

Municipal Code of Chicago

Title 12

CHICAGO BUILDING REHABILITATION CODE

Based on the 2018 International Existing Building Code®



2019 Chicago Building Rehabilitation Code

(Reflecting ordinances adopted through July 24, 2019)

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CITY OF CHICAGO . OFFICE OF THE MAYOR

Mayor's Message

I am pleased to present the 2019 *Chicago Construction Codes*, which build on the City's 150-yearlong legacy of innovation, adaptation and dedication in public safety by bringing our city's building regulations into the 21st century. Since establishing one of this nation's earliest building codes in 1875, Chicago has championed construction quality and safety, implementing the nation's first electrical code in 1883 and the first high-rise code for a major American city in 1975. After years of evolving to match the unique dense urban environment of our city, it is time for Chicago's building code to take on the framework, terminology and consensus-based standards that are used throughout the country. Userfriendly and universal, this modern family of codes will help ensure that every building on every block of Chicago is built safe, sustainable and vibrant.

With these new codes, Chicago joins a host of other major cities in aligning with the International Codes. Not only will this streamline the permitting process, it will reduce barriers to costeffective construction, foster sustainable design and construction, and facilitate innovation among the building community to continue Chicago's long-standing tradition for world-class architecture. Together with significant updates to our electrical and elevator codes implemented in 2018, and the full coordination of energy efficiency requirements with the building code, the updated *Construction Codes* bring safety and sustainability to the forefront of our efforts to maintain a resilient city.

As Chicagoans, it is our responsibility to ensure that the code addresses local contexts and successfully guides development and upkeep at every scale in every neighborhood. To improve the outdated one-size-fits-all approach of the previous code, this edition holds small buildings and highrises to different standards, tightening requirements on high-rise buildings to accommodate innovations in engineering and materials while reducing barriers to rehabilitate and preserve the character of existing buildings that form the fabric of neighborhoods throughout the City.

I am pleased to acknowledge the city employees and many professionals from the private sector who contributed to the first full rewrite of the Chicago Building Code in 70 years. Commissioner Judith Frydland and Deputy Commissioner Grant Ullrich of the Department of Buildings ably led this monumental project with the support and assistance of the Departments of Fire, Health, Planning and Development, and the Mayor's Office for People with Disabilities, as well as the International Code Council and more than 150 volunteer technical experts and industry leaders. With this modernized code, the city's reputation for innovative design and world-renowned architecture can continue to thrive, and together, we can continue building a better Chicago community by community.

Sincerely,

Joi E. Frightfort

Mayor



DEPARTMENT OF BUILDINGS

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Commissioner's Message

The 2019 Chicago Construction Codes reflect the City of Chicago's commitment to enable safer, more cost-effective, sustainable, accessible, and innovative construction and rehabilitation of buildings in every neighborhood. Chicago has long been a leader in the field of building regulations, beginning with the establishment of one of the nation's first building codes in 1875 and the first electrical code in 1883. Though there have been amendments over the years, the Chicago Construction Codes represent the first full rewrite of the Chicago Building Code since 1949.

In addition to enhancing safety and quality of life for residents and visitors of the City of Chicago, our mission at the Department of Buildings is to ensure city government is a reliable partner in helping homeowners, businesses, and developers complete construction and renovation projects by improving consistency, communication, and customer service in the permitting and inspection processes. The 2019 codes streamline the permitting process and move Chicago closer to national standards in several significant areas including building planning, fire and life safety, enclosures and materials, structural, small residential, and rehabilitation of existing buildings. In being more closely aligned with model codes and national standards, the new codes will speak the same language as building regulations adopted throughout the United States and promote greater use of green technologies and best practices for sustainable building design and construction.

Similar to the city's new electrical and elevator codes, which were successfully implemented in 2018, the new Chicago Building Code and Chicago Building Rehabilitation Code retain several requirements from earlier codes that enhance building safety in Chicago's unique local conditions and urban density, such as stricter limits on the use of combustible materials in large buildings.

Since becoming Building Commissioner in 2015, I have been overwhelmed by the willingness of so many in Chicago's design, construction, and development communities to volunteer their time and resources to assist with development and implementation of important policy and program changes. The generosity and willingness to work toward consensus offered by so many of our industry partners, including those listed on the following pages, was essential to preparing and adopting the Chicago Construction Codes.

Because of continuing innovations in the construction industry, the Chicago Construction Codes will always remain a work in progress. I encourage you to reach out to the Department of Buildings if you have a suggestion for future changes or questions about how to apply any provision. We look forward to working with you.

Sincerely,

whith Rydland

Judith Frydland Building Commissioner

About the Chicago Construction Codes

Overview

The Chicago Construction Codes (Titles 14A through 14X of the Municipal Code of Chicago) are intended to provide clear, consistent, and coordinated requirements for the construction and maintenance of buildings and property in the City of Chicago. The Chicago Construction Codes are based on up-to-date model codes and standards with carefully-considered amendments to reflect local conditions and building practices. The Chicago Construction Codes are administered by several departments, but primary responsibility for development and enforcement is assigned to the Department of Buildings. The International Code Council® (ICC®) publishes the Chicago Construction Codes in user-friendly print and electronic formats on behalf of the City of Chicago. The National Fire Protection Association (NFPA) publishes the Chicago Electrical Code.

Individual Titles

The requirements of each title of the *Chicago Construction Codes* are interrelated and not intended to be applied separately. In developing the *Chicago Construction Codes*, efforts have been made to avoid unnecessary duplication across different titles. The *Chicago Construction Codes* are also designed to interact with the Chicago Zoning Ordinance. In case of a conflict between the *Chicago Construction Codes* and the Chicago Zoning Ordinance, the stricter provision governs. There are currently eleven full or interim titles:



The **Chicago Construction Codes** <u>A</u>dministrative Provisions (Title 14A) establish uniform administrative procedures for each code in the *Chicago Construction Codes* series. These provisions establish the limits of the applicability of each code and describe how the codes are to be applied and enforced. These provisions also establish the powers and responsibilities of city employees, design professionals, construction professionals, and building owners with respect to application of the *Chicago Construction Codes*.

The **Chicago** <u>Building</u> **Code** (Title 14B) regulates the new construction of buildings and structures and other building- and property-related activities, including special inspections and tests, construction site safety, and building rehabilitation work, as specifically referenced in the other *Chicago Construction Codes*. The accessibility-related provisions of this code have been drafted to be consistent with the 2018 *Illinois Accessibility Code* and federal regulations for privately-funded construction. The *Chicago Conveyance Device Code* (Title 14C) regulates the design, construction, installation, alteration, maintenance, and repair of conveyance devices, such as elevators, escalators, mechanical amusement riding devices, and their components.

The *Chicago Electrical Code* (Title 14E) regulates the installation and removal of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment, and raceways; and optical fiber cables and raceways.

The *Chicago <u>Fire Prevention Code</u>* (Title 14F) regulates matters affecting or relating to protecting people and structures from the hazards of fire and explosion arising from the storage, handling, or use of specialized industrial processes, materials, or devices; conditions unusually hazardous to life, property, or public welfare in the use and occupancy of buildings or premises; and the maintenance and operation of fire protection and life safety systems. An interim version of this code, incorporating numerous fire-safety-related provisions of the *Municipal Code of Chicago* by reference, was adopted in April 2019. A comprehensively-updated code addressing fire prevention is expected in a future phase of code modernization.

The *Chicago Fuel Gas Code* (Title 14G) regulates the installation and operation of fuel gas (natural gas) piping from the point of utility delivery to the inlet connections of gas-fueled appliances and related accessories. An interim version of this code, incorporating existing fuel-gas-related provisions of the *Municipal Code of Chicago* by reference, was adopted in April 2019. A comprehensively-updated code addressing fuel gas is expected in a future phase of code modernization.

The *Chicago Mechanical Code* (Title 14M) regulates the installation, alteration, repair, and replacement of mechanical systems and equipment, including ventilating, heating, cooling, air-conditioning, and refrigeration systems, incinerators, and other energy-related systems. An interim version of this code, incorporating existing mechanical-system-related provisions of the *Municipal Code of Chicago* by reference, was adopted in April 2019. A comprehensively-updated code addressing mechanical systems is expected in a future phase of code modernization.

The *Chicago ENergy Conservation Code* (Title 14N) regulates matters related to the design, construction, and rehabilitation of new and existing buildings for energy efficiency. This code has been drafted to be consistent with the 2019 Illinois amendments to the *International Energy Conservation Code*.

The *Chicago Plumbing Code* (Title 14P) regulates plumbing systems. An interim version of this code, incorporating existing plumbing-related provisions of the *Municipal Code of Chicago* by reference, was adopted in April 2019. A comprehensively-updated code addressing plumbing is expected in a future phase of code modernization.

The *Chicago Building <u>Rehabilitation Code</u>* (Title 14R) regulates the repair, alteration, change of occupancy, addition to, and relocation of existing buildings and structures. The accessibility-related provisions of this code have been drafted to be consistent with the 2018 *Illinois Accessibility Code* and federal regulations for privately-funded construction.

The *Chicago Minimum Requirements for EXisting Buildings* (Title 14X) regulate the condition and maintenance of existing buildings, existing structures, and outdoors areas, and establish the respective responsibilities of owners and occupants to comply with these requirements. This code also establishes minimum requirements for providing light, ventilation, space, security, electricity, plumbing, heating, cooling, sanitation, weather protection, and fire protection in occupied buildings, and requirements for the maintenance of vacant structures. These requirements apply both prospectively and retroactively.

Unlike the International Codes[®] family, the *Chicago Construction Codes* do not (and are not intended to) include a separate code for one- and two-family residential buildings. Instead, one- to three-unit residential buildings up to four stories (single-family homes to three flats) are regulated in most titles of the *Chicago Construction Codes* as Occupancy Group R-5. There are numerous Chicago-specific exceptions applicable to Group R-5 occupancies. Additionally, in the *Chicago Electrical Code*, requirements for residential occupancies are collected in Article 560, and requirements applicable to the rehabilitation of residential buildings up to four stories are in Article 570.

Development and Adoption

In 2019, as part of a multi-year effort to comprehensively update regulations for the construction and maintenance of buildings, the City Council reorganized numerous building-related provisions of the *Municipal Code* into the *Chicago Construction Codes*. As part of this same effort, the City Council adopted new provisions aligned with the *International Building Code®* and *International Existing Building Code®*, which will be phased in between December 2019 and July 2020. Previously, in 2017 and 2018, the City Council adopted comprehensively-revised requirements for electrical installations and conveyance devices. In a future phase of this effort, the City of Chicago intends to update its requirements for mechanical systems, fuel gas, and plumbing, and adopt a comprehensivelyrevised fire prevention code.

The creation of the *Chicago Construction Codes* would not have been possible without the generous and continued support and encouragement of professionals and organizations working in the design, construction, and real estate industries. Numerous individuals contributed countless hours over several decades to lay the groundwork necessary for the comprehensive code modernization initiative launched by Commissioner Judy Frydland in 2015.

In 2017, the electrical industry took the lead in supporting a comprehensive overhaul of the *Chicago Electrical Code*, which was drafted by a dedicated team of technical experts with guidance from the reinvigorated Chicago Electrical Commission. In 2018, a new *Chicago Conveyance Device Code*, developed in consultation with elevator specialists and large building owners, was adopted. These successful efforts established a template for restarting efforts to align core provisions of the *Chicago Building Code* with the International Codes[®].

In 2018, the Department of Buildings convened a distinguished cross section of industry leaders to launch the external phase of the consensus-based code development process. For several months, a dedicated team of volunteer architects and engineers, assigned to six subject-matter working groups, reviewed and debated draft provisions. A diverse group of stakeholder representatives provided regular feedback on their progress and provided insight on larger policy decisions. In all, more than 200 individuals contributed to the code development process and helped to build widespread support. The ordinance creating the *Chicago Construction Codes* was adopted by a unanimous vote of the City Council on April 10, 2019.

Maintenance

The City of Chicago is committed to ensuring the *Chicago Construction Codes* remain clear, consistent, and up to date. The Department of Buildings periodically proposes amendments to the *Chicago Construction Codes* for consideration by the City Council. Suggestions for potential amendments may be sent to the attention of the Commissioner of Buildings, 121 North LaSalle Street, City Hall Room 906, Chicago, Illinois 60602 or *DOBCommissioner@cityofchicago.org*. Information about recent amendments may be found on the Department of Buildings' web site.

The Department of Buildings will continue to engage with industry stakeholders to develop protocols for ensuring continued alignment with model codes in the years ahead.

Section Numbering

The Chicago Construction Codes are part of the Municipal Code of Chicago and are subject to the general interpretive and organizational rules established in Chapter 1-4 of the Municipal Code. Provisions of the Municipal Code use a three-part numbering system, with each part separated by hyphens. The first part indicates the title in which the provision appears. The second part indicates the chapter within the title. The third part is a section designation:

[Title]-[Chapter]-[Section]

The *Chicago Construction Codes* have been assigned title designations from 14A to 14X, with the letter-portion of the title designation correlated to the subject matter. Not all letters are currently used. Provisions of the *Chicago Construction Codes* may either be referred to in the formal three-part *Municipal Code* style, 14B-2-203, or more informally as Section 203 of the *Chicago Building Code*.

Italicized Terms

In each title of the *Chicago Construction Codes* (except the *Chicago Electrical Code* and *Chicago Conveyance Device Code*) italicized text is used to identify defined words and terms. Definitions, and additional rules governing code interpretation, are in Chapter 2 of each title.

Marginal Markings

In titles based on model codes published by ICC, Chicago-specific amendments are indicated by marginal markings. Provisions added or modified by Chicago are indicated with a double-ruled line (| |) in the outer margin adjoining the text. Provisions deleted by Chicago are indicated with a carat (<) in the outer margin.

In the *Chicago Electrical Code*, Chicago-specific modifications and additions are indicated by shaded text. Chicago-specific deletions are indicated by a bullet (•) in the left-hand margin.

Revisions History

All ordinances adopted by the City Council are published by the City Clerk in the *Journal of the Proceedings of the City Council of the City of Chicago* (Council Journal) after each council meeting. As part of ICC and NFPA's publication of the *Chicago Construction Codes*, the adoption and amendment history, along with a citation to the relevant page(s) of the Council Journal, is provided in a box beneath each section heading.

Editor's Notes

When preparing this publication based on the ordinances adopted by the City Council, ICC occasionally identifies items which it believes to be typographic or editorial errors in the ordinance text. ICC reviews each of these items with the Department of Buildings. In the case of minor errors, such as clear spelling, capitalization, or punctuation errors, ICC has corrected the error in this text without note. Where any ambiguity exists, ICC will note the extent of any modification using an Editor's Note immediately following the affected provision. ICC's editorial revisions do not have the force of law. Where appropriate, the City Council will make corresponding corrections or clarifications through future legislation.

Publisher's Errors

Pursuant to the adopting ordinances, individual titles of the *Chicago Construction Codes* may incorporate corrections to errors in the model code text identified by the model code publisher (errata). For specific information, review the ordinance provisions reproduced at the beginning of Chapter 1 of each code.

Disclaimer

This publication may not reflect the most current legislation adopted by the City of Chicago and may unintentionally vary, in material ways, from the official legislation. The publisher has prepared and provides this document for informational purposes only, and this document should not be relied upon as the definitive authority for legislation adopted by the City of Chicago. The publisher makes no guaranty or warranty as to the accuracy or completeness of any information published in this document. The publisher further disclaims liability for any personal injury, property, or other damages of any nature whatsoever, whether special, indirect, consequential, or compensatory, directly or indirectly resulting from the publication, use of, or reliance on the publication of the *Chicago Construction Codes*.

Acknowledgments

The City of Chicago gratefully acknowledges the many individuals and organizations who have contributed to the development and adoption of the *Chicago Construction Codes*. Comprehensively updating Chicago's construction requirements to better align with up-to-date model codes and standards used elsewhere in the United States while maintaining longstanding local requirements that are adapted to local conditions and practices has long been a goal of many working in the design and construction fields in Chicago. Over several decades, many committees, organizations, and individuals have studied how to accomplish this monumental task. The code modernization initiative launched in 2015 would not have been possible without the groundwork completed through these earlier efforts.

Every effort has been made to list all those who participated in the most recent efforts. Any errors or omissions in these acknowledgments are entirely unintended.

ELECTED OFFICIALS

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CODE MODERNIZATION PHASE I

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	Harold Thurmer, KONE
Derek Groenwoldt, Lerch Bates	locinto Wang Department of Buildings
Tom Heintz, Schindler Elevator Corporation	Jacinita wong, Department of Buildings

CODE MODERNIZATION PHASE II

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Trisha Girdwood, Landon Bone Baker Architects	Ann mompson, Related Midwest

Enclosure and Materials Technical Working Group

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John Birazzi, Klein & Hoffman
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Shana Kim, Antunovich Associates

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BJB Partners	Chicagoland Chamber of Commerce
The Bowa Group	Chicagoland Roofing Contractors Association
Building Owners and Managers Association of Chicago (BOMA/Chicago)	Сlаусо
Burnham Nationwide	Community Investment Corporation (CIC)
CBD Architects	Construction Industry Service Corporation (CISCO)
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Centaur Company	
Chicago Area Laborers-Employers Cooperation	DL3 Realty, L.P.
and Education Trust (LECET)	Dudnik Architects
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Chicago Building Trades	Federation of Women Contractors
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Chicago Neighborhood Initiatives	Hispanic American Construction Industry
Chicago Public Schools	Association Chicago (HACIA)

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Contracting	Public Building Commission
International Brotherhood of Electrical Workers Local 134	Related Midwest
International Union of Bricklayers and Allied Craftworkers, Administrative District Council 1 of Illinois	Rush Hospital
	Shapack Partners
International Linion of Elevator Constructors	Sheet Metal Workers Local 73
Local 2	Skender
International Union of Operating Engineers	SPACE Architects + Planners
Local 150	Sprinkler Fitters Local 281
International Union of Operating Engineers Local 399	Sterling Bay
Iron Workers Local 1	Structural Engineers Association of Illinois
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Jensen Hughes	Ujamaa Construction
Landmarks Illinois	The University of Chicago
Lendlease	Urban Land Institute Chicago (ULI Chicago)
MAP Strategies	Wiss, Janney, Elstner Associates
McCaffery Interests	Wheeler Kearns Architects
McHugh Construction	Women Construction Owners and Executives, USA, Chicago Caucus
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National Fire Sprinkler Association, Illinois Chapter	

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NEW YORK CITY

The City of Chicago also acknowledges the endless generosity of the New York City Department of Buildings and Fire Department in sharing material, insight, and moral support from their own efforts to adapt and apply national model codes to the realities of regulating construction in a city shaped by several centuries of dense urban development.

Thank you.

PREFACE TO THE MODEL CODE

Introduction

The International Existing Building Code[®] (IEBC[®]) establishes minimum requirements for existing buildings using prescriptive and performance-related provisions. It is founded on broad-based principles intended to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements. This 2018 edition is fully compatible with all of the International Codes[®] (I-Codes[®]) published by the International Code Council[®] (ICC[®]), including the International Building Code[®], International Energy Conservation Code[®], International Fire Code[®], International Green Construction Code[®], International Mechanical Code[®], International Frivate Sewage Disposal Code[®], International Property Maintenance Code[®], International Residential Code[®], International Swimming Pool and Spa Code[®], International Code

The I-Codes, including this *International Existing Building Code*, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the U.S. and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of non-regulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- U.S. federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- "Best practices" benchmarks for designers and builders, including those who are engaged in
 projects in jurisdictions that do not have a formal regulatory system or a governmental
 enforcement mechanism.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.

Development

This 2018 edition presents the code as originally issued, with changes reflected in the 2006 through 2015 editions and further changes approved by the ICC Code Development Process through 2017. A new edition such as this is promulgated every 3 years.

This code is founded on principles intended to encourage the use and reuse of existing buildings that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Maintenance

The *International Existing Building Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The ICC Code Development Process reflects principles of openness, transparency, balance, due process and consensus, the principles embodied in OMB Circular A-119, which governs the federal government's use of private-sector standards. The ICC process is open to anyone; there is no cost to participate, and people can participate without travel cost through the ICC's cloud-based app, cdp-Access[®]. A broad cross section of interests are represented in the ICC Code Development Process. The codes, which are updated regularly, include safeguards that allow for emergency action when required for health and safety reasons.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC's important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Institute of Architects (AIA)
- National Association of Home Builders (NAHB)

The Code Development Committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC's governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The contents of this work are subject to change through the code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. The ICC does not have the power or authority to police or enforce compliance with the contents of this code.

Coordination of the International Codes

The coordination of technical provisions is one of the strengths of the ICC family of model codes. The codes can be used as a complete set of complementary documents, which will provide users with full integration and coordination of technical provisions. Individual codes can also be used in subsets or as stand-alone documents. To make sure that each individual code is as complete as possible, some technical provisions that are relevant to more than one subject area are duplicated in some of the model codes. This allows users maximum flexibility in their application of the I-Codes.

Adoption

The International Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The ICC welcomes adoption of its codes by jurisdictions that recognize and acknowledge the ICC's copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All I-Codes and I-Standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC's website. Jurisdictions should contact the ICC at adoptions@iccsafe.org to learn how to adopt and distribute laws based on the *International Existing Building Code* in a manner that provides necessary access, while maintaining the ICC's copyright.

EFFECTIVE USE OF THE CHICAGO BUILDING REHABILITATION CODE

The Chicago Building Rehabilitation Code (CBRC) is based on the 2018 edition of the International Existing Building Code[®] (IEBC[®]), a model code that provides minimum standards for the repair, reconfiguration, and reuse of existing buildings. Recognizing that many existing buildings do not and cannot readily meet current requirements for newly-built buildings, the CBRC and IEBC establish alternative minimum requirements applicable to repairs, alterations, additions, and changes of occupancy to existing buildings (rehabilitation work), ensuring that existing nonconforming conditions are either maintained or improved to provide a basic level of safety for building occupants. An owner may always elect for rehabilitation work to fully conform to new construction requirements.

Repairs, which are defined as "the reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage," must comply with the provisions of Chapters 3 and 4. In general, repairs allow existing nonconforming conditions to be replaced in kind, even where similar materials or configurations would not be allowed in a new building.

This code provides three alternative compliance paths for a user evaluating the feasibility of an alteration, addition, or change of occupancy to an existing building. These choices are laid out in Section 301:

OPTION 1: The prescriptive compliance method is the simplest, but also the most conservative, approach. The prescriptive compliance method provides rules that must be met based on the type of rehabilitation work being performed. This method requires compliance with Chapters 3 and 5.

OPTION 2: The work area compliance method provides a proportional approach to code compliance. As the scope of a rehabilitation project increases (both in terms of floor area and types of work) so will the requirements under this method. This method requires compliance with Chapter 3 and the applicable provisions of Chapters 6 through 12.

OPTION 3: The performance compliance method allows existing buildings to be evaluated using a scoring system to show that alterations, while not meeting new construction requirements, will enhance the current level of safety in the building. This method requires compliance with Chapters 3 and 13.

Requirements for relocating an existing building are found in Chapter 14. Where a building is both relocated and altered, it must comply with this chapter and one of the compliance options identified in Section 301.

Arrangement and Format of the 2019 CRBC

Before applying the requirements of the CBRC, it is helpful to understand its arrangement and format. The CBRC, like the IEBC and other model codes published by ICC, is arranged to follow logical steps that generally occur during a plan review or inspection. The CBRC is organized as follows:

Chapters	Subjects
1–2	Administrative requirements and definitions
3	Provisions for all compliance methods
4	Repairs
5	Prescriptive compliance method
6–12	Work area compliance method
13	Performance compliance method
14	Relocated buildings
15	Work site safety and operations
16	Referenced standards
17	Information on fire performance of archaic building materials

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *Chicago Building Rehabilitation Code*:

Chapter 1 Scope and Purpose. This chapter identifies the scope and purpose of this code. Users should also refer to the *Chicago Construction Codes Administrative Provisions* for general administrative requirements applicable to all types of construction activities, including rehabilitation work.

Chapter 2 Definitions. Definitions for specialized terms used throughout the code are provided in Chapter 2. Words and terms that are defined in Chapter 2 appear in italics in the body of the code. The chapter also provides rules on how to determine the meaning of words that are not specifically defined as well as interpretive rules on tense, gender, and number. Users are referred to the latest edition of Merriam Webster's Collegiate Dictionary for terms that are not defined in any of the *Chicago Construction Codes*.

Chapter 3 Provisions for All Compliance Methods. This chapter outlines the three compliance methods for alterations and additions in Section 301. Beginning with Section 302, the chapter outlines general provisions that apply to all types of rehabilitation work, including repairs, alterations, additions, changes of occupancy, and relocated buildings. The general requirements address topics such as structural performance, accessibility, reroofing, fire escapes, and electrical work. Section 309 provides general requirements for rehabilitation work in residential occupancies.

Chapter 4 Repairs. Chapter 4 governs the repair of existing buildings. The provisions describe conditions under which repairs may be made using materials like those of the original construction and where repairs must comply with requirements for new buildings.

Chapter 5 Prescriptive Compliance Method. This chapter provides the most straightforward (and also the most restrictive) option for establishing the compliance of alterations, additions, and changes of occupancy with this code.

Chapter 6 Classification of Work. Chapter 6 provides an overview of the work area compliance method, defines the different levels of alterations under this method, and provides general requirements for alterations, change of occupancy, additions, and historic buildings. Detailed requirements for all of these topics are given in Chapters 7 through 12.

Chapter 7 Alterations—**Level 1.** This chapter (together with Chapter 3) provides technical requirements for life safety, structural, mechanical, plumbing, and electrical requirements in existing buildings undergoing work classified as Level 1 alterations. Level 1 alterations include the replacement or covering of existing materials, elements, equipment, or fixtures using new materials for the same purpose without reconfiguration of the space.

Chapter 8 Alterations—**Level 2.** This chapter builds upon the requirements in Chapter 7 for alterations that include spatial reconfiguration for less than 50 percent of the aggregate area of the building. Depending upon the nature of alteration work, its location within the building, and whether it involves one or more tenant spaces, improvements and upgrades may be required for open floor penetrations, active fire protection systems, and the means of egress.

Chapter 9 Alterations—**Level 3.** Chapter 9 provides additional requirements that apply when 50 percent or more of a building will be reconfigured during a 36-month period. Depending upon the nature of alteration work, its location within the building, and whether it involves one or more tenant spaces, improvements and upgrades may be required for open floor penetrations, active fire protection systems, and the means of egress. Under certain conditions, this chapter also requires improvements to building systems or features in areas of the building where no alteration work is planned.

Chapter 10 Change of Occupancy. This chapter regulates when an existing building or portion of an existing building is subject to a change of use or change of occupancy classification.

Chapter 11 Additions. Chapter 11 provides requirements for additions, which generally correlate to requirements for new construction. An addition is defined as "an extension or increase in floor area, number of stories, or building height of an existing building." Under conditions stated in this chapter, an addition may rely upon existing building features or systems.

Chapter 12 Historic Buildings. This chapter provides some exceptions to the work area compliance method for buildings recognized as historic by federal, state, or local designation. Use of these provisions requires the design professional to prepare a report identifying the adverse impact to historic features that would be caused by compliance with otherwise applicable requirements.

Chapter 13 Performance Compliance Methods. This chapter allows for many types of existing buildings to be evaluated using a point system to show that alterations, while not meeting new construction requirements, will enhance the current level of safety. The performance compliance method is not available for buildings which contain institutional or hazardous occupancies (Occupancy Group H or I).

Chapter 14 Relocated or Moved Buildings. Chapter 14 is applicable to any building that is moved or relocated, either on the same lot or from one location to another. Like the chapter on repairs, this chapter is independent of the three compliance methods for alterations. Where a building is both relocated and altered, it must comply with this chapter and one of the compliance options identified in Chapter 3.

Chapter 15 Work Site Safety and Operations. Chapter 15 refers to Chapter 33 of the *Chicago Building Code* for regulations intended to minimize risks to building occupants, the public, and adjacent properties from construction, demolition, and rehabilitation activities.

Chapter 16 Referenced Standards. This code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 16 refers to Chapter 35 of the *Chicago Building Code* for a comprehensive list of standards that are referenced in both codes. The standards are part of this code to the extent of the reference to the standard, however this code controls in case of a conflict. Compliance with the referenced standards is necessary for compliance with this code.

Chapter 17 Appendices and Resources.

Resource A Guidelines on Fire Ratings of Archaic Materials and Assemblies. Some provisions of the CBRC require the fire-resistance of existing materials and assemblies to be determined; if minimum requirements cannot be met, the code may require upgrades. Resource A provides guidelines for evaluating the fire-resistance rating for a range of materials commonly used before 1950 for which such information is not readily available in current sources.

Important Differences Between the Chicago Building Rehabilitation Code and the IEBC

The *Chicago Building Rehabilitation Code* is based on the IEBC, however readers should pay close attention to each local amendment. These amendments, which are clearly marked in the text of this publication, reflect legislative intent to depart from the model code provision. Many amendments reflect longstanding local practices that differ from practices which may be followed in jurisdictions that have a longer history enforcing the I-Codes[®] and their predecessor model codes.

Definitions and Measurements. Users should review the Chicago amendments to definitions in Chapter 2 of the *Chicago Building Code* and provisions on measuring height and area added as Section 203 of the CBC. Users should also be aware that the definition of *approved* has been changed to require a form of approval apart from the ordinary permitting process.

Change of Occupancy. Chicago had adopted a more limited definition of "change of occupancy." Note that requirements may still be triggered by a change of use without a change of occupancy.

Provisions for All Compliance Methods. Users should note that Chicago has made significant amendments to Chapter 3. The additional requirements in the Chicago amendments to this chapter apply to all types of rehabilitation work.

Performance Compliance Method. Project teams considering the performance compliance method are encouraged to schedule a preliminary meeting with the Department of Buildings to review process and expectations. As provided in Section 1301.4.4, a permit application based on the performance compliance method cannot be reviewed until the required report has been reviewed and accepted by the Department. The Department may require performance compliance reports to be reviewed by the Committee on Standards and Tests.

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