

## CHAPTER 14A-3

# ENFORCEMENT

### 14A-3-301 GENERAL

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

**14A-3-301.1 Violations.** It is unlawful for any *person* to alter, build, construct, demolish, erect, extend, maintain, occupy, relocate, remove, or use any *structure* or equipment regulated by the *Chicago Construction Codes*, or cause the same to be done, in conflict with or in violation of any provision of the *Chicago Construction Codes*.

**14A-3-301.1.1 Non-conforming materials, equipment, and appliances.** It is unlawful for any *person* to sell, offer for sale, give away gratis, install, alter, *repair*, maintain, or use, within the *City*, any building material, equipment, or appliance intended for use in the *City* that does not conform to the standards set forth in the *Chicago Construction Codes*.

**14A-3-301.2 Liability.** Unless otherwise specifically provided, the *owner*, his agent for the purpose of managing, controlling or collecting rents, and any other *person* managing or controlling a building or *premises* in any part of which there is a violation of the provisions of the *Chicago Construction Codes*, is liable for any violation existing or occurring, or which may have existed or occurred, at or during any time when such *person* is or was the *person* owning or managing, controlling, or acting as agent in regard to the *building* or *premises*, and is subject to injunctions, abatement orders, or other remedial orders.

**14A-3-301.2.1 Land trustees.** The liabilities and obligations imposed on an *owner* also attach to a trustee under a land trust holding title to a *structure* or *premises* without the rights of possession, management, or control unless the trustee discloses the name and last known address of each *person* who was a beneficiary of the trust at the time of the alleged violation and of each *person*, if any, who was then acting as agent for the purpose of managing, controlling, or collecting rents, as shown in the records of the trust in accordance with and subject to the penalties provided in the Land Trust Beneficial Disclosure Act, 765 ILCS 405/0.01, et seq.

**14A-3-301.2.2 Interference with code enforcement.** The liabilities and obligations imposed on an *owner* also attach to any mortgagee or any other *person* with or without an interest in the *building* or *premises* who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the *Chicago Construction Codes* then in existence, provided that such *person* is only liable for fines which accrue on or after the date of such action and no liability may be imposed under this provision for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent

the prosecution of an action brought by the *City* to enforce the *Chicago Construction Codes*.

**14A-3-301.3 Notice.** The *building official* is authorized to serve a written notice of violation or order on the *owner* or other *person* responsible for the construction, installation, relocation, *rehabilitation*, demolition, or occupancy of any *building*, *structure*, or system regulated by the *Chicago Construction Codes* where the *building official* believes or has reason to believe that there is a violation of the *Chicago Construction Codes* or of a *permit*, certificate, or *trade license* issued under the *Chicago Construction Codes*. The order must direct the immediate discontinuation of the illegal action or condition and the prompt abatement of the violation. Where the order does not specify the time within which abatement must occur, abatement must occur within 15 days of service of the notice, unless the *building official* determines that a longer period is necessary and reasonable.

**14A-3-301.3.1 Public notice.** Where the *building official* is authorized to serve a written notice of violation by Section 14A-3-301.3, the *building official* is also authorized to publish notice in one or more newspapers or on a public website. This notice may include details of the alleged violation and any information relating to the filing of a case in a court of law or administrative tribunal or any other action taken by the *City* seeking enforcement of the *Chicago Construction Codes*.

**14A-3-301.3.2 Effect.** A written notice of violation or order sent pursuant to this chapter is not a determination by the *building official* that demolition is necessary to remedy conditions imminently dangerous to life, health, or property for purposes of Section 2-120-780 or 2-120-825(c) of the *Municipal Code*.

**14A-3-301.4 Enforcement proceeding.** Where the *building official* is authorized to serve a written notice of violation by Section 14A-3-301.3, the *building official* may initiate an enforcement proceeding either by requesting an administrative adjudication before the Department of Administrative Hearings as provided in Chapter 2-14 of the *Municipal Code* or by referring the matter to the Corporation Counsel for prosecution. The Corporation Counsel may initiate an enforcement proceeding irrespective of whether notice has been previously sent. Any written notice served or sent in connection with an enforcement proceeding initiated by the *building official* or Corporation Counsel has the same force and effect as a written notice of violation or order issued under Section 14A-3-301.3.

**14A-3-301.4.1 In rem jurisdiction.** Where necessary to abate a nuisance or hazard or otherwise authorized by law, the Corporation Counsel may initiate and prosecute an enforcement proceeding before a tribunal with in rem jurisdiction over a property in violation of any provision of the *Chicago Construction Codes* irrespective of

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whether notice has been provided to the *owner* or the tribunal has personal jurisdiction over the *owner*.

**14A-3-301.4.2 Posted notice.** Where a court or administrative body has preliminarily determined that a violation of the *Chicago Construction Codes* exists, the *building official* is authorized to post a sign which is visible to the public on or near the *premises* to provide public notice of the violation and the enforcement proceeding. The sign may include the address of the *premises*, the *owner* of the *premises*, other information about the *owner*, the nature of the violation, and information pertaining to the enforcement proceeding.

**14A-3-301.5 Removal of official notices.** It is unlawful for any *person* to remove, alter, cover, or obliterate any notice or sign lawfully posted by or at the direction of the *building official* or other *City* official authorized to post notices or signs under the *Chicago Construction Codes* without the written permission of the *building official* or other *City* official who posted or directed the posting of the notice or sign, or a written order authorizing such action from a court or administrative body responsible for an enforcement proceeding to which the notice or sign relates.

**14A-3-301.6 Records.** Records of investigations by the *building official*, including inspections of *buildings*, *structures*, and *premises*, are public records and are admissible in administrative and judicial enforcement proceeding as prima facie evidence as to their contents.

**14A-3-301.7 Cumulative remedies.** Where Sections 14A-3-302 through 14A-3-315 and other provisions of the *Municipal Code* provide more than one penalty, legal remedy, or method of enforcement for a type of violation of the *Chicago Construction Codes*, no one penalty, legal remedy, or method of enforcement limits or impairs the scope, operation, or effectiveness of each or any other authorized penalty, legal remedy, or method of enforcement available for the prevention, restriction, correction or abatement of, penalty for, or recovery of costs related to that violation of the *Chicago Construction Codes*.

### 14A-3-302 FINE

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

**14A-3-302.1 Scope.** Each violation of a provision of the *Chicago Construction Codes* or interference with the enforcement of the *Chicago Construction Codes* must be punished by a fine as provided in Section 14A-12-1203. Each day that a violation continues and each act of interference is a separate and distinct offense.

### 14A-3-303 INJUNCTION

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

**14A-3-303.1 Scope.** Where the *building official* or other *City* official charged with responsibility for administering the *Chi-*

*ago Construction Codes* determines that any *structure* or *premises* fails to conform to the minimum standards of health and safety set forth in the *Chicago Construction Codes* and the *owner* has failed to cause the *structure* or *premises* to conform with the provisions of the *Chicago Construction Codes*, the *building official* or other *City* official may request that the Corporation Counsel make application on behalf of the *City* to any court or administrative body of competent jurisdiction for an injunction requiring compliance with the provisions of the *Chicago Construction Codes* or for such other order as the court or administrative body deems necessary or appropriate to secure such compliance.

### 14A-3-304 SUSPENSION OF PERMIT PRIVILEGES

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

**14A-3-304.1 General.** The *building official* may suspend the ability of any *person* to submit new applications or complete pending applications for a *permit* where the *building official* determines that the *person* has done any of the following:

1. Performed or directed work requiring a *permit* under the *Chicago Construction Codes* where no such *permit* has been issued.
2. Performed or directed work deviating from the scope of work identified in a *permit* or *permitted construction documents*, where the *Chicago Construction Codes* require prior approval of the *building official* for such a deviation, without first obtaining the written approval of the *building official* or a new *permit*.
3. Performed or directed work in violation of a stop work order.
4. Performed or directed work that results in the issuance of a stop work order by the *City* under Section 14A-3-306 or the *Chicago Zoning Ordinance*.
5. Upon completion of work requiring a rough or final inspection or certification, failed to contact the *building official* to schedule a required inspection or failed to submit a required certification.
6. Upon completion of work requiring a certificate of occupancy, failed to contact the *building official* to obtain a required certificate of occupancy.
7. Utilized or directed any *person* who is not a *trade license holder* to perform work that may only be performed by a *trade license holder* pursuant to the *Municipal Code*.
8. Where a *permit* or *permit* application lists the name or identification number of a *trade license holder* who is authorized to perform a scope of work, utilized or directed a *person* whose name or identification number is not listed on the *permit* or *permit* application to perform that scope of work.
9. Listed or allowed the listing or use of one's *trade license* on a *permit* or *permit* application where that work is performed by another *person*.

10. Made a false statement on a *permit* application or aided and abetted another *person* in making a false statement on a *permit* application.
11. Performed or directed work contrary to the *Chicago Construction Codes* or failed to perform work required by the *Chicago Construction Codes*, and such action resulted in a substantial defect, error, or deficiency requiring a reinspection or re-review by the *building official*.
12. Failed to promptly correct any substantial defect, error, or deficiency as directed by the *building official*.
13. Performed or directed work that poses an immediate or imminent threat to the health and safety of workers or the public.
14. Been indicted or charged under any local, state, or federal law with the offense of bribery of a public official or fraud upon a public body or similar offense.
15. Failed to pay fines or fees due and owing to the United States Department of Labor Occupational Safety and Health Administration, or a similar state or local governmental agency, for violations relating to workplace safety or unsafe work practices.

**14A-3-304.1.1 Scope.** A suspension may include, but is not limited to, deactivating the ability of the *person* to submit or update *permit* applications electronically, suspending further processing of any *permit* applications that have been submitted but for which the *permit* has not been issued, withholding approval of any *permit* applications that have been submitted but for which the *permit* has not been issued, and declining to accept new *permit* applications. A suspension under Section 14A-3-304 may not prevent the *person* from correcting the basis for the suspension.

**14A-3-304.1.2 Duration.** A suspension under Section 14A-3-304 lasts until the *person* demonstrates to the satisfaction of the *building official* that the work or deviation or omission or other basis for suspension has been corrected and all related fines and fees have been paid. If the basis for suspension is work that cannot be corrected due to the work not being eligible a *permit* under the *Chicago Construction Codes*, the suspension lasts until the *person* demonstrates to the satisfaction of the *building official* that the *building*, *structure*, and *premises* have been fully returned to its pre-work state in a manner consistent with all health and safety provisions of the *Chicago Construction Codes*, or the *building*, *structure*, and *premises* have been brought into full compliance with any applicable settlement agreement, consent decree, or order by a court of competent jurisdiction.

**14A-3-304.1.3 Controlling persons.** Where a business entity is subject to suspension under Section 14A-3-304, the *building official* may extend the suspension to the entity's controlling person(s), as that term is defined in Section 4-4-005 of the *Municipal Code*.

**14A-3-304.1.4 Evasion.** It is unlawful for a *person* subject to a suspension under Section 14A-3-304, including a controlling person of an entity subject to a suspension, to evade or attempt to evade the suspension by submitting a *permit* application through another person, submitting a *permit* application under a different name, or by creating or using more than one user account.

**14A-3-304.2 Notice.** Where the *building official* suspends the ability of any *person* to submit new applications or complete pending applications for a *permit* pursuant to Section 14A-3-304, the *building official* must notify the *person* in writing by first class mail at the address provided on the *person's* most recent *trade license* or *permit* application. The notice must:

1. Identify the basis for the suspension.
2. Identify the scope of activities covered by the suspension.
3. Identify the process for submitting proof to the *building official* that the basis for the suspension has been corrected.
4. Inform the *person* of the opportunity and procedure to file a written request with the *building official* to contest the basis for the suspension.
5. Inform the *person* that in addition to any other fees and fines, a reinspection fee must be paid to the *City* for each inspection or review conducted by the *City* to verify compliance.
6. Inform the *person* of that if the *person* contests the basis for the suspension and does not agree with the final decision of the *building official*, the *person* may appeal the final decision to a court of competent jurisdiction.

**14A-3-304.3 Hearing procedure.** The *building official* must adopt and publish uniform procedures consistent with due process for proceedings to contest a decision under Section 14A-3-304. Following a hearing, the *building official* must issue a written decision to uphold, modify, or reverse the suspension. The written decision of the *building official* following a hearing is a final administrative decision, subject to judicial review as provided by law.

**14A-3-304.4 Reinstatement.** A *person* subject to a suspension pursuant to Section 14A-3-304 may file a written petition with the *building official* for reinstatement of *permit* privileges at any time. The petition must include evidence that the basis of suspension has been corrected and that all related fines and fees have been paid. In addition to any other fees and fines, a reinspection fee in accordance with Section 14A-6-601.1.2 must be paid to the *City* for each inspection or review conducted by the *City* to verify the basis of suspension has been corrected.

**14A-3-304.4.1 Probationary period.** After a reinstatement pursuant to Section 14A-3-304.3, the *person* whose *permit* privileges were suspended may not be listed on more than 10 active *permit* applications at any one time for a period of one year from the date of reinstatement.

**14A-3-305  
SUSPENSION OR REVOCATION  
OF TRADE LICENSE**

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

**14A-3-305.1 General.** In addition to or concurrent with action under Section 4-4-280 of the *Municipal Code*, the *building official* may suspend or revoke the *trade license* of any *trade license holder* where the *building official* determines that the *trade license holder* is subject to any of the conditions listed in Section 14A-3-304.1.

**14A-3-305.1.1 Scope of suspension.** The *building official* may suspend a *trade license* for up to 365 days.

**14A-3-305.1.2 Scope of revocation.** The *building official* may revoke a *trade license* indefinitely.

**14A-3-305.1.2.1 Reinstatement.** Reinstatement of a revoked *trade license* may only be granted if the former *trade license holder* establishes, through a written petition for reinstatement submitted to the *building official* that the former *trade license holder* is rehabilitated and has remedied the basis for revocation. For any *trade license* subject to the requirements of Section 2-116-290 of the *Municipal Code*, the requirements of that section must also be met before the *trade license* may be reinstated.

**14A-3-305.1.2.2 Reinstatement prohibited.** If the basis for revocation of a *trade license* is a conviction or finding of liability by a court or administrative tribunal for an act or underlying act related to bribery or attempted bribery of a government official or government vendor or related to fraud or theft or attempted fraud or theft involving a government project, government program, government procurement, or government contract, the *trade license* revocation is permanent and reinstatement is prohibited unless the conviction or finding of liability is reversed or vacated.

**14A-3-305.1.3 Controlling persons.** Where the *trade license* of a business entity is suspended or revoked under Section 14A-3-305, the suspension or revocation also extends to the entity's controlling person(s), as that term is defined in Section 4-4-005 of the *Municipal Code*.

**14A-3-305.1.4 Evasion.** It is unlawful for a *person* subject to a suspension or revocation under Section 14A-3-305, including a controlling person of an entity subject to a suspension or revocation, to evade or attempt to evade the suspension or revocation by acting through another *person*, acting under a different name, or by creating or using more than one user account.

**14A-3-305.2 Notice.** Where the *building official* suspends or revokes a *trade license* pursuant to Section 14A-3-305, the *building official* must notify the *trade license holder* in writing by first class mail at the address provided on the *person's trade license* record. The notice must:

1. Identify the basis for the suspension or revocation.
2. Identify the duration of the suspension or revocation.

3. Identify the process for submitting proof to the *building official* or to the Board of Examiners or Commission that oversees the *trade license*, as applicable, to contest the basis for suspension or revocation.
4. Inform the *trade license holder* of the opportunity and procedure to file a written petition with the *building official* or the Board of Examiners or Commission that oversees the *trade license*, as applicable, to contest the basis for suspension or revocation.
5. Inform the *trade license holder* that if the *trade license holder* contests the basis for the suspension or revocation and does not agree with the final decision of the *building official* or the Board of Examiners or Commission that oversees the *trade license*, as applicable, the *person* may appeal the final decision to a court of competent jurisdiction.

Editor's Note—Coun. J. 4-10-19, p. 100029, Art. I 14A-3-305 lists Items 1 through 4 and Item 6 in Section 14A-3-305.2. At the discretion of the editor, Item 6 has been changed to Item 5. Future legislation will correct this provision if needed.

**14A-3-305.3 Limitation.** Nothing in Section 14A-3-305 relieves or excuses a *trade license holder* from maintaining any and all prerequisites, conditions, and requirements for a valid and active *trade license*, including but not limited to: maintaining valid insurance, bonding, letter of credit or other financial liability coverage; maintaining valid licensing, registration or certification with a regulatory entity of the United States or the State of Illinois; payment of local, state or federal fees and taxes; and other prerequisites, conditions and requirements for a valid and active *trade license* during any period when the *trade license* is suspended.

**14A-3-305.4 New licenses prohibited.** Any *person* whose *trade license* is suspended or revoked pursuant to this section may not be issued a new *trade license* during the period of suspension or revocation. Where the *trade license holder* is an entity, then no controlling person(s) of that entity, as defined in Section 4-4-005 of the *Municipal Code*, may be issued a new *trade license* during the period of suspension or revocation.

**14A-3-305.5 Hearing procedure.** The *building official* must adopt and publish uniform procedures consistent with due process for proceedings to contest a decision under Section 14A-3-305. Following a hearing, the *building official* must issue a written decision to uphold, modify, or reverse the suspension. The written decision of the *building official* following a hearing is a final administrative decision, subject to judicial review as provided by law.

**14A-3-306  
STOP WORK ORDER**

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

**14A-3-306.1 General.** The *building official* and any other *City* official charged with responsibility for administering the *Chicago Construction Codes* is authorized to issue a stop

work order directing that the following prohibited activities cease and desist immediately:

1. The construction, demolition, *rehabilitation*, or relocation of any *structure* that is being done or has been done without a *permit* required by the *Municipal Code*.
2. The construction, demolition, *rehabilitation*, or relocation of any *structure* which is being done or has been done contrary to a *permit* or contrary to *permitted construction documents*.
3. The maintenance or operation of any building, *structure*, *premises*, or equipment without any *permit* or certificate required by the *Municipal Code*.
4. The construction, demolition, *rehabilitation*, or relocation of any *structure* which is being done by a *person* lacking a *trade license* for such work required by the *Municipal Code* or a *person* required by the *Municipal Code* to be listed on the *permit* application who was not listed.

**14A-3-306.1.1 Limitation.** No stop work order may be issued to prohibit the construction, demolition, *rehabilitation*, or relocation of any *structure* that is being performed pursuant to a valid *permit* issued by the *building official* for any reason not specified in Section 14A-3-306.1, unless such order is necessary to prevent an imminent threat to the safety of workers or the public.

**14A-3-306.2 Issuance.** A stop work order must be in writing. The stop work order must be either given to the *owner* or the *person* performing the work or posted at the work site. Upon issuance of a stop work order, the cited work must immediately cease.

**14A-3-306.3 Legal action.** Any *City* official who has reason to believe that construction, demolition, maintenance, operation, *rehabilitation*, or relocation of any *structure* is being done or has been done in violation of a lawful stop work order is directed to immediately request that the Corporation Counsel seek remedies provided by law.

Editor's Note—Coun. J. 4-10-19, p. 100029, Art. I adopts 14A-3-306.3 to read: "maintenance, operation *rehabilitation*, or relocation of any *structure*...." It appears that the text should read: "maintenance, operation, *rehabilitation*, or relocation of any *structure*...." At the discretion of the editor, a comma has been inserted between the words "operation" and "rehabilitation." Future legislation will correct this provision if needed.

**14A-3-306.4 Knowing violations.** It is unlawful for any *person* to knowingly violate a stop work order, or to knowingly cause, allow, encourage, assist, aid, abet, or direct another *person* to violate a stop work order, or in any manner to knowingly be a party to a violation of a stop work order. A separate and distinct offense is committed for each stop work order which is violated and each day that a violation continues.

**14A-3-306.5 Removal of notice.** It is unlawful for any *person* to knowingly destroy, deface, remove, damage, impair, mar, cover, or obstruct any stop work order which a *City* official has posted or affixed at a work site. A separate and distinct offense is committed for each stop work order which is violated and each day that a violation continues.

## 14A-3-307 CLOSURE ORDER

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

**14A-3-307.1 General.** Where a *building*, *structure*, or *premises* has been damaged by fire, deterioration, or other cause, or shows clear evidence of structural failure, and where it constitutes an actual and imminent danger to the public, the *building official*, *fire code official*, Superintendent of Police, or Commissioner of Public Health is authorized to order said *building*, *structure*, or *premises* vacated and closed.

Editor's Note—Coun. J. 4-10-19, p. 100029, Art. I adopts 14A-3-306 to read: "authorized to order said building, structure or premises vacated and closed." It appears that the text should read: "authorized to order said building, structure, or premises vacated and closed." At the discretion of the editor, a comma has been inserted between the words "structure" and "or." Future legislation will correct this provision if needed.

**14A-3-307.2 Notice.** Where a *City* official has ordered a *building*, *structure*, *premises*, or specific portion vacated and closed as provided in Section 14A-3-307, the *City* official must post or cause to be posted in a conspicuous place near exterior entrances, a notice measuring no less than 17 inches (432 mm) by 22 inches (559 mm), stating substantially as follows:

THIS BUILDING HAS BEEN ORDERED CLOSED BY  
THE CITY OF CHICAGO DUE TO CODE VIOLATIONS  
THAT THREATEN LIFE, HEALTH, OR SAFETY.  
ENTRY IS FORBIDDEN EXCEPT FOR NECESSARY  
REPAIRS AND GOVERNMENT INSPECTION.

The notice must be dated and bear the *City* seal and the title of the *City* official who issued the order. If only a portion of a building has been ordered vacated and closed, the notice must specify the affected portion, and must also be affixed at interior entrances to that portion. The *City* official must also cause a written notice of violation as provided in Section 14A-3-301.3 to be served upon the *owner* of the property.

**14A-3-307.3 Restricted access.** Where any *building*, *structure*, or *premises* has been ordered closed pursuant to Section 14A-3-307.1 and notice is posted in accordance with Section 14A-3-307.2, it is unlawful for any *person* to enter the closed portion of the *building*, *structure*, or *premises* except for the express purpose of correcting violations of the *Chicago Construction Codes*, or for purposes of inspection at the direction of the *City* official identified on the notice.

**14A-3-307.3.1 Fine.** Any *person* who enters any *building*, *structure*, or *premises* in violation of Section 14A-3-307.3 must be fined in accordance with Section 14A-3-302. Any *owner*, manager, tenant or *person* in control of *premises* who directs or allows any other *person* to enter in violation of a notice posted under Section 14A-3-307 must be fined in accordance with Section 14A-3-302 for each time that any *person* is directed or allowed to enter unlawfully.

**14A-3-307.4 Adjacent areas.** Where necessary for public safety, the *building official* is authorized to close or order the authority having jurisdiction to close sidewalks, streets, pub-

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lic ways, and other places adjacent to unsafe structures, including private property, and prohibit the same from being utilized until the unsafe condition is remediated.

### 14A-3-308 BUSINESS LICENSE REVOCATION

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

**14A-3-308.1 General.** Upon a report to the Mayor by the *building official*, *fire code official*, Commissioner of Public Health, or Superintendent of Police that any business for which a license is required by any provision of the *Municipal Code* is being conducted on *premises* where the provisions of the *Chicago Construction Codes* or any proper order given by such *City* official under the *Chicago Construction Codes*, has been violated or not complied with, the Mayor may revoke the license of the business and cause the business to be closed.

### 14A-3-309 BOARD UP

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

**14A-3-309.1 General.** If, after ten days from the date of providing notice as provided in Section 14A-3-312.1, the *owner* of a *vacant and open structure* has failed to enclose the *structure*, the *City* may board up or otherwise secure the *structure* at the *owner's* expense.

### 14A-3-310 UTILITY TERMINATION

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

**14A-3-310.1 Scope.** The *building official* is authorized to terminate or direct the termination of utility service to a *building*, *structure*, or system regulated by the *Chicago Construction Codes* in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without a *permit* or approval required by the *Chicago Construction Codes* as provided in Sections 14A-3-310.2 through 14A-3-310.5.

**14A-3-310.2 Electrical service.** The *building official* is authorized to cut off and discontinue current to electrical wiring and apparatus found to be dangerous to life and property. The *building official* is authorized to attach to electrical cabinets and equipment, an official notice or seal to prevent use of electricity, and it is unlawful for any other *person* to put or attach such seal or to break, change, destroy, tear, mutilate, cover, or otherwise deface or injure any such official notice or seal posted by the *building official*.

**14A-3-310.3 Water service.** The *building official* is authorized to request termination of water service in accordance with Chapter 11-12 of the *Municipal Code*.

**14A-3-310.3.1 Secure building with sprinkler system.** The *building official* may not knowingly request that the Department of Water Management shut off the water sup-

ply to a secure building with an operational automatic sprinkler system.

**14A-3-310.4 Natural gas service.** The *building official* is authorized to cut off and discontinue gas service to installations and equipment found to be dangerous to life and property. The *building official* is authorized to attach to gas installations and equipment an official notice or seal to prevent use of gas. It is unlawful for any other *person* to put or attach such seal or to break, change, destroy, tear, mutilate, cover, or otherwise deface or injure any such official notice or seal posted by the *building official*.

**14A-3-310.5 Notice.** The *building official* is directed to notify the serving utility and, wherever possible, the *owner* and occupants of the *building*, *structure*, or system of the decision to disconnect before disconnection. If not notified before disconnection, the *owner* must be notified as soon as practical thereafter.

### 14A-3-311 EMERGENCY DEMOLITION

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

**14A-3-311.1 General.** Where a *building*, *structure*, or *premises* has been damaged by fire, deterioration, or other cause, or shows clear evidence of structural failure, and where it constitutes an actual and imminent danger to the public, the *building official* is authorized to order a licensed and bonded wrecking contractor to immediately remove the dangerous *building* or *structure*.

### 14A-3-312 DANGEROUS AND UNSAFE OR UNCOMPLETED AND ABANDONED BUILDINGS

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

**14A-3-312.1 General.** Where any *building* or *structure* is found to be dangerous and unsafe or uncompleted and abandoned, the *building official* and *fire code official* are authorized to notify the *owner* in writing, directing the *owner* to demolish, *repair*, or enclose the *building* or *structure* or to remove garbage, debris, and other hazardous, noxious, or unhealthy substances or materials from the *premises*, so as to put the *building* or *structure* in a safe condition.

**14A-3-312.2 Enforcement proceeding.** The *building official* or *fire code official* may request that the Corporation Counsel send the notices required by Section 14A-3-312 and concurrently initiate an enforcement proceeding to remedy violations of the *Chicago Construction Codes* identified by the *building official* or *fire code official*.

**14A-3-312.3 Notice to last taxpayer of record.** Where, upon diligent search, the identity or whereabouts of the *owner* of the *building* or *structure*, including the lien holders of record, is not ascertainable, notice must be mailed to the *person* in whose name the real estate was last assessed.

**14A-3-312.4 Remediation order.** If, after 15 days from the date of mailing the notice authorized by Section 14A-3-