

CHAPTER 14X-3

PROPERTY MAINTENANCE

14X-3-301 GENERAL

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

14X-3-301.1 Scope. This chapter provides minimum standards for the maintenance and condition of *existing structures* and *outdoor areas* and specifies responsibilities of *owners* and *occupants* for maintenance of *existing structures*, equipment, and *outdoor areas*.

14X-3-301.2 Responsibility. The *owner* must maintain *structures* and *outdoor areas* in compliance with this chapter, except as specifically provided in this code. *Occupants* must keep the portions of the *premises* that they are entitled to occupy and control in a clean, sanitary, and safe condition.

14X-3-301.3 Vacant structures and open land. *Vacant structures* and open land must be maintained in a clean, safe, secure, and sanitary condition as provided in Chapter 14X-12 so as not to cause a blighting problem or adversely affect the public health or safety.

14X-3-302 OUTDOOR AREAS

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

14X-3-302.1 Sanitation. *Outdoor areas* must be maintained in a clean, sanitary, and safe condition. Personal property stored in *outdoor areas* must be neatly stacked or stored and kept in a manner that prevents harborage of rodents or similar pests.

14X-3-302.2 Grading and drainage. *Outdoor areas* must be graded and *structures* must be maintained to prevent the erosion of soil and the accumulation of stagnant water on the *premises*.

Exception: *Permitted* retention areas and reservoirs.

14X-3-302.3 Fences, gates and walls. Fences, gates, and walls must be maintained structurally sound and in good repair.

14X-3-302.4 Sidewalks and driveways. Sidewalks, walkways, exterior stairs, driveways, parking spaces, and similar features must be kept in good repair and maintained free from *unsafe* conditions.

14X-3-302.5 Weeds and vegetation. Weed and vegetation must be controlled in accordance with Section 7-28-120 of the *Municipal Code*.

14X-3-302.6 Rodent harborage. *Structures* and *outdoor areas* must be kept free from rodent harborage and *infestation* in accordance with Sections 7-28-660 through 7-28-735 of the *Municipal Code*. Where rodents are found, they must be promptly exterminated by processes that will not be injurious to human health. After pest elimination, action must be taken to eliminate rodent harborage and prevent reinfestation.

14X-3-302.7 Exhaust. Pipes, ducts, conductors, fans, and blowers may not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly on adjacent public or private property or that of another *tenant* in a manner which creates a health hazard or nuisance.

A14X-3-303 EXTERIOR STRUCTURE

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

14X-3-303.1 General. The exterior of a *structure* must be maintained in good repair, structurally sound, and sanitary.

14X-3-303.1.1 Unsafe conditions. The following conditions are *unsafe* and must be repaired or replaced to comply with the *Chicago Building Code* or the *Chicago Building Rehabilitation Code* as required for *existing structures*:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects, or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structural members that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors, and skylights that are not maintained, weather resistant, or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored*, or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks, or breaks and loose or rotting materials; are not properly *anchored*; or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain; roof surfaces with inadequate drainage; or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue, or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show

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signs of *deterioration* or fatigue, are not properly *anchored*, or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings, and similar decorative features that are not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, and exhaust ducts that are not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, *decks*, *porches*, *exterior balconies*, and all similar *structures*, including *guards* and handrails, that are not structurally sound, are not properly *anchored*, or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, flues, cooling towers, smokestacks, and similar features that are not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated as structurally sound and reasonably safe in a condition report that is acceptable to the *building official*. Condition reports must comply with Section 14X-1-104.
2. Demolition of *unsafe* conditions is allowed where *permitted* by the *building official*.

14X-3-303.2 Protective treatment. Exterior surfaces, including but not limited to walls, roofs, doors, door and window frames, cornices, trim, *porches*, *exterior balconies*, *decks*, and fences, must be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, must be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint must be eliminated and surfaces repainted on a regular basis. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, must be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion must be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion must be stabilized and coated to inhibit future rust and corrosion.

Exception: Surfaces designed for stabilization by oxidation.

14X-3-303.3 Premises identification. *Buildings* must have address numbers displayed in accordance with Chapter 10-4 of the *Municipal Code*.

14X-3-303.4 Structural members. Structural members must be maintained free from *deterioration* and capable of safely supporting the imposed dead and live loads.

14X-3-303.5 Foundation walls. Foundation walls must be maintained plumb and free from open cracks and breaks.

14X-3-303.6 Exterior walls. Exterior walls must be free from holes, breaks, and loose or rotting materials.

14X-3-303.7 Roofs and drainage. The roof and flashing must be sound, tight, and without defects that admit rain. Roof drainage must be adequate to prevent dampness or *deterioration* in the walls or interior portion of the *structure*. Roof drains, gutters, and downspouts must be maintained in good repair and free from obstructions. Roof water may not be discharged in a manner that creates a public nuisance.

14X-3-303.8 Decorative features. Cornices, belt courses, corbels, trim, wall facings, and similar decorative features must be maintained in good repair, with proper anchorage, and in a safe condition.

14X-3-303.9 Projections. Projections such as canopies, marquees, signs, awnings, fire escapes, and exhaust ducts must be maintained in good repair and be properly *anchored*.

14X-3-303.10 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar features must be maintained structurally sound and in good repair.

14X-3-303.11 Stairways, decks, porches, and balconies. Exterior stairways, *decks*, *porches*, and *exterior balconies* must be maintained structurally sound, in good repair, properly *anchored*, and capable of supporting the imposed loads.

14X-3-303.12 Handrails and guards. Every handrail and *guard* must be firmly fastened and capable of supporting normally imposed loads and must be maintained in good condition.

14X-3-303.13 Windows, skylights and door frames. Windows, skylights, doors, and frames must be kept in sound condition, good repair, and weather tight.

14X-3-303.14 Glazing. Glazing materials must be maintained free from cracks and holes.

14X-3-303.15 Openable windows. Windows, other than fixed windows, must be easily operable and capable of being held in position by window hardware.

14X-3-303.15.1 Residential occupancies. Windows in residential occupancies must also comply with Section 14X-4-403.4.

14X-3-303.16 Insect screens. During the period from April 15 to November 15, every door, window, and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored must be supplied with tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm). Every screen door used for insect control must have a self-closing device in good working condition.

Exceptions:

1. Screens are not required where other approved means, such as air curtains or insect repellent fans, are employed.

- Insect screens are not required for openings more than 50 feet (15.2 m) above the ground unless the *building official* determines that unusual insect prevalence exists at the *premises*.

14X-3-303.17 Exterior doors. Exterior doors, door assemblies, operator systems if provided, and hardware must be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* must tightly secure the door. Locks on *means of egress* doors must be in accordance with Section 14X-5-505.1.2.2.

14X-3-303.18 Basement hatchways. Every *basement* hatchway must be maintained to prevent the entrance of rodents, rain, and surface drainage water.

14X-3-303.19 Guards for basement windows. Every basement window which is openable must be supplied with a heavy wire screen or hardware cloth of not less than four mesh per inch which fits tightly and is securely fastened to the frame or other *approved* material affording equivalent protection against the entry of rodents.

14X-3-303.20 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware must be maintained in good condition. Latches at all entrances must tightly secure the gates.

14X-3-304 INTERIOR STRUCTURE

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

14X-3-304.1 General. The interior of a *structure* must be maintained in good repair, structurally sound, and in a sanitary condition. *Occupants* must keep that part of the *structure* that they occupy or control in a clean and sanitary condition. The *owner* of a *structure* containing two or more *dwelling units*, *sleeping units* or non-residential units, must maintain shared or public areas of the *structure* in a clean and sanitary condition.

14X-3-304.1.1 Unsafe conditions. The following conditions are *unsafe* and must be repaired or replaced to comply with the *Chicago Building Code* or the *Chicago Building Rehabilitation Code* as required for *existing structures*:

- The nominal strength of any structural member is exceeded by nominal loads, the load effects, or the required strength.
- The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- Structural members that have reached their limit state.
- Structural members are incapable of supporting nominal loads and load effects.
- Stairs, landings, corridors, interior balconies, and all similar walking surfaces, including adjacent *guards* and handrails, are not structurally sound, not properly *anchored*, or are *anchored* with connections not

capable of supporting all nominal loads and resisting all load effects.

- Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored*, or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- Where substantiated as structurally sound and reasonably safe in a condition report that is acceptable to the *building official*. Condition reports must comply with Section 14X-1-104.
- Demolition of *unsafe* conditions is allowed where *permitted* by the *building official*.

14X-3-304.2 Structural members. Structural members must be maintained structurally sound and be capable of supporting the imposed loads and loads prescribed in Chapter 16 of the *Chicago Building Code*.

Exception: Reduced load factors may be used in Group F, M, and S occupancies where approved by the *building official* as sufficient for the specific use and posted in accordance with Section 803 of the *Chicago Construction Codes Administrative Provisions*.

14X-3-304.3 Interior surfaces. Interior surfaces, including windows and doors, must be maintained in sound and sanitary condition. Peeling, chipping, flaking, or abraded paint must be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions must be corrected.

14X-3-304.3.1 Lead-bearing substances. Lead-bearing substances and finishes on interior surfaces must be maintained or abated in accordance with Chapter 7-4 of the *Municipal Code*.

14X-3-304.4 Floors, stairs, and walking surfaces. Floors, stairs, ramps, landings, interior balconies, and other walking surfaces must be maintained in sound condition and good repair and free of holes, wide cracks, and uneven surfaces.

14X-3-304.5 Handrails and guards. Handrails and *guards* must be firmly fastened and capable of supporting normally imposed loads and must be maintained in good condition.

14X-3-304.6 Interior doors. Interior doors must fit reasonably well within their frames and be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.

14X-3-305 COMPONENT SERVICEABILITY

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

14X-3-305.1 General. *Structures* and equipment must be maintained in good repair, structurally sound, and in a sanitary condition.

14X-3-305.1.1 Unsafe conditions. Where any of the following conditions cause a component or system to be beyond its limit state, the component or system is *unsafe* and must be repaired or replaced to comply with the *Chicago Building Code* or the *Chicago Building Rehabilitation Code* as required for *existing structures*:

1. Soils or foundations that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system.
 - 1.2. Damage to footing, foundation, concrete, or other structural element due to soil expansion.
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete, or other structural element due to a chemical reaction from the soil.
 - 1.4. Inadequate soil as determined by a geotechnical investigation.
 - 1.5. Where the allowable bearing capacity of the soil is in doubt.
 - 1.6. Adverse effects to the footing, foundation, concrete, or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1. Deterioration.
 - 2.2. *Ultimate deformation*.
 - 2.3. Fractures.
 - 2.4. Fissures.
 - 2.5. Spalling.
 - 2.6. Exposed reinforcement.
 - 2.7. *Detached*, dislodged, or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration*.
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation*.
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged, or failing connections.
4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*.
 - 4.2. *Ultimate deformation*.
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged, or failing connections.

5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*.
 - 5.2. Elastic deformation.
 - 5.3. Ultimate deformation.
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged, or failing connections.
6. Wood that has been subjected to any of the following conditions:
 - 6.1. *Ultimate deformation*.
 - 6.2. *Deterioration*.
 - 6.3. Damage from insects, rodents, or other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.
 - 6.7. Vertical shear cracks.
 - 6.8. Inadequate support.
 - 6.9. *Detached*, dislodged, or failing connections.
 - 6.10. Excessive cutting and notching.
7. Structural glass that has been subjected to any of the following conditions:
 - 7.1. *Deterioration*.
 - 7.2. Fractures.
 - 7.3. *Detached*, dislodged, or failing connections.
 - 7.4. Damage to any protective coating, gasket, or interlayer.

Exceptions:

1. Where substantiated as structurally sound and reasonably safe in a condition report that is acceptable to the *building official*. Condition reports must comply with Section 14X-1-104.
2. Demolition of *unsafe* conditions is allowed where *permitted* by the *building official*.

**14X-3-306
HANDRAILS AND GUARDRAILS**

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

14X-3-306.1 Handrail. Exterior and interior flights of stairs with more than four risers must have a handrail on at least one side of the stair. Existing handrails must be not less than 30 inches (762 mm) or more than 42 inches (1067 mm) measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface.

14X-3-306.2 Guards. Open sides of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches (762 mm) above the floor or ground immediately below must have *guards*. Existing *guards* must be not less than 30 inches (762 mm) in height above the floor of the

landing, balcony, porch, deck, ramp, or other walking surface. Existing guards must be not less than 36 inches (914 mm) in height where the walking surface is more than 12 feet (3658 mm) above the floor or ground immediately below.

Exceptions:

1. Guards are not required in existing buildings where not required for new construction by the *Chicago Building Code*.
2. Open sides of a stairway equipped with a handrail on at least one side in accordance with Section 14X-3-306.1, where the walking surface is less than 8 feet (2438 mm) above the floor or ground immediately below.

14X-3-306.2.1 Opening limitation. Guards that are required to be 36 inches (914 mm) in height by Section 14X-3-306.2 must have balusters or ornamental patterns such that a 6-inch (152 mm) diameter sphere cannot pass through any opening up to a height of 34 inches (864 mm).

Exceptions:

1. At elevated walking surfaces provided for access to equipment, openings in guards must not allow passage of a 21-inch (533 mm) diameter sphere.
2. In Group I-3, F, H, and S occupancies, openings in guards must not allow passage of a 21-inch (533 mm) diameter sphere.
3. Approved existing open guards.

14X-3-306.3 Additional requirements. Handrails and guards must also meet all applicable requirements that were in effect at the time the flight of stairs or walking surface was constructed.

14X-3-307

RUBBISH AND GARBAGE

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

14X-3-307.1 Accumulation of rubbish or garbage. Outdoor areas and the interior of structures must be kept free from the accumulation of rubbish and garbage. Unless specifically allowed by the *Chicago Zoning Ordinance*, outdoor areas may not be used for the storage of inoperable motor vehicles.

14X-3-307.2 Disposal of rubbish and garbage. Every occupant of a structure must dispose of all rubbish and garbage in a clean and sanitary manner as provided in Chapter 7-28 of the *Municipal Code*.

14X-3-308

PEST MANAGEMENT

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

14X-3-308.1 Infestation. Structures must be kept free from infestation by insects, rodents, and similar pests. Structures in which insects, rodents, or similar pests are found must be promptly exterminated by processes that are not injurious to

human health. After pest elimination, proper precautions must be taken to prevent reinfestation.

14X-3-308.2 Owner. The owner of any structure is responsible for pest elimination on the premises prior to renting or leasing the structure.

14X-3-308.3 Single occupant. The occupant of a detached building containing only a single dwelling unit or of a single-tenant non-residential building is responsible for pest elimination on the premises.

14X-3-308.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, sleeping units, or non-residential units is responsible for pest elimination in the public or shared areas of the structure and outdoor areas. Where infestation exists in two or more units, the owner is responsible for pest elimination throughout the premises.

14X-3-308.5 Occupant. Occupants are responsible for the continued rodent and pest-free condition of the structure and must keep that part of the premises they are entitled to occupy and control free from infestation by insects, rodents, and similar pests. An occupant is responsible for pest elimination where the infestation is limited to the occupant's unit.

Exception: Where an infestation is caused by defects in the structure, the owner is responsible for pest elimination.

