



City of Chicago



SO2022-1753

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/25/2022

Sponsor(s): Hadden (49)
Tabares (23)
Ervin (28)
Quinn (13)
Vasquez, Jr. (40)
Taylor (20)
Osterman (48)
King (4)
Sadlowski Garza (10)
Rodriguez (22)
Harris (8)
Mitts (37)
Coleman (16)
Lee (11)
Lopez (15)
Cardona, Jr. (31)
La Spata (1)
Martin (47)
Sigcho-Lopez (25)
Napolitano (41)
Sawyer (6)
Villegas (36)
Ramirez-Rosa (35)
Curtis (18)

Type: Ordinance

Title: Amendment of Municipal Code Section 14X-8-803.2 by modifying cooling requirements for nursing homes and senior housing facilities

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

A M E N D E D S U B S T I T U T E O R D I N A N C E

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

SECTION 1. Section 4-6-080 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

4-6-080 Adult family care center.

(Omitted text is not affected by this ordinance.)

(e) *Legal duties.* Each licensee engaged in the business of adult family care center shall have a duty to:

(Omitted text is not affected by this ordinance.)

(4) equip the center with an automatic air-cooling system or equipment capable of maintaining the interior summer design temperature of 75 degrees Fahrenheit at 50% relative humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors cooling and dehumidification equipment in accordance with Section 14X-8-803.2; monitor the interior temperature and humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors on a regular basis; and provide air-cooling as needed to maintain the interior temperature and humidity level specified in this subsection operate the equipment in accordance with Section 14X-8-803.6;

(Omitted text is not affected by this ordinance.)

SECTION 2. Section 4-6-090 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

4-6-090 Assisted living establishment.

(Omitted text is not affected by this ordinance.)

(e) *Legal duties.* Each licensee engaged in the business of assisted living establishment shall have a duty to:

(Omitted text is not affected by this ordinance.)

(3) equip the establishment with an automatic air-cooling system or equipment capable of maintaining the interior summer design temperature of 75 degrees Fahrenheit at 50% relative humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors cooling and dehumidification equipment in accordance with Section 14X-8-803.2; monitor the interior temperature and humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors on a regular basis; and provide air-cooling as needed to maintain the interior temperature and humidity level specified in this subsection operate the equipment in accordance with Section 14X-8-803.6;

(Omitted text is not affected by this ordinance.)

SECTION 3. Section 4-6-100 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

4-6-100 Long-term care facility.

(Omitted text is not affected by this ordinance.)

(e) *Legal duties.* Each licensee engaged in the business of long-term care facility shall have a duty to:

(Omitted text is not affected by this ordinance.)

(3) equip the facility with ~~an automatic air-cooling system or equipment capable of maintaining the interior summer design temperature of 75 degrees Fahrenheit at 50% relative humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors~~ cooling and dehumidification equipment in accordance with Section 14X-8-803.2; monitor the interior temperature and humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors on a regular basis; and ~~provide air-cooling as needed to maintain the interior temperature and humidity level specified in this subsection~~ operate the equipment in accordance with Section 14X-8-803.6;

(Omitted text is not affected by this ordinance.)

SECTION 4. Section 4-6-110 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

4-6-110 Adult family care home.

(Omitted text is not affected by this ordinance.)

(e) *Legal duties.* Each licensee engaged in the business of adult family care home shall have a duty to:

(Omitted text is not affected by this ordinance.)

(3) equip the adult family care home with ~~an automatic air-cooling system or equipment capable of maintaining the interior summer design temperature of 75 degrees Fahrenheit at 50% relative humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors~~ cooling and dehumidification equipment in accordance with Section 14X-8-803.2; monitor the interior temperature and humidity level in all living quarters, dining areas, bathrooms, common rooms and connecting corridors on a regular basis; and ~~provide air-cooling as needed to maintain the interior temperature and humidity level specified in this subsection~~ operate the equipment in accordance with Section 14X-8-803.6;

(Omitted text is not affected by this ordinance.)

SECTION 5. Section 14B-12-1203 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

14B-12-1203 Temperature control.

The provisions of Section 1203 of IBC are adopted by reference with the following modifications:

(Omitted text is not affected by this ordinance.)

2. Add a new Section 1203.2 to read:

“1203.2 Cooling and dehumidification equipment and systems.

Permanent cooling and dehumidification equipment or systems shall be provided in accordance with Sections 1203.2.1 and 1203.2.2.

1203.2.1 Group I-1, I-2, I-4 and R-4 occupancies.

In Group I-1, I-2, I-4, and R-4 occupancies, interior indoor spaces intended for human occupancy shall be provided with active or passive space cooling and dehumidification equipment or systems capable of maintaining an indoor temperature of not more than 75°F (24°C) and not more than 50 percent relative humidity at a point 3 feet (914 mm) above the floor when the outdoor temperature is 100°F (38°C).

1203.2.2 New Group E, I-3, R-1, R-2, R-3 and R-5 occupancies.

In Group E, I-3, R-1, R-2, R-3 and R-5 occupancies constructed or established after the effective date of the amendatory ordinance of 2022, indoor spaces intended for human occupancy shall be provided with active or passive space cooling and dehumidification equipment or systems capable of maintaining an indoor temperature of 75°F (24°C) and 50 percent relative humidity at a point 3 feet (914 mm) above the floor when the outdoor temperature is 92°F (33°C) and the mean coincident wet bulb temperature is 75°F (24°C).”

SECTION 6. Section 14X-2-202 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

14X-2-202 DEFINITIONS.

(Omitted text is not affected by this ordinance.)

HABITABLE SPACE. As defined in Chapter 2 of the *Chicago Building Code*.

HEAT INDEX. The highest heat index as determined by the National Oceanic and Atmospheric Administration based on data measured at the Harrison-Dever Crib, Midway International Airport, and O'Hare International Airport.

HIGH-RISE BUILDING. As defined in Chapter 2 of the *Chicago Building Code*.

HISTORIC BUILDING. As defined in Chapter 2 of the *Chicago Building Rehabilitation Code*.

HOUSING FOR OLDER PERSONS. As defined in the Federal Fair Housing Act, 42 U.S.C. 3607(b)(2).

(Omitted text is not affected by this ordinance.)

SECTION 7. Chapter 14X-8 of the Municipal Code of Chicago is hereby amended by deleting the language struck through and by inserting the language underscored, as follows:

**CHAPTER 14X-8
HEATING, COOLING, AND MECHANICAL SYSTEMS**

14X-8-801 GENERAL.

14X-8-801.1 Scope.

This chapter provides minimum standards for heating, cooling, and mechanical systems in *existing structures*.

14X-8-801.2 Measurement.

For determining compliance with this section, room temperature and relative humidity are to be measured 3 feet (914 mm) above the floor and at least 3 feet (914 mm) away from any exterior wall.

(Omitted text is not affected by this ordinance.)

14X-8-803 COOLING AND DEHUMIDIFICATION EQUIPMENT.

14X-8-803.1 Scope.

Existing buildings must be provided with cooling and dehumidification equipment as required by Sections 14X-8-803.2 through 14X-8-803.5. The equipment required by this section must be operated as required by Section 14X-8-803.6.

14X-8-803.2 Nursing homes.

Nursing homes must be provided with permanent cooling and dehumidification equipment capable of maintaining a room temperature of 75°F (24°C) and 50 percent relative humidity in all *habitable spaces, toilet rooms, and public corridors* when the outdoor temperature is 100°F (38°C) and the mean coincident wet bulb temperature is 78°F (26°C). ~~Such equipment must be operated to maintain safe conditions for occupants.~~

14X-8-803.3 Housing for older persons.

Housing for older persons must be provided with permanent cooling and dehumidification equipment capable of maintaining a room temperature of 75°F (24°C) and 50 percent relative humidity in all indoor common gathering spaces when the outdoor temperature is 92°F (33°C) and the mean coincident wet bulb temperature is 75°F (24°C).

Exception: Prior to May 1, 2024, portable equipment may be used to meet this requirement.

14X-8-803.4 Large residential buildings.

Buildings of Group R (residential) occupancy that contain more than 100 *dwelling units or sleeping units* or that are *high-rise buildings* must be provided with permanent cooling and dehumidification equipment capable of maintaining a room temperature of 75°F (24°C) and 50 percent relative humidity in at least one indoor common gathering space when the outdoor temperature is 92°F (33°C) and the mean coincident wet bulb temperature is 74°F (23°C).

Exception: Prior to May 1, 2024, portable equipment may be used to meet this requirement.

14X-8-803.5 Performance.

Cooling and dehumidification equipment required by Sections 14X-8-803.2 through 14X-8-803.4 must be independent of heating equipment or be capable of switching from heating to cooling mode within one hour.

14X-8-803.6 Operation.

On days when the *heat index* exceeds 80°F (27°C), cooling and dehumidification equipment required by this section must be operated to maintain safe indoor conditions for *occupants*. When a cooling and dehumidification system is not available in each *dwelling unit* and *sleeping unit*, an area provided with cooling and dehumidification equipment must be accessible to each resident of the building.

14X-8-803.7 Maintenance.

Cooling and dehumidification equipment, where provided, must be properly installed and maintained in a safe working condition and capable of performing the intended function.

(Omitted text is not affected by this ordinance.)

SECTION 8. This ordinance shall be in full force and effect 10 days following passage and publication.