



16.1

Replacement of roof decks Installed before 10/1/2003

Questions have arisen lately regarding the replacement of private roof decks legally permitted and installed prior to 10/1/2003 (When the design live loads for all new porches and decks were clarified as 100 PSF (pounds per square foot). Building owners seeking to replace or repair roof membranes located underneath the decks, have asked whether existing roof decks and supporting roof structure, legally installed by building permit prior to 10/1/03, may be replaced in the same size, location and configuration without structural upgrades once the roof repairs are completed or if the roof decks and supporting roof structure must be re-built to the current Code live load requirement of 100 PSF.

Previous Design Live Loads

The Department has determined that prior to 10/1/03, a design live load of 60 PSF was required for private roof decks that served only one residential dwelling unit. However, a design live load of 100 PSF was always required for a common area roof deck that served 2 or more dwelling units.

Condition A

A private residential roof decks that was legally installed with a building permit prior to 10/1/03, may be replaced in the same size, location and configuration as indicated on the approved permit plans provided that the supporting roof structure is verified, by a design professional licensed by the State of Illinois, as meeting a minimum live load capacity of 60 PSF. If the existing roof deck was permitted with one exit, a second exit will not be required. A permit is required for this work and the original stamped/approved permit drawings must be submitted at the time that the owner applies for a permit

Condition B

Private residential roof decks which were not legally installed prior to 10/1/03, with a building permit, are required to obtain a building permit and to meet all applicable current requirements of the Chicago Zoning Ordinance and the Chicago Building Code. The deck and supporting roof structure shall be capable of supporting a live load of 100 PSF and two means of egress shall be provided which are capable of handling the occupancy capacity.

Condition C

Private residential roof decks that were legally issued a building permit prior to 10/1/03, but were built contrary to the approved permit plans or subsequently enlarged, re-located or re-configured without a building permit:

1. May be reinstalled to the same size location and configuration as indicated on the original approved permit plans, provided that the deck and the supporting roof structure is verified by a design professional licensed by the State of Illinois as meeting a minimum live load capacity of 60 PSF. .
2. May obtain a building permit and meet all applicable current requirements of the Chicago Zoning Ordinance and the Chicago Building Code to legalize the un-authorized changes that were made to the roof deck. The deck and supporting roof structure shall be capable of supporting a live load of 100 PSF.

Condition D

Owners seeking to enlarge, re-locate or re-configure an existing legally permitted residential roof deck shall obtain a new building permit and meet all current requirements of the Chicago Zoning Ordinance and the Chicago Building Code. The deck and supporting roof structure shall be capable of supporting a live load of 100 PSF.