REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 29, 2013

The Honorable,
The Board of Commissioners of Cook County

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Garcia, Gorman, Goslin, Moore, Reyes, Schneider, Sims, Steele, and Suffredin (13)

Absent: Commissioner Collins, Fritchey, Gainer, and Tobolski (4)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

PROPOSED ORDINANCE AMENDMENT

323389 AN AMENDMENT TO COOK COUNTY CODE, ARTICLE XII, SECTIONS 12.4-1, 12.4-7, ARTICLE XX, SECTIONS. 12-7.1, 12-7.2 (TABLE) AND ARTICLE XXIII, SECTIONS. 23-6.2 (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner.

PROPOSED ORDINANCE AMENDMENT

AMENDMENT TO COOK COUNTY BUILDING ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners that the Cook County Building Ordinance Article XII Sections 12.4-1 and 12.4-7; Article XX Sections 12-7.1 and 12-7.2 (Table); and Article XXIII Section 23-6.2 are hereby amended as follows:

Sec. 12.4. Exit requirements.

12.4-1. Occupancy Content.

a. For the purpose of determining required exits, the number of persons accommodated within any floor area or the occupancy content of Office Buildings shall be based upon the actual maximum number of occupants, but in no case shall the occupancy content be assumed to be less than one person per 100 square feet of gross floor area, except for permanent planters, water features, art installations, furniture and other permanent fixtures. Seating areas and dining areas, which are provided with moveable furniture and are located within and auxiliary to Class E Office Buildings, shall have their occupancy content assumed to be no less than one person per 15 square feet of room floor

area, net of any fixed cabinetry, columns, and shafts. Auditoria and classrooms, which are provided with fixed seating and are located in and auxiliary to Class E Office Buildings, shall have their occupancy content assumed to be the number of seats provided within the room, including any spaces for persons with disabilities that may not be used as a fixed seat. Occupancy content for building lobbies are assumed to be not less than one person per 100 square feet gross. When such lobbies also are arranged to be used as a pre-function space for seminar rooms or auditoria, the occupancy content of such lobbies shall be determined at the rate of one person per 6 square feet net only for purposes of determining required egress from the lobby itself; in such circumstances, the occupancy content from the lobby when evaluated for pre-function occupancy content shall not be added to the overall floor occupancy content. Exit facilities shall be provided for the determined design occupancy content of any floor area or portions of the floor area served by the exit facility.

12.4-2. Minimum number of exits.

12.4-3. Maximum travel distance to exits.

a. Exits in Office Buildings shall be so located that the distance from an exit to the most remote point in the story or floor area served by it, measured along the line of travel, shall not exceed 150 feet.

12.4-4. Capacity of exit.

b. Occupant per unit exit width

The capacity of exits shall be computed on the following bases.

(1) Stairways, Ramps, and Moving Stairs – 60 persons per unit width;

(2) Doorways, Horizontal Exits, Exit Corridors, and Passageways – 100 persons per unit width.

(3) Street or Ground Floor Exits – In addition to the doorways required to serve the exit stairways, ramps, moving stairs, and elevators from the stories above, doorways to the street shall be provided of sufficient width to serve the ground floor occupants; the capacity of the latter doorways shall be computed as 100 persons per unit exit width.

12.4-5. Stairway class required.

***

12.4-6. Revolving doors.

***

12.4-7.1 Increases permitted.

a. The travel distances identified in Section 12.4-3a of this Ordinance may

be increased 50% if the entire building is protected with quick response automatic fire sprinklers installed in accordance with this Ordinance and the sprinklers are not being used to increase the allowable area pursuant to Section 19.5-2 of this Ordinance .

b. The capacity of exits identified in Section 12.4-4b of this Ordinance may be increased 50% if the entire building is protected with quick response automatic fire sprinklers installed in accordance with this Ordinance and the sprinklers are not being used to increase the allowable area pursuant to Section 19.5-2 of this Ordinance .

c. Both a and b of this Section shall not apply to the same floor of any building at a given time.

Sec. 20.7. Interior walls, partitions, and enclosures.

Sec. 20.7-1. Enclosure of Exitways, Stairs, Shafts, and Vertical Openings.

b. Stairway and Exitway Enclosures

(1) In all buildings four (4) stories or more in height, and in all buildings occupied by more than 75 persons above, or 40 persons below, the story at street or exit level, all interior exitways and stairways including platforms landings, and hallways connecting them to the outside, shall be completely enclosed with two (2) hour fire-resistant construction. Structural members supporting such enclosing walls and partitions, and roofs or floors that form a part of the enclosure separating the stairway or exitway from the rest of the building, shall have a fire resistance rating of not less than two (2) hours.

(2) In all other buildings, all interior stairways and the exit passageways or corridors serving them, including public hallways, shall be enclosed by partitions and floor and ceiling constructions affording at least one hour fire resistance, except as listed below or as specified in Part B of this Ordinance .

(3) Basement stairs, except in Single-Family Dwellings (Class A1), shall be included in requirements for stairs.

(4) Stairway and exitway enclosures shall not be required in the following instances:

(a) In all occupancies, an enclosure shall not be required for a flight of "monumental" stairs (as used in museums or similar public buildings, stores, hotels, office buildings, etc.) from the main street entrance floor to the floor next above, or to the basement; or for stairs leading to a mezzanine or balcony from the main floor, provided such stairs are not a part of the required exit facilities.

(b) In all occupancies, stairs connecting a balcony or mezzanine floor to the floor immediately below are not required to be enclosed.

(c) Except as provided in Subsection (e), In all buildings of Fire-Resistive, Type IA or IB construction, stairs that are not required exits and that serve only one floor above the first floor above the first floor shall not be required to be enclosed, provided:

(i) The occupancy of the building does not constitute a high fire hazard.

(ii) The omission of such air enclosures does not add to the fire hazard.

(iii) The combined areas of the upper and lower floor spaces so connected do not exceed the area allowed for the upper story.

(d) In all occupancies, with the exception of High Hazard Buildings, and Multiple-Family Dwellings and Institutional Buildings where habitable rooms are located on the second floor, stairs from the second floor to the main exit floor and serving the second floor only, shall not be required to be enclosed.

(e) Any two stories in a Class E Office Building may be connected with one another by an unprotected vertical opening that is not concealed within building construction provided the following are met:

(i) The entire building must be protected with quick response, automatic fire sprinklers in accordance with this Ordinance and the sprinklers are not being used to increase the allowable area pursuant to Section 19.5-2 of this Ordinance ;

(ii) Automatic fire sprinkler water flow devices must be monitored by UL Listed central station monitoring services or other arrangement approved by the Building Commissioner that is equivalent to such monitoring service;

(iii) All unprotected vertical openings must be separated from other vertical openings connecting other stories by a minimum of two (2) hour resistive construction.

(5) Where lobbies are used for exit purposes, all restaurants, kitchens, storerooms, shops, stores, and all other areas adjoining such lobbies shall be separated from them by walls or partitions having a fire resistance not

less than that required in Section 18.2 for separation of mixed occupancies; and all openings permitted therein shall be protected by self-closing fire doors or fire shutters in accordance with Section 20.18, except that stores, showrooms, and similar areas may be protected by automatic fire extinguishing equipment. Florist stands, newsstands, cigar stands, ticket counters, and other similar low hazard occupancies connected with the operation of the building shall be permitted in lobbies without the above protection when, in the opinion of the Building Commissioner, such uses do not add to the fire hazard.

***

TABLE 20.7-2 MINIMUM FIRE RESISTANCE RATINGS FOR INTERIOR WALLS AND PARTITIONS

(In Hours)
CONSTRUCTION TYPES

Function of Wall or Partition	IA	IB	IC	II	III	IVA	IVB	VA	VB
Bearing Walls and Partitions	4	3	2	IC	2	1	0	1	0
Non-bearing Corridor Walls or Partitions	1**	1**	¾**	IC**	¾	¾	0	¾	0
All Other Non-bearing Walls or Partitions*	¾**	¾**	½**	IC**	0	0	0	0	0
Occupancy Separation Walls	(see Article XVIII)								
I.C.	- Incombustible Construction.								
*	- There shall be no requirement for: (1) partitions enclosing coal or wood bins, or (2) partitions in rooms or spaces provided with approved sprinkler systems in buildings of construction types III, IV or V.								
**	- Fire-Retardant Treated Wood complying with Section 20.21-4 may be used as provided therein. Class E Office Buildings protected throughout with quick response automatic fire sprinklers (provided the sprinklers are not being used to increase the allowable area pursuant to Section 19.5-2 of this Ordinance) shall not require fire rated corridor walls or partitions.								

Sec. 23.6. Ventilation requirements.

Sec. 23.6-2. Means of Providing Ventilation.

~~Three (3)~~Four (4) methods of providing ventilation are provided for in this Ordinance. They are: (a) natural ventilation based on a floor area ratio, (b) natural ventilation based on engineering design, ~~and~~ (c) mechanical ventilation based on

engineering design in which a mechanical supply and/or exhaust is used, or (d) when the building is intending to pursue LEED certification, the building ventilation systems (natural or mechanical) may be designed and installed in accordance with Standard 62.1, Ventilation for Acceptable Indoor Air Quality, 2010 Edition, as published by the American Society of Heating Refrigeration and Air Conditions Engineers (ASHRAE 62.1), in lieu of compliance with this Ordinance .

b. Natural ventilation based on floor area ratio is covered in Section 23.8.

c. Natural ventilation based on engineering design is covered in Section 23.7.

d. Mechanical ventilation based on engineering design is regulated in Article XXXV HEATING, MECHANICAL VENTILATING, AND REFRIGERATION REQUIREMENTS.

e. Ventilation systems designed and installed in accordance with ASHRAE 62.1 when approved by the Building Commissioner. The Building Commissioner may require projects pursuing this design approach to provide third party peer review of the proposed mechanical design, with all related costs to be borne by the project. The third party peer reviewer shall be an engineer licensed in the State of Illinois and shall submit qualifications showing experience with design of systems complying with ASHRAE 62.1 and projects of a similar nature.

~~e~~f. Ventilation shall be either mechanical or natural, or both, as specified in Article XXXV HEATING, MECHANICAL VENTILATING, AND REFRIGERATION REQUIREMENTS, or in accordance with ASHRAE 62.1 when permitted by the Building Commissioner. One system may be used in addition to, but not in place of, that which is required.

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

***Referred to the Zoning Board of Appeals on 5/8/13.**

Commissioner Suffredin, seconded by Commissioner Bulter, moved the Approval of Communication No. 323389. The motion carried.

SECTION 2

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:

Communication Number 323389 Recommended for Approval

Commissioner Daley, seconded by Commissioner Steele moved to Adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/