

Facadeordinance.com

Chicago Facade Ordinance Summary

YEAR ENACTED

1996. Major revisions in 2000 and 2007. Rules and regulations which supplement Ordinance revised October 22, 2009

ORDINANCE OR LAW

Maintenance of Exterior Walls and Enclosures, Critical Examination Ordinance

CODE

Municipal Code of Chicago

SECTION

Section 13-196-031 through 13-196-039

ADMINISTERED BY

City of Chicago Department of Buildings

ADDRESS

Department of Buildings
121 N. LaSalle, Room 900
Chicago, IL 60602

TELEPHONE NUMBER

312.744.3449

NUMBER OF BUILDINGS AFFECTED

2,000

FREQUENCY AND DUE DATE OF REPORTS

Critical exam required every 4, 8, or 12 years depending on building classification and ongoing inspection at midway point of critical exam cycle *-or-* under the October 22, 2009 Rules and Regulations, owners of occupied buildings, regardless of building category, may choose to file Ongoing Inspection and Repair Program ("Short Form") reports every second year and not file

Critical Examination Program reports at category mandated frequencies, provided that all of the following conditions are met:

- There is a Critical Examination Program report on file that has been accepted by the Department of Buildings (new buildings may enter the "Short Form" program without a Critical Examination Program report on file)
- The most recently filed report, either Critical Examination Program report or Ongoing Inspection and Repair Program report, classified the building as "safe" or "safe with a repair and maintenance program"
- Owners notify the Department of Buildings in writing of their intent to file only Short Form reports
- Owners are not one (1) year or more delinquent in filing an Ongoing Inspection and Repair Program report

Owners of newly constructed buildings are permitted to begin the "Short Form Only" program without an initial critical examination provided that dangerous and hazardous conditions have not been discovered on the building. The initial report will be required two (2) years after first occupancy. Owners of newly constructed buildings that choose not to file in the "Short Form Only" program must file an initial critical examination four (4) years after first occupancy.



Wiss, Janney, Elstner Associates, Inc.
Engineers, Architects, Materials Scientists
330 Pfingsten Road, Northbrook, IL 60062
Tel. 800-345-3199 Fax 847-291-9599
www.wje.com

Headquarters & Laboratories—Northbrook, Illinois

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston | Los Angeles
Minneapolis | New Haven | New York | Philadelphia | Princeton | San Francisco | Seattle | South Florida | Washington, DC

Facadeordinance.com

WHICH BUILDINGS ARE SUBJECT TO COMPLIANCE?

All buildings 80 feet or more in height.

ACCEPTABLE INSPECTORS

Illinois licensed architects and structural engineers or personnel under their direct supervision.

EXTERIOR WALL SUBJECT TO INSPECTION

Critical examination: close-up examination at a minimum of one (1) drop along each public way spanning not less than 24 feet. Light courts may also require close-up examination depending on configuration and ingress/egress. Visual survey of the remaining facade portions from afar is acceptable unless close-up inspections are recommended by a professional.

Ongoing Inspection and Repair Program: Visual survey of the all facades from afar is acceptable unless close-up inspections are recommended by a professional.

METHOD OF INSPECTION

For critical examination: hands-on, close-up inspection shall be performed where required. For on-going inspections, visual surveys from afar are acceptable unless close-up inspections are recommended by a professional. Substrate inspection may also be required depending on material and building age.

FINES FOR NON-COMPLIANCE

Minimum \$1,000/day
Maximum \$2,500/day



Wiss, Janney, Elstner Associates, Inc.
Engineers, Architects, Materials Scientists
330 Pfingsten Road, Northbrook, IL 60062
Tel. 800-345-3199 Fax 847-291-9599
www.wje.com

Headquarters & Laboratories—Northbrook, Illinois

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Honolulu | Houston | Los Angeles
Minneapolis | New Haven | New York | Philadelphia | Princeton | San Francisco | Seattle | South Florida | Washington, DC