

City of Chicago

Key Accessibility Requirements for Construction Canopies, Scaffolding and Temporary Structures On Public Ways

(Prepared by the Mayor's Office for People with Disabilities, the Department of Construction and Permits and the Department of Transportation)

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1. Introduction

- **Purpose:**

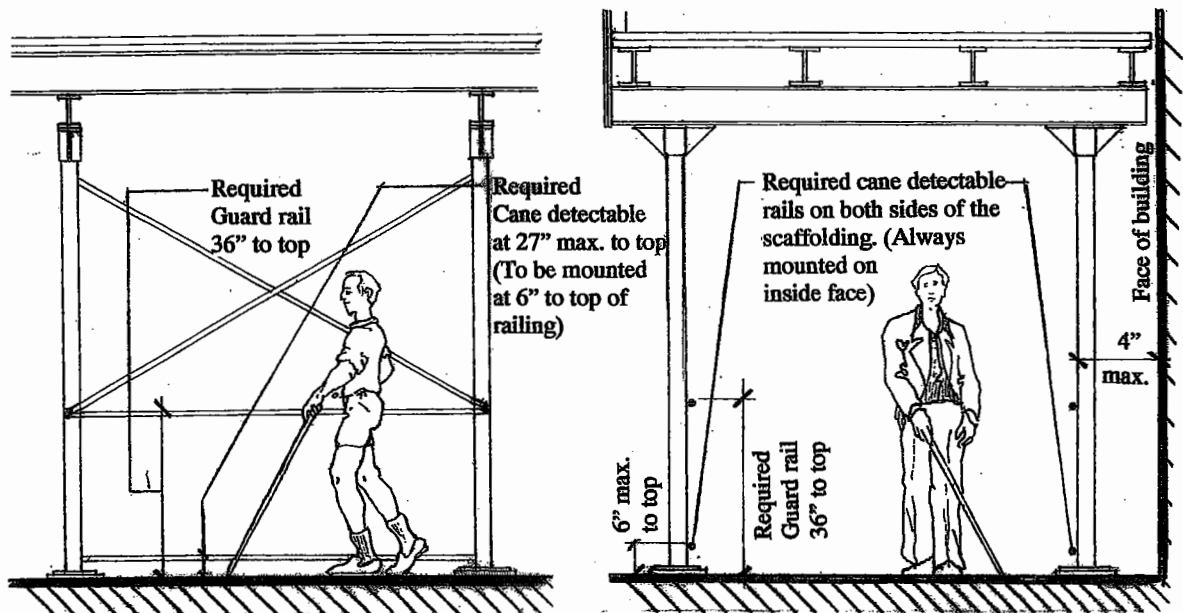
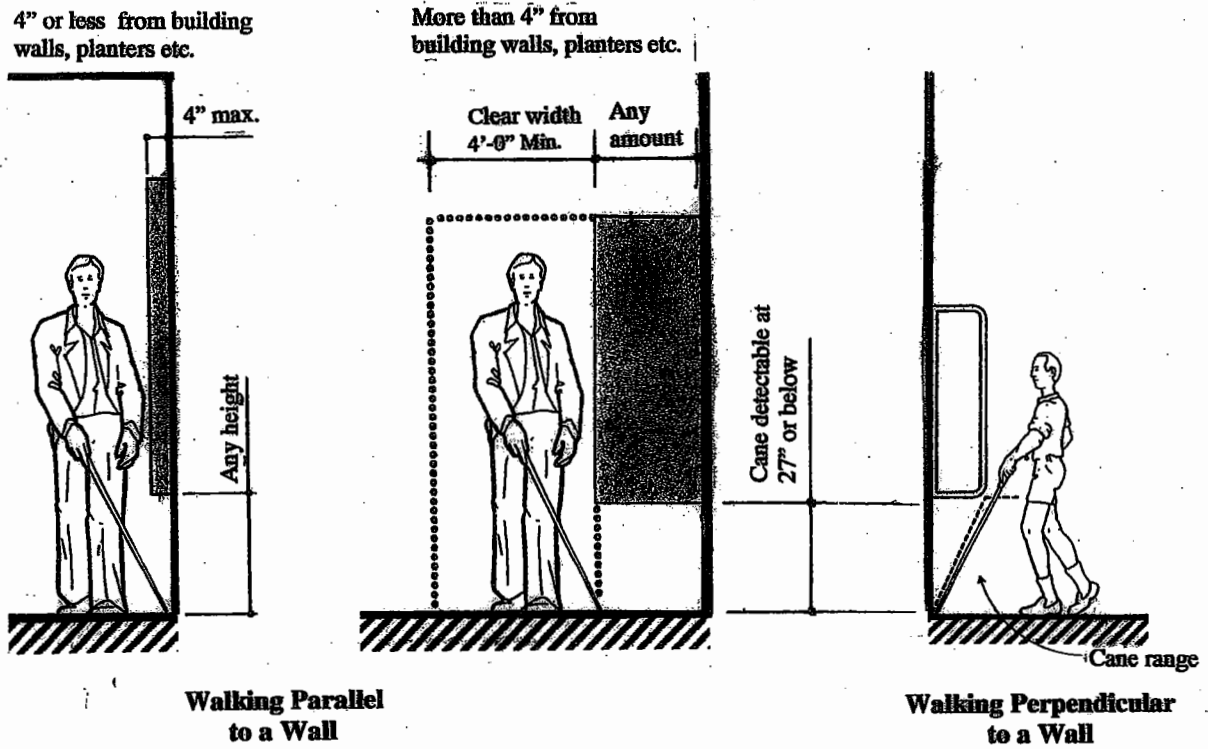
Scaffolding assembled and used for construction projects on/or above the public way often create barriers for people with disabilities, particularly those who are blind/visually impaired or individuals using wheelchairs. Therefore, the public way must be maintained accessible after scaffolding is erected.

To ensure public safety and compliance with city, state and federal regulations, the Mayor's Office for people with Disabilities, the Department of Construction and Permits and the Department of Transportation have created guidelines for contractors responsible for erecting temporary construction canopies and scaffolding. The following pages illustrate requirements for objects mounted on building walls, objects hanging overhead, objects that are freestanding, objects mounted on posts or pylons and temporary built-up curb ramps.

- **Applicable codes for the City of Chicago:**

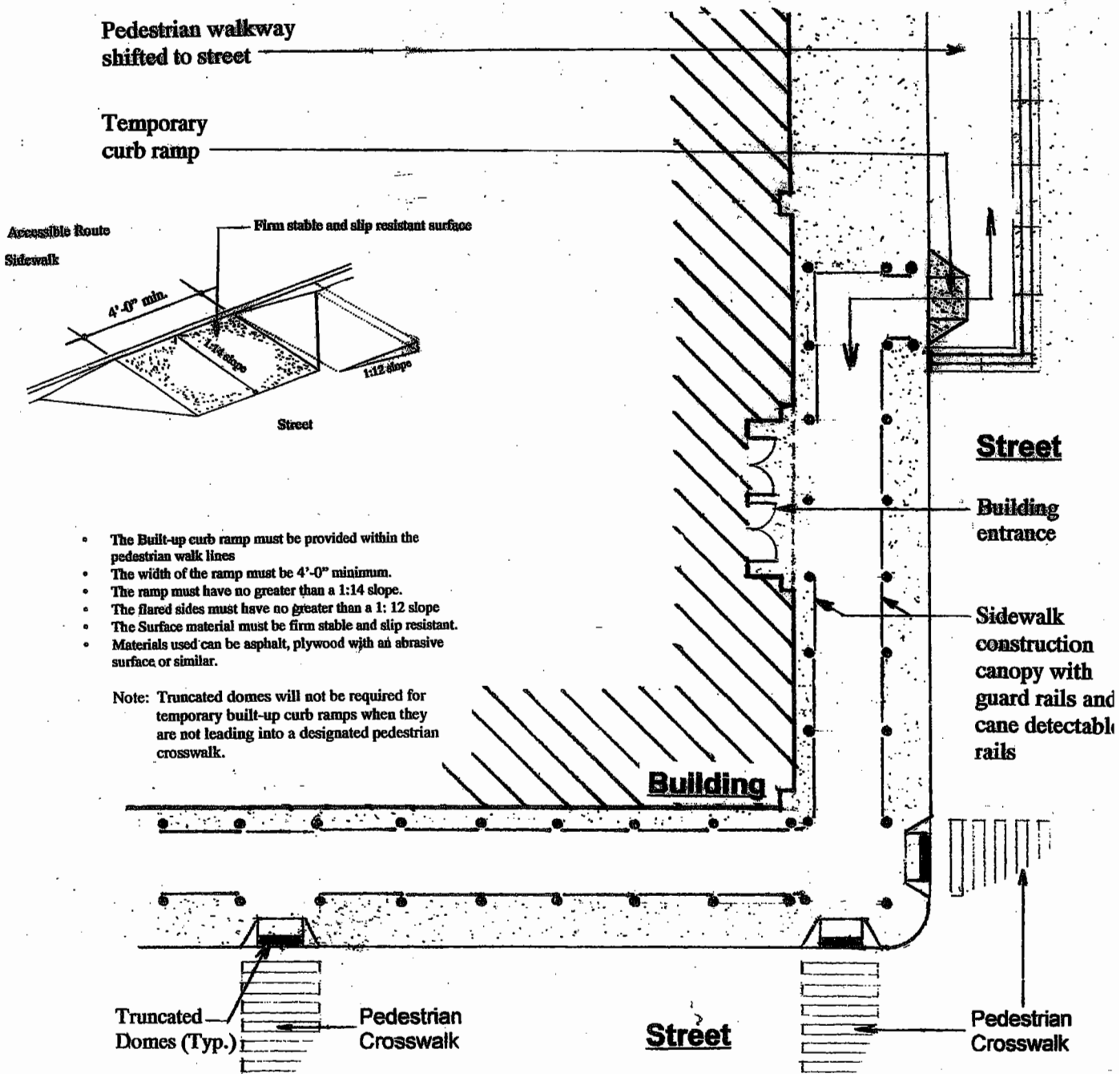
1. CBC Chapters 33(13-124-030) Scaffolding, 18-11-1104.6.2 Free-standing objects
ICC/ANSI A117.1-2003 Chapter 307 Protruding Objects
(City of Chicago Regulations)
2. Illinois Accessibility Code, Chapter 400.310(a-10)
(State of Illinois Regulations)
3. Americans with Disability Act Accessibility Guidelines, Chapter 4.4
(Federal Regulations)
4. Draft Final ADA and ABA Accessibility Guidelines, Chapter 307
(Federal Regulations)
5. Uniform Federal Accessibility Standards, Chapter 4.4
(Federal Regulations)

2a. Scaffolding mounted greater than 4" from building walls, planters, etc.



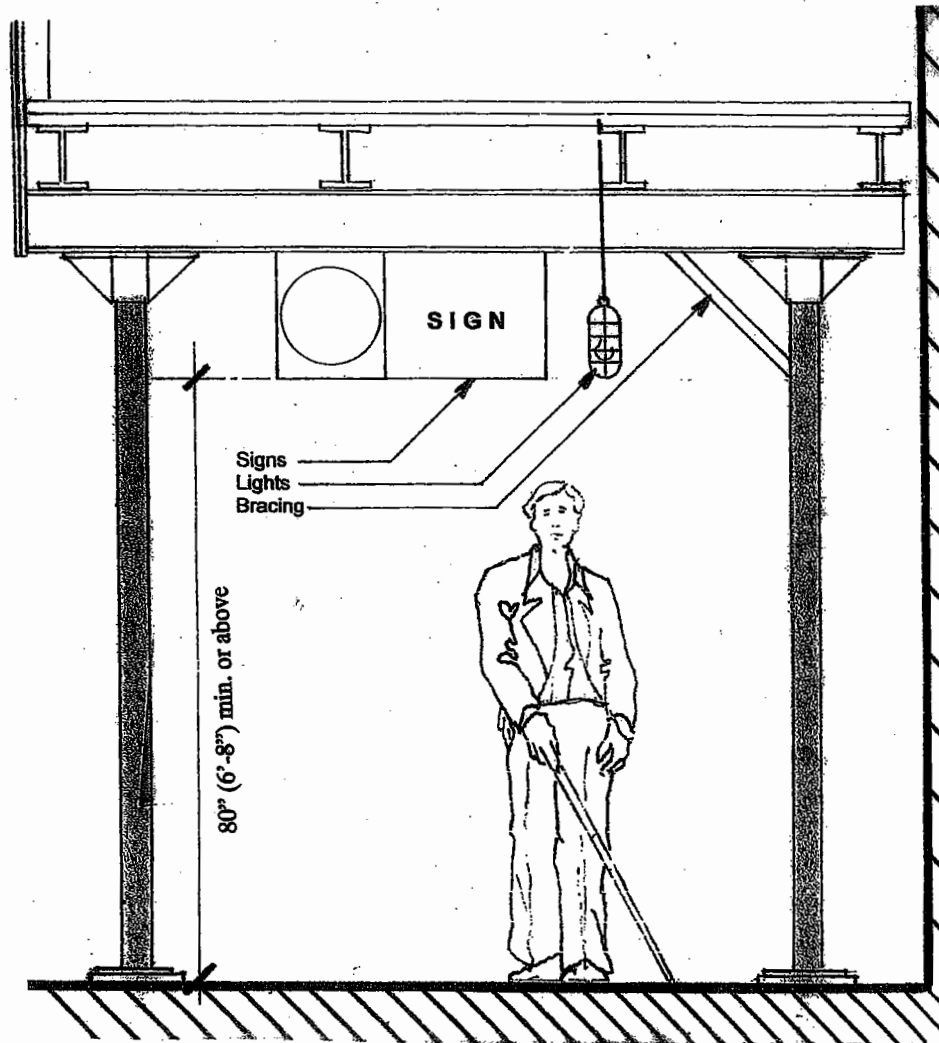
When the support column of the construction canopy/scaffolding projects more than 4" (inches) from the face of the building, planters etc. provide a cane detectable horizontal rail mounted at a maximum height of 6" (inches) to the top above the walking surface between the canopy supports. In addition, there must be a guard rail set at 36" to the top. Provide these rails at both sides of the construction canopy, (always on the inside face), except at door openings, crosswalks or other openings required for pedestrian egress or ingress.

Typical construction canopy and scaffolding plan along accessible routes



The public way must always provide an accessible route to every one and particularly those who are blind/visual impaired or individuals using wheelchairs when construction canopies and scaffolding are erected.

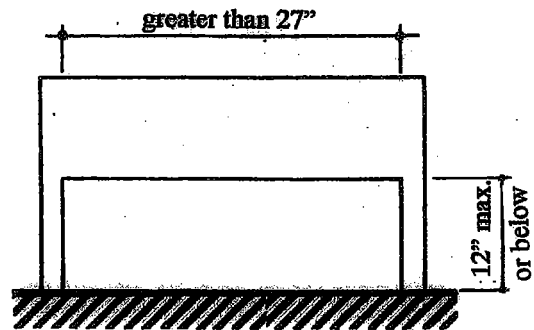
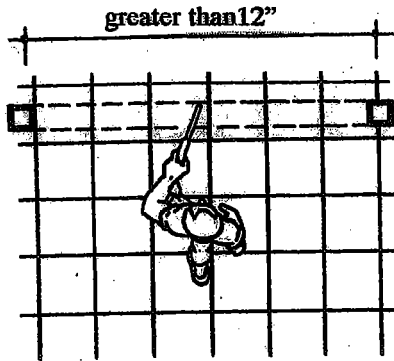
b. Overhead objects must be erected 80" or more above the walking surface



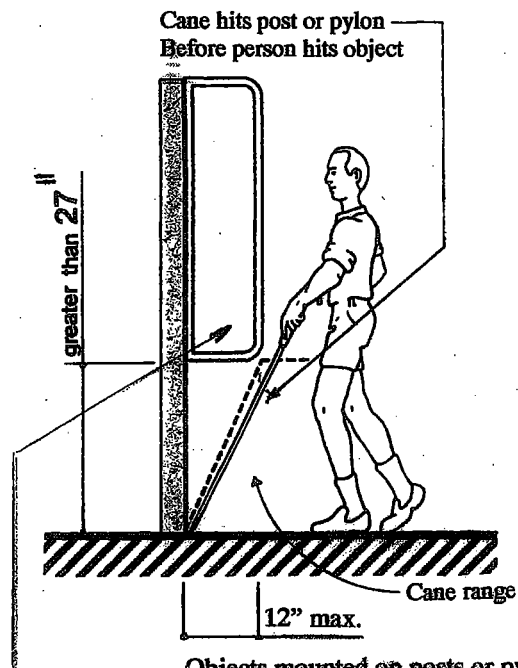
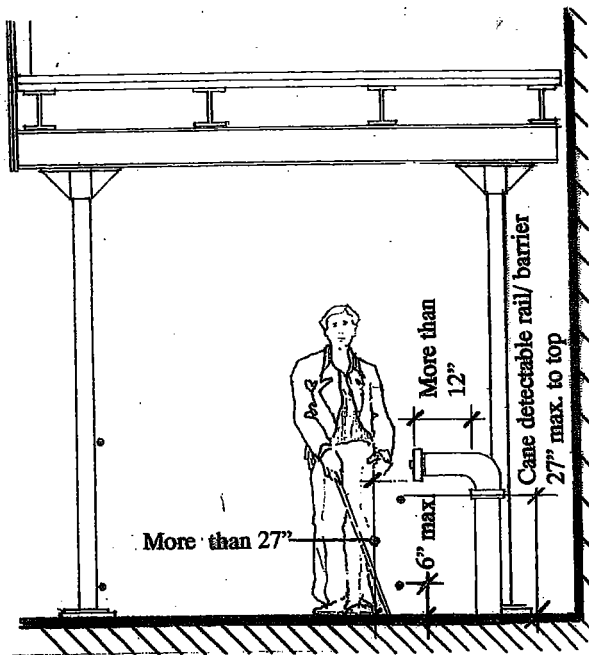
No overhanging objects are allowed below 80" above the walking surface, including but not limited to signage, lighting, diagonal bracing, etc.

c. Free-standing objects, and post or pylon-mounted objects over 12" apart

Free Standing Objects



Objects on Posts and Pylons



If the object has a projection mounted More than 27" (inches) above the walking surface and the projection is more than 12" (inches) then a cane detectable rail or barrier must be provided around the protruding object

Objects mounted on posts or pylons protruding greater than 12" into the accessible route must have cane detection mounted no higher than 27" above the ground surface.

3. Fines and Penalties

Construction and maintenance of permitted canopy must be in conformity with all pertinent provisions of the Municipal Code of Chicago and the Chicago Department of Transportation Regulations for Openings, Construction, and Repair in the Public Way including, but not limited to, provisions pertaining to accessibility requirements for persons with disabilities.

All mentioned requirements in this document must be adhered to by the responsible contractor. If these requirements are not met then, violations will be imposed upon the responsible contractor for erecting such canopies and/or scaffolding on public ways. Penalty fees will be assessed as per the Municipal Code of Chicago Section 10-28-281.5. (See below)

10-28-281.5 Penalties.

(A) **Failure to amend permit.** If a permittee fails to obtain an amended permit before the permit's expiration date, the delinquent permit fee shall be increased by 10%.

(B) **Non-compliance obstruction.** If the dimensions of the obstruction exceed the dimensions allowed by the permit the permittee and the building owner shall jointly be assessed a fine equal to \$1,000 per day for each violation, plus any appropriate additional fees for the obstruction.

(C) **Inactivity.** If three consecutive months of inactivity are found at a permitted site on the public way, the permittee and the building owner shall be jointly assessed, in addition to any above fees, a fine of up to \$500.00 per day. The commissioner of transportation and the commissioner of buildings shall be authorized to inspect the permittee's and the owner's books and records at any time during regular business hours to determine the period of inactivity.