



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	21-3425	Version:	1	Name:	PROPOSED ORDINANCE AMENDMENT COOK COUNTY BUILDING CODE AND OTHER RELEVANT CODE PROVISIONS
Type:	Ordinance Amendment	Status:			Approved
File created:	5/25/2021	In control:			Zoning and Building Committee
On agenda:	6/24/2021	Final action:			7/29/2021
Title:	PROPOSED ORDINANCE AMENDMENT				

COOK COUNTY BUILDING CODE AND OTHER RELEVANT CODE PROVISIONS

BE IT ORDAINED, by the Cook County Board of Commissioners, that An Ordinance authorizing comprehensive amendments to Cook County's Buildings and Building Regulations Code, also known as the Cook County Building Code or Building and Environmental Ordinance. Chapter 102 of the Cook County Code is hereby amended as Follows:

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that "a County which has a Chief Executive Officer elected by the electors of the County ... (is) a Home Rule Unit" and The County of Cook, Illinois (the "County"), has a Chief Executive Officer elected by the electors of the County and is therefore a Home Rule Unit and may, under the power granted by said Section 6(a) of Article VII of the Constitution of 1970, exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Cook County originally passed the Cook County Building Ordinance on March 11, 1949 and approved comprehensive amendments to the Building Ordinance on June 2, 1997 and September 9, 2015; additional amendments have been approved by the Cook County Board of Commissioners from time to time; and

WHEREAS, the Cook County Chapter 102 Buildings and Building Regulations, Article III, shall be replaced with the following comprehensive Code amendments that are attached hereto which recognize the following standards: 2021 International Building Code, 2021 International Residential Code, 2018 International Energy Conservation Code, 2021 International Mechanical Code, 2021 International Fire Code and 2021 International Existing Building Code; and

WHEREAS, the nothing in the revised code provisions shall be construed so as to conflict with applicable Federal or State Laws, rules or regulations. Nothing in the revised code shall authorize the department to impose any duties or obligations in conflict with limitations on authority established by State or federal law at the time such agency or department action is taken. The County shall suspend enforcement of the revised code to the extent that said enforcement would conflict with any preemptive State or federal legislation subsequently adopted. Where this revised code may conflict or overlap, whichever imposes the more stringent restrictions shall prevail; and

WHEREAS, the revised code provisions attached hereto will bring Cook County in line with commonly recognized building practices utilized within and across Cook County; and

WHEREAS, adopting these comprehensive amendments will make Cook County consistent with many of its bordering governing bodies and municipal entities, thereby promoting transparency, economic development and incorporation of unincorporated areas of Cook County.

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-110, of the Cook County Code are hereby enacted as

attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-115, of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-120 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-125 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-126 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-127 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Section 102-130, of the Cook County Code are hereby enacted as attached hereto.

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

Sponsors: TONI PRECKWINKLE (President), PETER N. SILVESTRI

Indexes:

Code sections:

Attachments: 1. Code Adoption 2021 Cover Letter, 2. 2021-05-18 Revised Ordinance for Adoption

Date	Ver.	Action By	Action	Result
7/29/2021	1	Board of Commissioners	approve	Pass
7/28/2021	1	Zoning and Building Committee	recommend for approval	Pass
6/24/2021	1	Board of Commissioners	refer	Pass

PROPOSED ORDINANCE AMENDMENT

COOK COUNTY BUILDING CODE AND OTHER RELEVANT CODE PROVISIONS

BE IT ORDAINED, by the Cook County Board of Commissioners, that An Ordinance authorizing comprehensive amendments to Cook County's Buildings and Building Regulations Code, also known as the Cook County Building Code or Building and Environmental Ordinance. Chapter 102 of the Cook County Code is hereby amended as Follows:

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that "a County which has a Chief Executive Officer elected by the electors of the County ... (is) a Home Rule Unit" and The County of Cook, Illinois (the "County"), has a Chief Executive Officer elected by the electors of the County and is therefore a Home Rule

Unit and may, under the power granted by said Section 6(a) of Article VII of the Constitution of 1970, exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Cook County originally passed the Cook County Building Ordinance on March 11, 1949 and approved comprehensive amendments to the Building Ordinance on June 2, 1997 and September 9, 2015; additional amendments have been approved by the Cook County Board of Commissioners from time to time; and

WHEREAS, the Cook County Chapter 102 Buildings and Building Regulations, Article III, shall be replaced with the following comprehensive Code amendments that are attached hereto which recognize the following standards: 2021 International Building Code, 2021 International Residential Code, 2018 International Energy Conservation Code, 2021 International Mechanical Code, 2021 International Fire Code and 2021 International Existing Building Code; and

WHEREAS, the nothing in the revised code provisions shall be construed so as to conflict with applicable Federal or State Laws, rules or regulations. Nothing in the revised code shall authorize the department to impose any duties or obligations in conflict with limitations on authority established by State or federal law at the time such agency or department action is taken. The County shall suspend enforcement of the revised code to the extent that said enforcement would conflict with any preemptive State or federal legislation subsequently adopted. Where this revised code may conflict or overlap, whichever imposes the more stringent restrictions shall prevail; and

WHEREAS, the revised code provisions attached hereto will bring Cook County in line with commonly recognized building practices utilized within and across Cook County; and

WHEREAS, adopting these comprehensive amendments will make Cook County consistent with many of its bordering governing bodies and municipal entities, thereby promoting transparency, economic development and incorporation of unincorporated areas of Cook County.

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-110, of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-115, of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-120 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-125 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-126 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-127 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Section 102-130, of the Cook County Code are hereby enacted as attached hereto.

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