



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

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PROPOSED ORDINANCE AMENDMENT

COOK COUNTY BUILDING AND ENVIRONMENTAL ADOPTING ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Section 102-105 is hereby amended as follows:

Certificate of Compliance

102-105(3)3a. Contents of Certificate

d. Certificate for Change of Occupancy

(1) No change of occupancy shall be made in a building, land or structure, including the change of ownership or the change of the use of any building, land or structure for which a business license has been issued, unless a ~~new certificate of compliance~~ Business Occupancy Certificate is secured.

(2) The occupancy of a building or structure shall not be deemed to have changed because of a vacancy of six (6) months or less so long as the identical occupancy is re-established.

(3) Any change in occupancy or new occupancy of a business with a use of structure or use of land located in unincorporated Cook County shall be required to obtain a Business Occupancy Certificate; fee shall be charged as provided by Section 32.1 of the Code.

(4) After the initial occupancy period, businesses shall be subject to Annual Inspection and related fees as provided in this Code.

Methods of Enforcement

102-105(4)3a. Registration for Building Work

b. Inspection

The Building Commissioner shall provide for preliminary, final, and periodic inspections of such buildings, structures,

equipment, sites, or parts thereof as shall be provided by this Section or as otherwise required in the provisions of this ordinance, or as may be prescribed by an administrative rule of the Building Commissioner.

(3) Periodic Inspection

The Building Commissioner shall cause to be inspected annually, semi-annually, or otherwise, such buildings, structures, equipment, sites, or parts thereof, as shall be provided in this Section, or as may otherwise be required in the Code.

(a) Periodic Re-Inspection for Permits

(i) At each stage of construction, as defined in the permit application, it shall be the duty of the permit holder to notify the appropriate inspector when work completed for each stage is ready for inspection.

(ii) If the inspection reveals that there are violations of the approved plans, the holder of the permit shall be notified of the violations, and it shall thereupon become the joint and several duty of such permit holder, owner, agent, lessee, or occupant to proceed forthwith to make whatever repairs, changes, or alterations may be necessary to make such stage of construction comply in all respects with the requirements of this ordinance and the approved plans, and to complete such repairs, changes, and alterations within 30 days after the receipt of such notice.

(iii) At each stage, if a re-inspection is required due to failure to notify or failure to conform to the approved plans, a re-inspection fee shall be charged as provided by the Field Inspection Fee Schedule in Section 32.1 of the Code.

(iv) Where a re-inspection is required, it shall be at the sole discretion of the inspector whether work on other stages of the construction may commence.

(a) (b) Periodic Inspection of Buildings

Effective date: This ordinance shall be in effect immediately upon adoption.