Legislation Details

File #:	20-3328	**Version:**	1	**Name:**	Contractor Registration online- Ordinance Amendment
Type:	Ordinance Amendment			**Status:**	Approved
File created:	7/15/2020			**In control:**	Board of Commissioners
On agenda:	7/30/2020			**Final action:**	7/30/2020

Title: PROPOSED ORDINANCE AMENDMENT

AMENDMENT TO BUILDINGS AND BUILDING REGULATIONS

BE IT ORDAINED, by the Cook County Board of Commissioners that Chapter 102 Building and Building Regulations, Article III - Building Code, Section 102-105 is hereby amended to read as follows:

Sec. 102-105. - Administration and enforcement.

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(4) Enforcement.
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3. Methods of Enforcement.

a. Registration for Building Work.

(1) Contractors Registration Record. The Building Commissioner shall have the authority to create a secure, physical document or electronic database as may be necessary or prudent to record name address and other contact information for every person, firm, or corporation engaged in constructing, altering, repairing, relocating, or demolishing the whole or any part of buildings or structures, or related appurtenances, within the unincorporated area of Cook County. This record shall be entitled the “Contractors Registration Record,” and shall transfer as necessary all information from the current registration book or records. Any such document or database shall record the name and address of each person, firm or corporation, and the name of any individual comprising any such firm or corporation. The Building Commissioner shall ensure that all data provided for the Contractors Registration Record is securely and accurately recorded and maintained.

(2)(1) Registration of persons, firms, or corporations. Every person, firm, or corporation must register its name and address in the Contractors Registration Record, in the method prescribed by the Building Commissioner, before undertaking the erection, enlargement, alteration, repair, relocation, or demolition of any building or structure for which permits are required by this Ordinance. In the case of a firm or corporation, the names of each individual comprising the firm and the names of each officer or a corporation shall be so registered. No permit shall be granted for the erection, enlargement, alteration, repair, relocation, or demolition of any building or structure unless the name and address of the person that is about to undertake such work is contained in the Contractors Registration Record. Registration may be done in person or electronically as provided by the Code, the Building Commissioner, or pursuant to the policy of the Cook County Department of Building and Zoning.

Every person, firm, or corporation engaged in the business of constructing, altering, repairing, relocating, or demolishing the whole or any part of buildings or structures, or appurtenances thereto, within the unincorporated area of Cook County, shall, before undertaking the erection, enlargement, alteration, repair, relocation, or demolition of any building or structure for which permits are required

by this Ordinance, register in person with the Building Commissioner at the offices of the Cook County Department of Building and Zoning, the name and address of such person, firm or corporation in a book kept by the Building Commissioner and used for this purpose. In the case of a firm or corporation, the names of each individual comprising the firm and the names of each officer or a corporation shall be so registered. No permit shall be granted for the erection, enlargement, alteration, repair, relocation, or demolition of any building or structure unless the name and address of the person that is about to undertake such work is contained in the registration book kept for that purpose.

The registration requirement for "in-person" registration of persons, firms, and corporations engaged in the business of constructing, altering, repairing, relocating, or demolishing buildings or structures set forth herein, shall be for the original or initial registration of such person, firm, or corporation. Any subsequent registration or re-registration of a person, firm, or corporation, whose name is contained in the registration book, may be done in person or electronically by signature affidavit as provided by the Code, the Building Commissioner, or the policy of the Cook County Department of Building and Zoning.

(3)(2) [. . .]

(4)(3) Prior to the commencement of actual construction for which a permit has been issued, the permit shall file with the Building Commissioner, on a form provided by the Building Commissioner, the name of the person(s), firm(s), or corporation(s), engaged to perform the work. When the work is to be subcontracted, the party engaged for each subcontract shall also be listed. The Building Commissioner shall then determine that the name and address of this person(s), firm(s), or corporation(s) is (are) contained in the registration book Contractors Registration Record. No construction work shall commence until the Building Commissioner certifies that the contractor(s) is (are) duly registered.

(5)(4) [. . .]

(6)(5) If any person, firm or corporation registered as provided by this section, shall fail in the execution of any work or fail to comply with the provisions of this Ordinance relative to the erection, enlargement, alteration, repair, relocation, or demolition of any building, or part thereof, at least three times within two calendar years, the Building Commissioner, after notice to such person, firm or corporation that he, she, or it has three such failures or violations, shall remove or strike such persons', firm's, or corporation's name from the registration book Contractors Registration Record. For persons, firms, or corporations that have one such failure or violation, the Building Commissioner shall request the State's Attorney to bring suit and to prosecute such person, firm or corporation for such failure or violation, and in the case of a finding of guilty, his name shall be removed or stricken from the registration book Contractors Registration Record. In either case, such persons', firm's, or corporation's name shall not be re-entered or reinstated during such time as the failure or violation exists or any judgment remains unsatisfied with regard to said finding, or until the Building Commissioner determines that such person, firm, or corporation should be re-entered or reinstated.

(7)(6) Any person, firm, or corporation that shall have been found guilty under the preceding Section may have his name re-entered on the registration book in the Contractors Registration Record upon filing with the Building Commissioner a certificate signed by the State's Attorney, the Building Commissioner and the Health Officer to the effect that all violations of the Code with reference to which the finding of guilty was secured have been corrected or are nonexistent and that all claims and judgments arising from such convictions have been paid.

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

Sponsors: TONI PRECKWINKLE (President)

Indexes:

Code sections:

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Attachments:

Date	Ver.	Action By	Action	Result
7/30/2020	1	Board of Commissioners	suspend the rules	Pass
7/30/2020	1	Board of Commissioners	approve	Pass