



Demolition by Implosion – Proposed Rules

★ Interpretación en vivo al español disponible

Directions:

- Look to the bottom of Zoom screen
- Click “Interpretation”
- Select “Spanish”
- You will be directed to the Spanish Language room

Direcciones:

- Mira a la parte inferior de la pantalla Zoom
- Haz clic al icono que dice “Interpretation”
- Selecciona “Español”
- Serás dirigido a la sala de español.





AGENDA

- Introduction and overview, Mayor's Office Senior Advisor Mike Frisch
- Department of Buildings, Commissioner Matt Beaudet
- Department of Business Affairs and Consumer Protection, Deputy Commissioner Matthew Allee
- Fire Department, General Counsel Aaron DeCamp
- Department of Public Health, Assistant Commissioner David Graham
- Dept. of Transportation, Deputy Commissioner Mike Simon
- Department of Water Management, Deputy Commissioner Bulent Agar
- Office of Emergency Management and Communications, Manager of Emergency Management Services Chris Pettineo
- Public Comment and Questions



OVERVIEW OF PROPOSED RULES

- Events leading to the new rules
- Municipal Code establishing process
- Overview of rulemaking process



DEPARTMENT OF BUILDINGS (DOB)

Requires a Supplemental Permit Application for a Demolition by Implosion:

- Signed report by a licensed architect or structural engineer detailing the composition of the building/structure – brick masonry, concrete masonry, steel, iron, timber, etc.
- Color photos detailing the ground impact area.
- Detailed computer-generated simulation color photos showing the disbursement area of materials and debris on and from the ground impact area.
- Aerial drone video footage of the building/structure, ground impact area, the entirety of the lot, and 1,000 feet from each direction of property lot where the implosion will occur. Including interior footage if a smokestack or silo is involved.
- Name and 24/7 contact information of the Demolition Contractor and any sub-contractors involved in the implosion.
- The number of on-site personnel of the Demolition Contractor and sub-contractors involved in the implosion and the roles, duties and responsibilities of each.



DEPARTMENT OF BUILDINGS (DOB)

- **DOB Demolition by Implosion Permit will not be issued unless:**
 - DOB receives written notification from the Executive Director of the Office of Emergency Management and Communication (OEMC) that all permits, certificates, and approvals from all City agencies involved in the regulation of a demolition by implosion have been duly issued.
 - The above City agencies, include the depts of Business Affairs & Consumer Protection, Fire, Public Health, Streets & Sanitation, Transportation, and Water Management.
- DOB reserves the right to suspend or revoke a Demolition by Implosion Permit for a violation of Chapter 2-30 (Multiagency Regulation of Implosions), and these and any rules promulgated under Chapter 2-30, including non-compliance with any community notification requirements imposed by OEMC.
- DOB inspectors will be part of the City's pre-implosion walk through, the implosion command center, and the post-implosion walk through.



BUSINESS AFFAIRS AND CONSUMER PROTECTION (BACP)

- **Issuance of an Explosives—Demolition by Implosion License ONLY once:**
 - BACP receives proof of compliance with the written notice requirement;
 - BACP receives proof of compliance with the posted notice requirement;
 - BACP receives proof of compliance with the required public meeting; and
 - BACP receives written notification from OEMC that all requisite permits, certificates, and approvals from all City agencies required to review such demolitions have been granted.
- **Authority to REVOKE an Explosives—Demolition by Implosion License.**
 - For violations of any Code provision, these Rules, or other rules promulgated, including non-compliance with any community notification requirement.
- **Application and supporting documents received by BACP to be submitted to OEMC.**
 - To facilitate multi-department coordination and review.



FIRE DEPARTMENT

- **Requires Fire Commissioner Approval**
 - The permit will require, among other things, the following:
 - The applicant's qualifications for and methods of implosion.
 - A fire prevention and evacuation plan.
 - A first aid and emergency medical services plan.
 - A plan for proper disposal of hazardous materials consistent with the rules promulgated by the Commissioner of the Department of Public Health.
 - A dust mitigation plan consistent with the rules promulgated by the Commissioner of the Department of Public Health.
 - Confirmation that the demolition company must use privately owned water tank truck vehicles to properly soak and saturate the affected area.
 - A plan to monitor wind speed and air quality before, during, and after the implosion.
- **A Fire Response Team will be on standby**
 - Costs shall be borne by the applicant.



CHICAGO DEPARTMENT OF PUBLIC HEALTH (CDPH)

CDPH requirements to limit impacts and protect public health and the environment include:

- Environmental Site Assessment to document environmental conditions related to the property
- Documentation of removal of regulated materials such as asbestos, lead and universal waste.
- Air dispersion modeling to inform placement of air monitors, dust mitigation plan and site cleanup plan.
- Submission and approval of detailed dust mitigation plans.
- Surficial soil sampling prior to implosion.
- Noise and vibration assessment.
- Real-time weather monitoring and air monitoring for particulate matter.
- Contingency plan if planned measures do not adequately control dust, including mitigation and sampling procedures.
- Site cleanup plan to remove any dust or debris using methods such as street sweeping and cleanup of private properties.



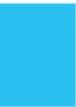
CHICAGO DEPARTMENT OF TRANSPORTATION

- **Office of Underground Coordination Submittal**
 - Information Retrieval (IR) (30 Days)
 - Design
 - Deep Excavation Review
 - Existing Facilities Protection (EFP) Review (30 Days)



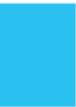
- **Maintenance of Traffic Plan (MOT) Submittal**

- The MOT submittal must be provided 30 days prior to the implosion identifying the placement of traffic control devices and the re-routing of traffic. The MOT shall be used to ensure Chicago Police Department (CPD) Special Services Division personnel are allocated to assist with street closures.
- Public transit coordination plan, approved by the Chicago Transit Authority (CTA), demonstrating that all bus and train services impacted by approved street closures have been re-routed
- Right of way impact plan demonstrating which State of Illinois and Cook County right of ways, highways, rail right of way, and waterways the applicant's approved street closures encroach upon. The applicant must also obtain approval from the impacted State and County agencies to proceed with the demolition by implosion
- Obtain all necessary CDOT ROW permits applicable (ie. Overweight oversize truck travel permits)



DEPARTMENT OF WATER MANAGEMENT

- **Review and Approval of Comprehensive Plan**
 - All demolition by implosion plans, regardless of on private or public property, must be submitted to the Department for review, analysis, and approval.
 - All applications demolition by implosion projects shall be submitted to the OUC for EFP review. Additional Department requirements will be dependent upon the Department's OUC-EFP review.
- **Water Facility Prerequisites**
 - The Department shall require before and after demolition water facility leak surveys to be completed by the Department at the owner's sole cost and expense. The owner shall be responsible, at its sole cost and expense, for all leaks and breaks that happen in connection to the demolition by implosion
 - The owner shall be solely responsible for all costs and expenses for the termination of services at all water main(s) that happen because of the demolition by implosion prior to or after such demolition.
 - The Department shall require monitoring, including vibration monitoring, of the proposed demolition by implosion site and surrounding adjacent areas that is located within a 600-foot radius of any water facility as determined through an OUC review.



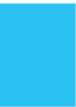
DEPARTMENT OF WATER MANAGEMENT

- **Water Facility Prerequisites (cont'd)**
 - Sewers within one block of the proposed demolition by implosion site or anticipated plume must: (a) Be televised for condition before and after implosion. The owner, at its sole cost and expense, shall be responsible for any damage to any City infrastructure attributed to blasting operations; and (b) Have perforated lids covered with filter fabric to prevent dust and debris from entering the City's sewer system.
 - Before any demolition by implosion operations are undertaken, the owners shall be responsible to cap or plug and cover with mortar or concrete all on-site private drains at the ROW line or, if applicable, private sewer main. The terminated sewer drains must be inspected by the Department prior to back-fill in accordance with sewer seal permit.
 - The owner shall provide and implement a plan for monitoring and recording ground vibration using seismic and other types of monitoring equipment.



OFFICE OF EMERGENCY MANAGEMENT AND COMMUNICATIONS (OEMC)

- **Review and Approval of Comprehensive Plan**
 - The OEMC will convene a meeting between the applicant and all relevant City departments and sister agencies to review the applicant's plan
 - Departments will provide written approval of the plan to the OEMC within 30 days of the meeting.
 - **Designating and Operating the Incident Command Post**
 - The OEMC will coordinate the incident command post on the date explosives will be used, which shall have representatives from the OEMC, CFD, CPD, and any other relevant departments.
- **Community Notification**
 - The applicant shall provide additional written notification of the date, time, and location of the demolition to the Alderman of the ward in which the implosion is to occur, and all addresses in the implosion's vicinity.



PUBLIC COMMENT AND QUESTIONS

- Those who indicated they want to provide public comment when registering for this hearing will be called on first
- If you would like to ask a question or provide a comment, click on the "raise hand" button at the bottom of your screen and we will call your name in the order it was received
- If you are dialing in, please email communityengagement@cityofchicago.org with your name, the phone number you are calling from, and say that you would like to speak





IMPLOSION RULES MICROSITE

**Public comment period on the proposed implosion rules closes on
February 18, 2021**

**For information on the proposed rules and to provide a written
comment visit the City's website at**

**[https://www.chicago.gov/city/en/sites/implosion-
rules/home.html](https://www.chicago.gov/city/en/sites/implosion-rules/home.html)**

