



## Department of Buildings

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### Central Purpose

- Enforce the Chicago Building Code to protect the health, safety and welfare of residents and visitors
- Promote high-quality design standards as well as the conservation, rehabilitation and reuse of existing buildings through the permitting and inspection processes
- Issue all construction and demolition permits in the City of Chicago
- Identify potentially hazardous buildings, provide for their repair through enforcement action, and coordinate their demolition when necessary
- Examine and license members of the building trades

### Key Facts

The Department of Buildings (DOB) is responsible for evaluating project plans, issuing building permits, and inspecting construction. DOB conducts annual inspections of buildings in Chicago, as well as inspections referred to the department as a result of calls to 311 City Services. The department conducts nearly 300,000 inspections every year. DOB also is responsible for emergency demolitions of hazardous buildings and tracking vacant properties.

DOB reviews permits according to size and complexity. Small projects are supported by three satellite offices throughout the city and one office at City Hall. Medium and large projects are supported by individual project managers, who coordinate all required internal reviews.

### Achievements

During 2010, DOB implemented several initiatives that are changing the way the department conducts business and increasing enforcement of the building code.



The department launched the Annual Inspection Certification program, a new program that allows building owners to submit inspection reports from qualified technicians instead of requiring building inspectors to visit buildings. This program relies on technology, as owners enter inspection report information directly into the DOB database through a website. DOB is working with the Department of Innovation and Technology to expand the program to other disciplines. This inspection program will play an important role in the department's ability to meet its annual inspection requirements and enhance customer service.

The foreclosure crisis and the proliferation of vacant and abandoned structures present a major challenge for cities across America. The demolition of dangerous and hazardous buildings is among the top priorities of the department. Many are razed on an emergency basis, while others are routed through Circuit Court in conjunction with the department of Law, which seeks orders of compliance or demolition. In 2010, the department demolished 535 dangerous and hazardous buildings and 311 derelict garages. These are the highest totals in recent years.

To combat the increased number of vacant properties, the department adopted new handheld technology to allow inspectors from the Troubled Building Bureau to input inspection results and upload

photos from the field. This ensures more timely enforcement actions and eliminates duplicative administrative tasks.

Other recent achievements include:

- Creating a one-stop small permit program that made it simpler and faster for homeowners and small businesses to obtain rehabilitation permits
- Eliminating a multitude of non-essential permits and inspections
- Closing dozens of unsafe liquor establishments in 2010, with the help of the Chicago Police and Fire Departments
- Vacating, razing or transferring to new owners hundreds of illegal gang and drug houses

### **Critical Programs/Services to Assist Residents**

#### **Green Permit Program**

The Green Permit Program rewards developers and building owners by reducing permit fees and the time to issue permits for projects that include green technologies. The more green technologies included in the project, the greater the reduction in fees.

#### **Annual Inspection Certification Program**

The Annual Inspection Certification Program requires building owners in the central business district to use

third-party technicians to document existing conditions of elevators, escalators and other conveying devices in order to comply with the building code requirement of annual inspections. This program replaces annual inspections by department inspectors and allows building owners to conduct inspections at their conveniences.

#### **Employees**

<b>Full Time Positions</b>	<b>Amount</b>
	322

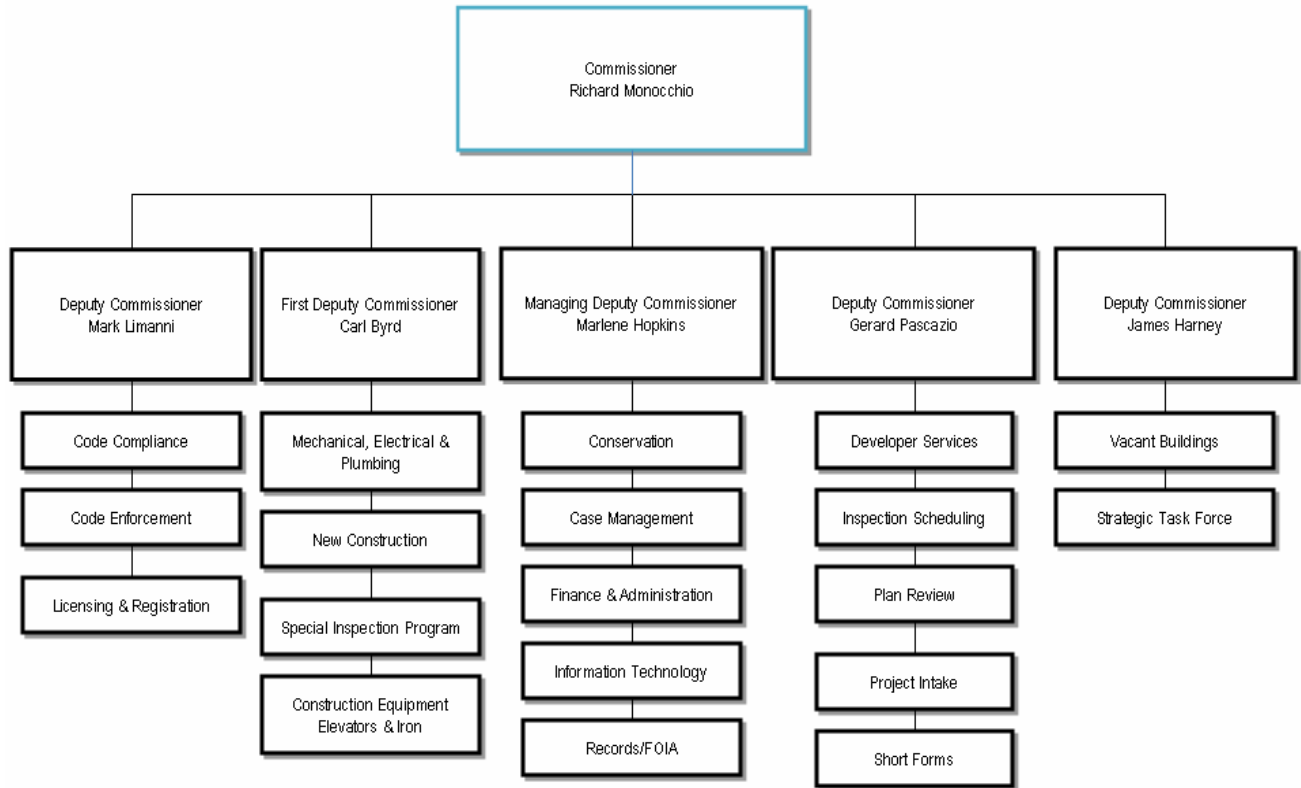
#### **2011 Budget**

<b>Fund</b>	<b>Amount</b>
Corporate Fund	\$22,176,368
Water Fund	\$2,127,711
Community Development Block Grant	\$7,654,306
Sewer Fund	\$1,937,737
Vehicle Tax Fund	\$498,703
<b>Total</b>	<b>\$34,394,825</b>

#### **Major Contracts**

<b>Project</b>	<b>Term</b>
Demolition Services	1/2012
Municipal Code Review Services	1/2013
Trade Licensing	6/2013
Board Up Services	12/2012
Temporary Clerical Services	9/2011
Microfilming Services	5/2013

# Organizational Chart



### Capital Projects

<b>Program</b>	<b>Capital Project ID</b>	<b>Project Name</b>	<b>Funding Source</b>	<b>2010 Funding Amount</b>
Other Economic Projects	32451	Hazardous Building Clearance - 2010	2010 Tax Exempt	3,500,000
Other Economic Projects	34666	DEMOLITION BOARD-UP	2010 Taxable	250,000
Other Economic Projects	34789	Hazardous Building Clearance 2009	2009 G.O. BONDS	2,500,000
Other Economic Projects	35094	Emergency Demolition 2009	2009 G.O. BONDS	1,000,000
Other Economic Projects	35454	COURT ORDERED DEMOLITION	2010 Tax Exempt	1,625,000
Other Economic Projects	35455	EMERGENCY DEMOLITION	GENERAL OBLIGATION BOND - 2007	1,000,000
Other Economic Projects	35455	EMERGENCY DEMOLITION	2009 Series D	4,000,000
Other Economic Projects	35455	EMERGENCY DEMOLITION	2010 Tax Exempt	1,625,000

### Facility Locations

Location	Address	Zip	Phone	Hours
Inspectional Services	120 North Racine	60607	312-743-9021	8:00 to 4:30
Permitting Services	121 North LaSalle	60602	312-744-3449	8:30 to 4:30
Neighborhood Permit Center - North	2550 West Addison Street	60618	312-742-2560	8:30 to 4:30 Tues/Wed
Neighborhood Permit Center - Central	4770 South Kedzie Avenue	60632	312-745-4240	8:30 to 4:30 Tues/Wed
Neighborhood Permit Center - South	2006 East 95 <sup>th</sup> Street	60617	312-745-0995	8:30 to 4:30 Tues/Wed

### Unions Representing Department Employees

Unions
AFSCME
Bridge, Structural and Reinforcing Ironworkers
Chicago Journeymen Plumbers
International Association of Sheetmetal Workers
International Brother of Boilermakers
International Brotherhood of Electrical Workers
International Union of Elevator Constructors
International Union of Operating Engineers
Pipefitters Association
United Brotherhood of Carpenters