



# **Richard Monocchio**

## **Commissioner**

Richard Monocchio, Commissioner  
312.743.9021

Tony Boggia, Building Inspector  
312.743.3535

# Buildings at a Glance

- **300 Employees**
- **190 Inspectors in 2010**
- **\$34 Million Operating Budget**
- **370,000 Inspections Annually**
- **60,000 Permits Issued Annually**

# Transformation

The background of the slide is a faded, aerial photograph of a city skyline, likely New York City, showing numerous skyscrapers and buildings under a clear sky.

## **Outside Forces:**

- **Economy**
- **Slowdown in development**
- **Increase in foreclosures**
- **Vacant properties**

## **Internal Forces:**

- **Evaluate our business model**
- **Examine our role in safety**
- **Determine the best methods for efficient and effective service**

# Goals

## Three Primary Goals

- **Protect Public Safety**
- **Improving Customer Service**
- **Smarter Use of Resources**

# Chicago Building Code

- **Chicago has one of the oldest, and most comprehensive building codes in the nation.**
- **Always revising and updating the code to accommodate new technologies and advances in design and construction.**

# Department Functions

- **There are two main functions of the Department of Buildings:**
  - **Permitting**
  - **Inspections**
- **These impact the hospitality industry three ways:**
  - **Construction**
  - **Before Opening**
  - **Annual Inspections**

# Permits

- **To construct new spaces or rehab old spaces, a permit is often required**
- **Permits are issued after plans are deemed to be compliant with code**
- **Plan reviews are now more thorough and tailored for your industry**

# Changes to Permit Process

- **City of Chicago has made changes to save you time and money and make sure your business opens as scheduled**
- **Health Department is reviewing and approving plans**
  - **Hand sinks**
  - **Ventilation Hoods**

# Under Construction

- **New construction inspectors will visit your space is being constructed.**
- **Electrical**
- **Plumbing**
- **Carpentry**
- **Ventilation**
- **Certificate of Occupancy**

# Occupancy Placard

- **Occupancy Placard**
  - Architect's drawing required
  - 100 or more people
- **Submit Application Prior to License Inspection**
- **Furniture and Permanent Fixtures Should be in Place**

# License Inspection

- **Special Inspection Program**
  - Prior to opening
- **Conducted in Conjunction with the Department of Business Affairs and Consumer Protection**

# Special Inspection Program

- **Restaurants, cafes, bars, also undergo annual inspections**
- **These inspections are handled by our Special Inspection Program**
  - **Safety exits are not blocked**
  - **Seating arrangements not changed**
  - **Not been altered without proper permits**
- **If a problem is identified, it is referred to another bureau**

# **Annual Inspection Certification**

- **Complete change of business model.**
- **Owners of buildings responsible**
- **AIC is a self certification and document review program**
- **Elevator program in place in CBD**
- **All annual inspections will fall under AIC**