

## CHAPTER 3

# PROVISIONS FOR ALL COMPLIANCE METHODS

### SECTION 301 ADMINISTRATION

**14R-3-301** The provisions of Section 301 of IEBC are adopted by reference with the following modifications:

Added Coun. J. 4-10-19, p. 100029.

**301.1 General.** The *repair, alteration, change of occupancy, addition* or relocation of all *existing buildings* shall comply with Section 301.2, 301.3, or 301.4.

**301.2 Repairs.** *Repairs* shall comply with the requirements of Chapter 4.

**301.3 Alteration, addition or change of occupancy.** The *alteration, addition* or *change of occupancy* of all *existing buildings* shall comply with one of the methods listed in Section 301.3.1, 301.3.2 or 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

**301.3.1 Prescriptive compliance method.** *Alterations, additions* and *changes of occupancy* complying with Chapter 5 shall be considered in compliance with the provisions of this code.

**301.3.2 Work area compliance method.** *Alterations, additions* and *changes of occupancy* complying with the applicable requirements of Chapters 6 through 12 shall be considered in compliance with the provisions of this code.

**301.3.3 Performance compliance method.** *Alterations, additions* and *changes of occupancy* complying with Chapter 13 shall be considered in compliance with the provisions of this code.

**301.4 Relocated buildings.** Relocated buildings shall comply with the requirements of Chapter 14.

**301.5 Compliance with accessibility.** Accessibility requirements for *existing buildings* shall comply with ICC A117.1 as modified by Chapter 11 of the *Chicago Building Code*.

### SECTION 302 GENERAL PROVISIONS

**14R-3-302** The provisions of Section 302 of IEBC are adopted by reference with the following modifications:

Added Coun. J. 4-10-19, p. 100029.

**302.1 Applicability.** The provisions of Section 302 apply to all *alterations, repairs, additions, relocations* of structures and *changes of occupancy* regardless of compliance method.

**302.2 Dangerous conditions.** The *building official* shall have the authority to require the elimination of conditions deemed *dangerous*.

**302.3 Additional codes.** *Alterations, repairs, additions* and *changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions for *alterations, repairs, additions* and *changes of occupancy* or relocation, respectively, in this code and the *Chicago Energy Conservation Code, Chicago Fire Prevention Code, Chicago Fuel Gas Code, Chicago Mechanical Code, Chicago Plumbing Code, Chicago Minimum Requirements for Existing Buildings* and *Chicago Electrical Code*. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

Editor's Note—Consistent with other amendments, at the discretion of the editor, references to the *International Private Sewage Disposal Code* and *International Residential Code* have been deleted. Future legislation will correct the text if needed.

**302.3.1. Minimum requirements.** *Existing buildings* undergoing *repair, alteration, change of occupancy, addition* or relocation shall also comply with the *Chicago Minimum Requirements for Existing Buildings*.

**302.4 Existing materials.** Materials already in use in a *building* in compliance with requirements or approvals in effect at the time of their erection or installation shall be allowed to remain in use unless determined by the *building official* to be *hazardous*.

**302.5 New and replacement materials.** Except as otherwise required or allowed by this code, materials allowed by the applicable code for new construction shall be used. Like materials shall be allowed for *repairs* and *alterations*, provided that *unsafe* conditions are not created. Hazardous materials shall not be used where the code for new construction would not allow their use in *buildings* of similar occupancy, purpose and location.

**302.5.1 New structural members and connections.** New structural members and connections shall comply with the material and detailing provisions of the *Chicago Building Code* for new *buildings* of similar structure, purpose and location.

**Exception:** Where alternative design criteria are specifically *approved* by the *building official*.

**302.6 Occupancy and use.** Where determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *Chicago Building Code*.

**SECTION 303  
STRUCTURAL DESIGN LOADS AND  
EVALUATION AND DESIGN PROCEDURES**

**14R-3-303** The provisions of Section 303 of IEBC are adopted by reference with the following modifications:

Added Coun. J. 4-10-19, p. 100029.  
Amended Coun. J. 7-24-19, p. 3647.

**303.1 Live loads.** Where an *addition* or *alteration* does not result in increased design live load, existing gravity load-carrying structural elements shall be allowed to be evaluated and designed for live loads *approved* by the *building official* that are less than those required by Section 1607 of the *Chicago Building Code*. Any area *approved* for a reduced live load shall be posted with permanent placards indicating the *approved* live load. Where the *addition* or *alteration* results in increased design live load, the live load required by Section 1607 of the *Chicago Building Code* shall be used.

**303.2 Snow loads on adjacent buildings.** Where an *alteration* or *addition* changes the potential snow drift effects on an adjacent building, the *building official* is authorized to enforce Section 7.12 of ASCE 7.

**303.3 Seismic evaluation and design procedures.** Where required, seismic evaluation or design shall be based on the procedures and criteria in this section, regardless of which compliance method is used.

**303.3.1 Compliance with full seismic forces.** Where compliance requires the use of full seismic forces, the criteria shall be in accordance with one of the following:

1. One-hundred percent of the values in the *Chicago Building Code*. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” values of  $R$ ,  $\Omega_0$  and  $C_d$  used for analysis in accordance with Chapter 16 of the *Chicago Building Code* shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate” or “Special” system.
2. ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable *risk category*.

**303.3.2 Compliance with reduced seismic forces.** Where seismic evaluation and design is allowed to use reduced

seismic forces, the criteria used shall be in accordance with one of the following:

1. The *Chicago Building Code* using 75 percent of the prescribed forces. Values of  $R$ ,  $\Omega_0$  and  $C_d$  used for analysis shall be as specified in Section 303.3.1 of this code.
2. [Reserved]
3. ASCE 41, using the performance objective in Table 303.3.2 for the applicable *risk category*.

**SECTION 304  
IN-SITU LOAD TESTS**

**14R-3-304** The provisions of Section 304 of IEBC are adopted by reference without modification.

Added Coun. J. 4-10-19, p. 100029.

**304.1 General.** Where used, in-situ load tests shall be conducted in accordance with Section 1708 of the *Chicago Building Code*.

**SECTION 305  
ACCESSIBILITY FOR EXISTING BUILDINGS**

**14R-3-305** The provisions of Section 305 of IEBC are adopted by reference with the following modifications:

Added Coun. J. 4-10-19, p. 100029.  
Amended Coun. J. 7-24-19, p. 3647.

**305.1 Scope.** The provisions of Sections 305.1 through 305.9 apply to maintenance, *change of occupancy*, *additions* and *alterations* to *existing buildings*, including those identified as *historic buildings*.

**Exceptions:**

1. Group R-5 occupancies that are not undergoing a *change of occupancy*.
2. Occupancies that are undergoing a *change of occupancy* to Group R-5.

**305.2 Maintenance of facilities.** A *facility* that is constructed or altered to be *accessible* shall be maintained *accessible* during occupancy.

**TABLE 303.3.1  
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH  
FULL SEISMIC FORCES**

RISK CATEGORY (Based on CBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1N EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2N EARTHQUAKE HAZARD LEVEL
I	Life Safety (S-3)	Collapse Prevention (S-5)
II	Life Safety (S-3)	Collapse Prevention (S-5)
III	Damage Control (S-2)	Limited Safety (S-4)
IV	Immediate Occupancy (S-1)	Life Safety (S-3)

Editor’s Note—Coun. J. 4-10-19, p. 100029, Art. XVII 14R-3-303 adopts Table 14R-3-303.3.1 without modification. At the discretion of the editor, “IBC” has been changed to “CBC” in the Risk Category table heading. Future legislation will correct this provision if needed.

**TABLE 303.3.2  
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH REDUCED SEISMIC FORCES**

RISK CATEGORY (Based on CBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1E EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2E EARTHQUAKE HAZARD LEVEL
I	Life Safety (S-3). See Note a	Collapse Prevention (S-5)
II	Life Safety (S-3). See Note a	Collapse Prevention (S-5)
III	Damage Control (S-2). See Note a	Limited Safety (S-4). See Note b
IV	Immediate Occupancy (S-1)	Life Safety (S-3). See Note c

- a. For Risk Categories I, II and III, the Tier 1 and Tier 2 procedures need not be considered for the BSE-1E earthquake hazard level.
- b. For Risk Category III, the Tier 1 screening checklists shall be based on the Collapse Prevention, except that checklist statements using the Quick Check provisions shall be based on *MS*-factors that are the average of the values for Collapse Prevention and Life Safety.
- c. For Risk Category IV, the Tier 1 screening checklists shall be based on Collapse Prevention, except that checklist statements using the Quick Check provisions shall be based on *MS*-factors for Life Safety.

Editor’s Note—Coun. J. 4-10-19, p. 100029, Art. XVII 14R-3-303 adopts Table 14R-3-303.3.2 without modification. At the discretion of the editor, “IBC” has been changed to “CBC” in the Risk Category table heading. Future legislation will correct this provision if needed.

**305.2.1 Repairs.** *Repair* of an existing facility shall not decrease the level of *accessibility* that existed before the *repair* was undertaken.

**305.3 Extent of application.** An *alteration* of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction. *Alterations* shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.

**Exception:** *Alterations* to individually-owned *Accessible units* or *Type A units* within a Group R-2 occupancy shall be allowed to meet the requirements for *Type B units*.

**305.4 Change of occupancy.** *Existing buildings* that undergo a *change of occupancy* shall comply with this section.

**Exception:** *Type B units* required by Section 1107 of the *Chicago Building Code* are not required to be provided in *existing buildings* and facilities built for first occupancy before March 14, 1991, undergoing a *change of occupancy*.

**305.4.1 Partial change of occupancy.** Where a portion of the building is changed to a new occupancy classification, any *alterations* shall comply with Sections 305.6, 305.7 and 305.8.

**305.4.2 Complete change of occupancy.** Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following *accessible* features:

1. Not fewer than one *accessible* building entrance.
2. Not fewer than one *accessible route* from an *accessible* building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *Chicago Building Code*.
4. *Accessible* parking, where parking is being provided.
5. Not fewer than one *accessible* passenger loading zone, where loading zones are provided.
6. Not fewer than one *accessible route* connecting *accessible* parking and *accessible* passenger loading zones to an *accessible* entrance.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a *change of occupancy*, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

**Exception:** The *accessible* features listed in Items 1 through 6 are not required for an *accessible route* to *Type B units*.

**305.4.3 Change of occupancy to residential occupancy.** Unless *technically infeasible*, provisions for new construction shall apply to portions of *existing buildings* that are altered concurrently with a *change of occupancy* to a Group R-4 occupancy or a Group R-1 or R-2 occupancy containing more than 20 *dwelling units* or *sleeping units*.

**305.5 Additions.** Provisions for new construction shall apply to *additions*. An *addition* that affects the accessibility to, or contains an area of, a *primary function* shall comply with the requirements in Section 305.7. *Additions* to an *existing building* shall provide entry from the *existing building* at all common levels without necessitating leaving and re-entering the building from the outside.

**305.5.1 Toilet and bathing facilities.** If there are no toilet rooms, bathing facilities or shower rooms in the *addition* and these facilities are provided in the *existing building*, then at least one toilet room, one bathing facility and one shower room for each sex, or one unisex toilet room or bathing facility, shall be *accessible*.

**305.6 Alterations.** A facility that is altered shall comply with the applicable provisions in Chapter 11 of the *Chicago Building Code*, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

**Exceptions:**

1. The altered element or space is not required to be on an *accessible route*, unless required by Section 305.7.
2. *Accessible means of egress* required by Chapter 10 of the *Chicago Building Code* are not required to be provided in existing facilities.

3. *Accessible units* and *Type A units* required in Group R-2, R-3 and R-4 occupancies by Section 1107 of the *Chicago Building Code* are not required to be provided in *existing buildings* and *facilities* undergoing *alterations* where there is no *change of occupancy*.
4. *Type B units* required by Section 1107 of the *Chicago Building Code* are not required to be provided in *existing buildings* and *facilities* built for first occupancy before March 14, 1991, undergoing *alterations* or *change of use*.
5. *Type C units* shall not be required in *existing buildings* and *facilities* undergoing *alterations* or *change of use*.

**305.7 Alterations affecting an area containing a primary function.** Where an *alteration* affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The *accessible route* to the *primary function* area shall include toilet facilities and drinking fountains serving the area of *primary function*.

**Exceptions:**

1. The costs of providing the *accessible route* are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems, installation or *alteration* of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.
5. This provision does not apply to altered areas limited to *Type B units*.

**305.8 Scoping for alterations.** The provisions of Sections 305.8.1 through 305.8.15 shall apply to *alterations* to *existing buildings* and *facilities*.

**305.8.1 Entrances.** Where an *alteration* includes alterations to an entrance that is not *accessible*, and the *facility* has an *accessible* entrance, the altered entrance is not required to be *accessible* unless required by Section 305.7. Signs complying with Section 1111 of the *Chicago Building Code* shall be provided.

**305.8.2 Elevators.** Altered elements of existing elevators shall comply with *Chicago Conveyance Device Code* and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**305.8.3 Platform lifts.** Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with the *Chicago Conveyance Device Code* shall be allowed as a component of an *accessible route*.

**305.8.4 Stairways and escalators in existing buildings.** Where an escalator or stairway is added where none existed previously and major structural modifications are

necessary for installation, an *accessible route* shall be provided between the levels served by the escalator or stairways in accordance with Section 1104.4 of the *Chicago Building Code*.

**305.8.5 Ramps.** Where slopes steeper than allowed by Section 1012.2 of the *Chicago Building Code* are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 305.8.5.

**TABLE 305.8.5  
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**305.8.6 Accessible dwelling or sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2 or R-4 *dwelling units* or *sleeping units* are being altered or added, the requirements of Section 1107 of the *Chicago Building Code* for *Accessible units* apply only to the quantity of spaces being altered or added.

**305.8.7 Type A dwelling or sleeping units.** Where more than 20 Group R-2 *dwelling units* or *sleeping units* are being altered or added, the requirements of Section 1107 of the *Chicago Building Code* for *Type A units* apply only to the quantity of the spaces being added.

**305.8.8 Type B dwelling or sleeping units.** Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 *dwelling units* or *sleeping units* are being added, the requirements of Section 1107 of the *Chicago Building Code* for *Type B units* apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 *dwelling units* or *sleeping units* are being altered and where the *work area* is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107 of the *Chicago Building Code* for *Type B units* apply only to the quantity of the spaces being altered.

**305.8.9 Jury boxes and witness stands.** In *alterations*, *accessible* wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be allowed to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.

**305.8.10 Toilet rooms.** Where it is *technically infeasible* to alter existing toilet and bathing rooms to be *accessible*, an *accessible* family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the *Chicago Building Code* is allowed. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

**305.8.11 Additional toilet and bathing facilities.** In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one *accessible* family or assisted-use toilet room shall be provided where required by Section 1109.2.1 of the *Chicago Building Code*. In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109.2.1 of the *Chicago Building Code*.

**305.8.12 Dressing, fitting and locker rooms.** Where it is *technically infeasible* to provide *accessible* dressing, fitting or locker rooms at the same location as similar types of rooms, one *accessible* room on the same level shall be provided. Where separate-sex facilities are provided, *accessible* rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

**305.8.13 Fuel dispensers.** Operable parts of replacement fuel dispensers shall be allowed to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

**305.8.14 Thresholds.** The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**305.8.15 Amusement rides.** Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1110.4.8 of the *Chicago Building Code*.

**305.8.16 Parking areas.** All changes, improvements or maintenance of existing parking areas, including sealcoating, resurfacing, remarking, fencing, curbs, walks or landscaping, shall provide *accessible* parking spaces in accordance with Section 1106 of the *Chicago Building Code*. In addition, an *accessible route* shall be provided within the parking area to connect the *accessible* parking spaces to a path of travel that leads to an *accessible entrance*. The *accessible route* shall include the connection from the parking area that leads to the *accessible entrance*.

**305.8.17. Group I-3.** In Group I-3 occupancies, at least 3 percent of *sleeping units* being altered shall comply with Section 1107.5.5 of the *Chicago Building Code* until 3 percent of total *sleeping units* in the facility are *accessible*. Where *alterations* are made to specific *sleeping units*, the required number of *accessible sleeping units* shall be permitted to be provided in *sleeping units* other than those where *alterations* are originally planned, provided that each substitute *sleeping unit* meets all of the following criteria:

1. Is located on the same *site*.
2. Is integrated with other *sleeping units* to the maximum extent feasible.
3. Has, at a minimum, equal physical access as the other altered *sleeping units* to areas used by detain-

ees for visitation, dining, recreation, educational programs, medical services, work programs, religious services, and participation in other programs that the *facility* offers to detainees.

4. If it is technically infeasible to locate a substitute *sleeping unit* on the same *site*, the substitute *sleeping unit* must be provided at another site within the same correctional system.

**305.9 Historic buildings.** These provisions shall apply to *facilities* designated as *historic buildings* that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for *accessible routes*, *entrances* or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the Illinois Historic Preservation Agency in accordance with Section 202.5.1 of the *Illinois Accessibility Code*, the alternative requirements of Section 202.5 of the *Illinois Accessibility Code* for that element shall be permitted.

**SECTION 306  
REROOFING**

**14R-3-306** The following language shall be inserted as a new Section 306:

Added Coun. J. 4-10-19, p. 100029.

**306.1 General.** Materials and methods of application used for *roof recover* and *roof replacement* shall comply with the requirements of Chapter 15 of the *Chicago Building Code*. *Roof repair* not exceeding 25 percent of the surface area of an existing roof may comply with Chapter 4 of this code.

**Exceptions:**

1. *Roof replacement* or *roof recover* of existing *low-sloped roofs* shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *Chicago Building Code* for roofs that provide positive roof drainage.
2. *Roof replacement* or *roof recover* of existing *low-sloped roofs* shall comply with the roof insulation requirements for new construction unless the installation of additional insulation above the structural roof deck is infeasible due to the height of existing parapets, equipment curbs, skylight curbs, window sills, door thresholds, and similar elements with flashing into the roof system. In no case shall a *roof replacement* or *roof recover* reduce the insulating value of the roof.
3. Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1502 of the *Chicago Building Code* for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed

and installed in accordance with Section 1502 of the *Chicago Building Code*.

**306.2 Structural requirements.** *Reroofing* shall comply with the requirements of Section 706.

**Exception:** For *roof repair* not exceeding 25 percent of the surface area of an existing roof, structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

**306.3 Roof replacement.** *Roof replacement* shall include the removal of all existing layers of roof coverings down to the roof deck.

**Exception:** Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be allowed to remain in place and be covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *Chicago Building Code*.

**306.3.1 Roof recover.** The installation of a new roof covering over an existing roof covering shall be allowed where any of the following conditions occur:

1. The new roof covering is installed in accordance with the roof covering manufacturer's instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, are installed.
3. Metal panel, metal shingle and concrete and clay tile roof coverings are installed over existing wood shake roofs in accordance with Section 306.4.
4. A new protective *roof coating* is applied over an existing protective *roof coating*, a metal roof panel, metal roof shingles, mineral-surfaced roll roofing, a built-up roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing or a spray polyurethane foam roofing system.

**Exception:** A *roof recover* shall not be allowed where any of the following conditions occur:

1. The existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. The existing roof covering is slate, clay, cement or asbestos-cement tile.
3. The existing roof has two or more applications of any type of roof covering unless *approved* based on a condition report complying with Section 104 of the *Chicago Minimum Requirements for Existing Buildings* that establishes the capacity of the roof structure to support additional weight.

**306.4 Roof recovering.** Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be cov-

ered with gypsum board, mineral fiber, glass fiber or other *approved* materials securely fastened in place.

**306.5 Reinstallation of materials.** Existing slate, clay or cement tile shall be allowed for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

**306.6 Flashings.** Flashings shall be reconstructed in accordance with manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

## SECTION 307 FIRE ESCAPES

**14R-3-307** The following language shall be inserted as a new Section 307:

Added Coun. J. 4-10-19, p. 100029.

**307.1 Where allowed.** Fire escapes shall be allowed only as provided for in Sections 307.1.1 through 307.1.4.

**307.1.1 New buildings.** Fire escapes shall not constitute any part of the required means of egress in new *buildings*.

**307.1.2 Existing fire escapes.** Existing fire escapes shall continue to be accepted as a component in the means of egress in *existing buildings* only.

**307.1.3 New fire escapes.** New fire escapes for *existing buildings* may be *approved* by the *building official* only where interior or exterior stairways cannot be utilized because of *property lines* limiting stairway size or because of sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

**307.1.4 Limitations.** Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

**307.2 Location.** Where located on the front of the *building* and where projecting beyond the *property line*, the lowest landing shall be not less than 12 feet (3658 mm) or more than 14 feet (4267 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall be not less than 14 feet (4267 mm).

**307.3 Construction.** The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other noncombustible materials. Walkways and railings located over or supported by combustible roofs in buildings of Type III and IV construction are allowed to be of wood not less than nominal 2 inches (51 mm) thick. 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 1<sup>1</sup>/<sub>4</sub> inches (32 mm).