



City of Chicago
Richard M. Daley, Mayor
Department of Building
Norma I. Reyes
Buildings Commissioner

City Hall, Room 900 121 North LaSalle Street Chicago, Illinois 60602

(312) 744-3400

(312) 744-0682 (FAX)

(312) 744-2951 (TTY)

<http://www.cityofchicago.org>

BRIXTON GROUP

Dear Apartment or Condominium Owner,

Assuring the safety of the building and its' occupants is the principal responsibility of the Chicago's Department of Buildings. With the onset of warmer weather, the safe use of porches, decks and balconies takes on additional importance.

As landlord or condominium owner, you have the principal responsibility to insure that your tenant's porch, deck or balcony is properly maintained and correctly used. Noting that, important areas to avoid on porches and decks include, but are not limited to:

- * Overcrowding of the porch or deck.
- * Loose handrails and loose or missing balusters.
- * Rotted decking, column bases and supports.
- * Loose or rotted stair treads.

Decks on garages or roofs require extra attention. Things to watch for include:

- * Overcrowding of the deck.
- * Improper support on the walls and over the openings of garages.
- * No railings on roof decks.

As required by code, balconies are to be constructed by steel but nonetheless require regular maintenance to be structurally secure. Things that an owner should look for include:

- * Tie rods and turnbuckles are properly tightened.
- * Brackets tightly affixed to the building face.
- * Balcony is tightly supported against the building face.
- * No apparent rusting or bent steel members.

The City of Chicago's Department of Buildings web site (www.cityofchicago.org/buildings) contains information you can use to assess the condition of your porch or deck and "best practice" repairs that you can make to keep your porch or deck well maintained. If you need to replace your porch or deck, there are standard plans available as well to make the job easier. Finally, if you have any about the safety of your porch or deck, you can call the Department of Buildings to arrange for a safety evaluation.

Porch, deck and balcony safety is everyone's responsibility - landlord, condominium owner and tenant. Let's keep Chicago safe this summer through the proper use of porches, decks and balconies.

Sincerely,

Norma I. Reyes
Commissioner of Buildings