vacant.

Frequently Asked Questions

Q. My building was recently constructed; when is my first critical examination due?

A. The amended Rules and Regulations do not require newly constructed buildings to perform an initial critical examination as long as dangerous and hazardous conditions have not been discovered on the façade. The initial Ongoing Maintenance and Repair Report “Short Form” is due November 1st two years after first occupancy.

Q. We did major repairs on our building. Should we submit a critical examination or a Short Form?

A. Owners qualified for and participating in the Short Form Only program can choose which format works best for their building.

Q. How do I know if my building can participate in the “Short Form Only” program?

A. Owners that do not have a past due critical examination are permitted to participate in the program. To verify the filing status of your building, please email asullivan@cityofchicago.org. You will receive a response that either confirms your eligibility or details the required reports that must be submitted before you can participate in the program.

Q. The Department is now allowing the use of suspended equipment (boatswain chairs) for the critical examinations. Are there any advantages to using scaffolding?

A. If it is the intent of the owner to perform repairs in conjunction with the inspection, scaffolding must be used.

Q. Can I submit my report electronically?

A. Two paper copies of each report are required.

Q. Can I get an extension for submitting my report?

A. Rule 10 of the Rules and Regulations outlines the process for requesting an extension.

For more information about the amended façade ordinance or façade inspection reports, please call Allison Sullivan at 312.743.3522.

City of Chicago
Richard M. Daley, Mayor



Department of Buildings
Richard Monocchio, Commissioner