



Office of the Chicago City  
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SO2011-7230

Office of the City Clerk

City Council Document Tracking Sheet

**Meeting Date:** 9/8/2011

**Sponsor(s):** Hairston, Leslie A. (5)  
Cappleman, James (46)  
Arena, John (45)  
Lane, Lona (18)  
Moore, Joseph A. (49)  
Reilly, Brendan (42)  
Dowell, Pat (3)  
Fioretti, Bob (2)  
Tunney, Thomas (44)  
Jackson, Sandi (7)  
Burns, William D. (4)  
Sawyer, Roderick T. (6)

**Type:** Ordinance

**Title:** Amendment of Section 13-196-206 of Municipal Code by changing effective date from 2012 to 2015 for compliance to life safety evaluation of existing high-rise buildings

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

TAD-473

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TAD-473

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 13-196-206 of the Municipal Code of the City of Chicago is hereby amended by deleting the language stricken through, and by inserting the language underscored, as follows:

**13-196-206 Life safety evaluation of existing high- rise buildings.**

(A) No later than January 1, 2005, the commissioner of buildings 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.

(Omitted text is unaffected by this ordinance)

(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 bureau of fire prevention 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.

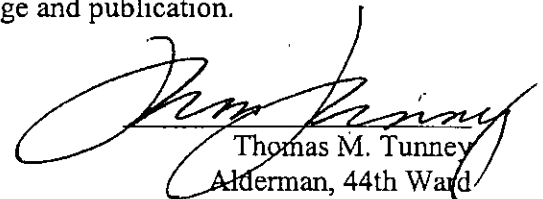
Any proposal submitted pursuant to this subsection shall be signed and sealed by a licensed professional engineer or by a licensed architect. In addition, any proposal submitted pursuant to item (2) of this subsection shall contain (i) an explicit statement by the licensed engineer or architect certifying 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, 2012 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.

(Omitted text is unaffected by this ordinance)

(F) 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.

SECTION 2. This ordinance shall take full force and effect upon its passage and publication.

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42  
Linda D. Austin 5th  
Joseph A. Novak 47  
Lou Lane 18  
Michelle D.

  
Thomas M. Tunney  
Alderman, 44th Ward