Overview
- Commissioner remarks
- Code Modernization goal
- Phase 2 technical recommendations
- Phase 2 stakeholder input
- Phase 2 legislative process
- Phase 2 implementation plan
- Final thoughts

Goal
To better align the City of Chicago's construction requirements with up-to-date model codes and standards used in other major US jurisdictions while maintaining longstanding local requirements that are adapted to unique conditions in Chicago.

Technical Working Group Recommendation Highlights
Technical Working Groups
Building Planning
Fire & Life Safety
Enclosure & Materials
Structural
Small Residential
Existing Building Rehabilitation

Building Planning
• Adopt IBC’s widely-used, intuitive classification system for occupancies. (“A” will be “assembly” not “residential”)
• Adopt IBC’s widely-used classification system for construction types
• Align terminology by using many IBC definitions
• Provide clearer rules on how to measure building height and building area

Building Planning (cont’d)
• Much closer alignment with IBC’s exiting provisions (“means of egress”), with some Chicago-specific exceptions retained
• Much closer alignment with IBC’s requirements for specialized features such as theaters, underground buildings, solar energy systems
• Does not adopt some IBC provisions related to smoke control in atriums, stairs and elevators

Building Planning (cont’d)
• Buildings with sprinkler systems will be allowed greater height, number of stories, and floor area per construction type.
• Some additional requirements for high-rise buildings (80’) and over 400’, but less than full IBC

Fire and Life Safety
Fire and Life Safety
• Align requirements for sprinkler systems in new construction with national standards (and Illinois law)
  • All new hotels will require sprinklers
  • Most new apartment buildings with 4+ units require sprinklers
  • Sprinklers required for 300+ assembly occupancies
  • Sprinklers required for new office buildings > 70 feet
• In existing buildings, smoke detection and fire alarm system may be substituted for sprinkler system

Fire and Life Safety (cont’d)
• Sprinkler and fire alarm system requirement more closely aligned with widely-used NFPA standards
• Eliminates requirement for CO detection in assembly occupancies
• Clearer requirements for fire-resistance of interior materials and finishes
• Aligns with standard terminology and requirements for fire-resistant construction

Enclosure and Materials
• Adopts specific, up-to-date requirements for a wide range of building materials for walls, roofs and other construction
• Adopts gradated requirements for fire-resistance of exterior walls and protection of openings in exterior walls
• Codifies 2018 memo on use of limited-combustible exterior cladding in large buildings

Structural
• Adopts risk-based structural design requirements so that a 2-story single-family home will not need to meet the same structural requirements as a 15-story hospital
• Reduces design wind loads on small residential and commercial buildings by 20% (reducing size of structural members)
Modernizing Chicago’s Construction Codes

Structural (cont’d)
• Adopts seismic design requirements for critical facilities (hospitals, fire stations) and some taller buildings (over 60-130 feet, depending on structural system)
• Adopts up-to-date standards for a wide range of structural systems and special features, such as cell towers and solar panels

Small Residential
• Alignment with dimensional standards for small residential buildings and features within dwelling units:
  • Reduces minimum ceiling height from 7'-6" to 7'-0" (allowing use of basements and attics as livable space without costly structural alterations)
  • Reduces minimum railing height from 42" to 36" for small residential buildings (up to 3 stories)
  • Reduces live load requirements for private decks/balconies from 100psf to 60psf. (Retains 100 psf for shared decks/balconies)

Rehabilitation of Existing Buildings
• Aligns with International Existing Building Code, as recommended by Urban Land Institute in 2017 to encourage reuse of older, smaller buildings in neighborhoods struggling to attract investment
• Replaces one-size-fits-all rehab provisions with tailored requirements for projects ranging from small repairs to complex adaptive reuse projects.
Rehabilitation of Existing Buildings (cont'd)

- For larger and more complex rehab projects, provides a point-based scoring system to allow owner and design team to select safety features that are most feasible and cost effective for the specific project.
- Provides additional flexibility for rehab work in buildings recognized as historic.

Departmental Efforts

- Administrative Provisions
- Energy Conservation
- Accessibility
- Minimum Standards for Existing Buildings
- Placeholders for Future Phases

Placeholders for Future Phases

- Fire Prevention Code
- Fuel Gas Code
- Mechanical Code
- Plumbing Code

Stakeholder Discussion

Legislative Process

- Mayor introduces ordinance to city council on March 13
- Proposed ordinance is on city clerk's public website
- Department may make minor modifications based on input or to correct typos (substitute ordinance)
- Committee hearing TBD in April
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**Phase 2 Implementation**
- Internal Preparation
  - Updating forms and systems (April – November)
  - Staff training (September 2019 – July 2020)
  - Publication (in partnership with ICC) (Oct. 2019)
  - Self-Cert. update (begins December 2019)
  - New IT system for permitting (mid- to late 2020)

**Gradual Implementation**
- Energy Code – June 2019
- Administrative Provisions – July 2019
- Publications available – October 2019
- New Code is *optional* – December 1, 2019
- Transition for enforcement – Spring 2020
- New Code is *mandatory* – August 1, 2020

Thank you.