

# MOSHE CALAMARO ASSOCIATES, INC. STRUCTURAL ENGINEERS

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## CITY OF CHICAGO EXTERIOR WALLS PROGRAM

PRE 2010 RULES		2010 RULES
<p><b>CLOSE UP VISUAL EXAMINATION</b> - In performing a critical examination, the professional shall conduct or supervise a close-up visual examination to determine whether a wall and enclosure should be characterized as "unsafe and imminently hazardous", "safe with a repair and maintenance program"; or "safe condition."</p>	<p>For exterior walls constructed of material other than terra cotta a close-up visual examination shall be conducted, or supervised, by a professional who must actually touch all corners of the building, as well as those portions of the exterior wall reachable by hand or tool while utilizing scaffolding, boatswain chairs, or lifts of alternate drops spanning at least 25% of the area of each exterior wall.</p>	<p>A close-up visual examination shall be conducted, or supervised, by a professional who must make physical contact with those portions of the exterior wall reachable by hand or tool while utilizing scaffolding, boatswain chairs, or lifts at a minimum of (1) representative drop on each public way spanning no less than 24 feet.</p>

PRE 2010 RULES		2010 RULES
BUILDING CATEGORY	CRITICAL EXAMINATION	ONGOING MAINTENANCE & REPAIR REPORT
<p><b>CATEGORY I</b> - Buildings constructed with exterior walls and enclosures that are primarily reinforced with, or are in direct contact with, non-corroding metal.</p>	<p>Due Dec. 1 of the 12<sup>th</sup> year following the last submitted report</p>	<p>Due Dec. 1 of every 6<sup>th</sup> year following the submission of a critical examination report unless the owner is qualified for participating in the "Short Form Only" program</p>
<p><b>CATEGORY II</b> - Buildings constructed with exterior walls and enclosures that are primarily reinforced with, or are in direct contact with, (i) corrosion resistant metal; or (ii) corroding metal that is protected by flashing and corrosion resistant metal anchors.</p>	<p>Due Dec. 1 of the 8<sup>th</sup> year following the last submitted report</p>	<p>Due Dec. 1 of every 4<sup>th</sup> year following the submission of a critical examination report unless the owner is qualified for participating in the "Short Form Only" program</p>
<p><b>CATEGORY III</b> - Buildings constructed with exterior walls and enclosures that are primarily reinforced with, or are in direct contact with, corroding metal</p>	<p>Due Dec. 1 of the 4<sup>th</sup> year following the last submitted report</p>	<p>Due Nov. 1 of every 2<sup>nd</sup> year following the submission of a critical examination report unless the owner is qualified for participating in the "Short Form Only" program</p>
<p><b>CATEGORY IV</b> - Buildings constructed with exterior walls and enclosures that are primarily secured to the substrate by adhesive bond or with masonry headers</p>	<p>Due Dec. 1 of the 8<sup>th</sup> year following the last submitted report</p>	<p>Due Nov. 1 of every 4<sup>th</sup> year following the submission of a critical examination report unless the owner is qualified for participating in the "Short Form Only" program</p>

### ONGOING INSPECTION AND REPAIR REPORT "SHORT FORMS ONLY" PROGRAM

Owners of occupied buildings may choose to file Ongoing Inspection and Repair Report "Short Forms" every 2<sup>nd</sup> year and not file the critical examination reports at category mandated frequencies provide that all of the following conditions are met:

1. There is a critical examination on file and that report has been acknowledged by the Department of Buildings as true to form.
2. The most recently filed report, either critical or ongoing inspection and repair report, classified the building as "Safe" or "Safe with Repair and Maintenance."
3. Owners notify the Department of Buildings in writing of their intention to choose this filing option by emailing to [allison.sullivan@cityofchicago.org](mailto:allison.sullivan@cityofchicago.org). Owners will receive confirmation that the specified building meets all requirements.

Owners of vacant buildings must file critical examinations every year, regardless of building category, for the time that the building remains vacant.

Owners of occupied buildings where the most recent report classified the building as "unsafe and imminently hazardous" must file critical examinations and ongoing maintenance reports at the intervals required for the Owners of newly constructed buildings are permitted to begin the "Short Form Only" program without an initial critical examination provided that dangerous and hazardous conditions have not been discovered on the