



Office of the Chicago City  
Clerk



O2011-7230

Office of the City Clerk

City Council Document Tracking Sheet

**Meeting Date:** 9/8/2011

**Sponsor(s):** Hairston, Leslie A. (5)  
And Others

**Type:** Ordinance

**Title:** Amendment of Section 13-196-206 by changing effective date from 2012 to 2015 in regards to Life Safety Evaluation of existing high-rise buildings

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

BUILDINGS

ORDINANCE

SECTION 1. Section 13-196-206 of the Municipal Code of the City of Chicago is hereby amended by deleting the language stricken through, and by inserting the language underscored, as follows:

13-196-206 Life safety evaluation of existing high-rise buildings.

(Omitted text is unaffected by this ordinance)

(D) If, based on the use of a scoring system described by rule to conduct the life safety evaluation, the licensed professional engineer or licensed architect determines that the building does not achieve the minimum score required on the life safety evaluation, the building owner shall, no later than January 1, 2006, submit the life safety evaluation to the department of buildings and the bureau of fire prevention along with either: (1) a proposal to protect the building throughout with an automatic sprinkler system meeting the requirements of Chapter 15-16 of this Code unless otherwise provided by Section 13-196-207, notwithstanding any exceptions for which the building may have otherwise qualified pursuant to Section 13-196-205, and using the schedule for installation described in Section 13-196-205; or (2) a proposal for achieving the minimum score required on the life safety evaluation by making specified modifications to the building.

Any proposal submitted pursuant to this subsection shall be signed and sealed by a licensed professional engineer or by a licensed architect. In addition, any proposal submitted pursuant to item (2) of this subsection shall contain (i) an explicit statement by the licensed engineer or architect certifying that if the modifications identified in the proposal are fully implemented, the building will receive the minimum score required on the life safety evaluation; and (ii) a timetable for completion of those modifications to be phased in over a stipulated period of years, but no later than January 1, 2012 2015, at which time the modifications identified in the proposal shall be fully implemented. Any schedule for installation or timetable required by this subsection shall be enforceable against the building owner and against any subsequent owner.

If, after reviewing the certified proposal, the commissioner of buildings and the deputy commissioner of the bureau of fire prevention determine that the certified proposal, when fully implemented, will enable the building to achieve the minimum score required on the life safety evaluation, the commissioner and deputy commissioner shall jointly accept the certified proposal as a life safety compliance plan. The life safety compliance plan shall be enforceable against the building owner and against any subsequent owner.

SECTION 2. This ordinance shall take full force and effect upon its passage and publication.

James Apple 46  
Pat Howell 3E  
Paul Uffly 2nd  
Leslie Hairston Alderman Leslie Hairston (5th Ward)  
Robert J. Burns (6)  
Mark J. Burns (4) (Burns)  
Suzanne Jackson 2nd  
Tom January 44  
45  
18th  
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