



City of Chicago



SO2019-8529

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/13/2019

Sponsor(s): Villegas (36)
Mitts (37)

Type: Ordinance

Title: Amendment of Municipal Code Titles 14A and 14X to further regulate standards for installation of smoke alarms and smoke detectors

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE AS AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Chapter 14A-3 of the Municipal Code of Chicago is hereby amended by inserting a new Section 14A-3-301.1.2, as follows:

14A-3-301.1.2 Non-conforming battery-powered smoke alarms.

On and after January 1, 2023, it is unlawful for any *person* to sell, offer for sale, or give away gratis any smoke alarm that is not designed to receive primary power from the building wiring and does not meet the battery requirements of Section 14X-5-504.8.4.

SECTION 2. Table 14A-12-1203.2 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

Table 14A-12-1203.2 Specialized Fines

Section	Description	Amount
<i>(Omitted text is not affected by this ordinance)</i>		
14A-6-603	Any violation	\$1,000 min. \$2,500 max.
<u>14X-5-504.8</u> <u>14X-5-504.9</u> <u>14X-5-504.10</u>	<u>Violation within an owner-occupied dwelling unit^a</u>	<u>\$500 min.</u> <u>\$1,000 max.</u>
	<u>Any other violation</u>	<u>\$1,000 min.</u> <u>\$2,000 max.</u>

a. Before January 1, 2023, the owner of an owner-occupied dwelling unit with all required fully functioning smoke alarms may not be fined for installing a fully functioning battery-powered smoke alarm that does not comply with the additional technical requirements of Section 14X-5-504.8.4.

SECTION 3. Section 14X-1-103.3 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

14X-1-103.3 Responsibilities of occupants.

(Omitted text is not affected by this ordinance)

12. Where the *owner* has provided smoke alarms or carbon monoxide alarms that require removable batteries, provide and maintain functioning batteries for each alarm.

(Omitted text is not affected by this ordinance)

SECTION 4. Section 14X-5-504.8 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

14X-5-504.8 Single- and multiple-station smoke alarms.

Single- and multiple-station smoke alarms must be ~~installed~~ provided in existing Group I-1 and R occupancies in accordance with Sections 14X-5-504.8.1 through 14X-5-504.8.4.

14X-5-504.8.1 Where required.

Existing Group I-1 and R occupancies must be provided with ~~single-station~~ smoke alarms in accordance with Section 907 of the *Chicago Building Code*. Interconnection and power sources must be in accordance with Sections 14X-5-504.8.2 and 14X-5-504.8.3, respectively.

(Omitted text is not affected by this ordinance)

14X-5-504.8.3 Power source.

~~Single-station-smoke~~ Smoke alarms must receive their primary power from the building wiring and must be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup must be connected to an emergency electrical system. Smoke alarms must emit a signal when the batteries are low. Wiring must be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are allowed to be solely battery ~~operated~~ powered in areas of existing buildings erected for or converted to residential use before June 1, 1984, where construction is not taking interior work requiring a permit has not taken place since June 1, 2020.
2. Smoke alarms are allowed to be solely battery ~~operated~~ powered in existing areas of buildings erected for or converted to residential use before June 1, 1984, undergoing alterations or repairs that do not result in the removal of interior walls wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available that could provide access for installing wiring without the removal of interior finishes.

14X-5-504.8.4 Battery-powered smoke alarms installed on or after January 1, 2022.

On and after January 1, 2022, where smoke alarms that are solely battery powered are allowed by the exceptions to Section 14X-5-504.8.1 or 14X-5-504.8.3, such smoke alarms must be powered by self-contained, non-removable, long term batteries.

Exceptions:

1. In owner-occupied dwelling units, fully functioning smoke alarms installed before January 1, 2023 and marked with a date of manufacture no more than 10 years before the date of use.

2. In all occupancies other than owner-occupied dwelling units, fully functioning smoke alarms installed before January 1, 2022 and marked with a date of manufacture no more than 10 years before the date of use.
3. A smoke alarm that uses either a low-power radio frequency wireless communication signal or wireless local area networking capability to send and receive notifications using the Internet.

14X-5-504.8.4 14X-5-504.8.5 Exit stairways.

(Omitted text is not affected by this ordinance)

14X-5-504.8.6 Replacement.

Smoke alarms which fail to respond to operability tests or otherwise malfunction must be immediately repaired or replaced.

(Omitted text is not affected by this ordinance)

SECTION 5. This ordinance shall take full force and effect upon its passage and publication.

Gilbert Villegas
Alderman, 36th Ward