

Legislative Summary

Ordinance 26-13

AMENDING TITLE 1, CHAPTER 11, SECTION 4, ENTITLED “FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES,” AND TITLE 10, CHAPTER 5, ENTITLED “PROPERTY MAINTENANCE REGULATIONS,” TO ESTABLISH A STRUCTURAL INTEGRITY INSPECTION PROGRAM FOR SELECT MULTI-FAMILY RESIDENCES

Introduction:	June 9, 2026
Purpose:	To amend Section 1-11-4 and Chapter 10-5 of the Village Code to establish a Structural Integrity Inspection Program for select multi-family residences.
Background:	In March 2026, a partial building collapse occurred at a condominium building in Morton Grove that resulted in the long-term displacement of its residents. Multi-family residential buildings in Morton Grove and other communities are aging and, due to deferred maintenance, may have structural deficiencies that pose a safety risk to residents and the general public. The 2026 incident suggested a local need for additional oversight of structural integrity and property maintenance for larger multi-family residential buildings to prevent future similar incidents. Other communities and states have passed similar structural integrity programs to address the same issue, which served as models for the Village’s proposed program. Village staff has prepared a memorandum attached as “Exhibit A” outlining its proposal to establish a Structural Integrity Inspection Program for select multi-family residential buildings (“Program”). Specifically, the Program would apply to multi-family residents with ten (10) or more residents or three (3) or more stories. The Program is largely based on the State of Florida program established in the wake of the Surfside, Florida, condominium building collapse in 2021. The proposed Program requires periodic, proactive assessments of building structural systems by qualified professionals at the expense of the building owner(s) to identify potential deficiencies before they pose a safety risk. The Program is designed to enhance resident safety, preserve building integrity, and support building owners in maintain compliance with applicable codes through early detection and timely remediation of structural deficiencies. Under the proposed Program, the first structural integrity report for covered buildings greater than 30 years in age will be due July 1, 2027. Staff will begin communicating the new Program requirements to covered building owners upon Ordinance adoption to provide adequate time for owners and associations to plan accordingly for their required third-party inspections.
Dept. Affected	Department of Community & Economic Development, Administration
Fiscal Impact:	None
Source of Funds:	Not Applicable
Workload Impact:	The enforcement of this ordinance will be performed by the Department of Community & Economic Development as part of their normal operations.
Administrator Recommendation	Approval as presented
Second Reading:	June 23, 2026
Special Requirements:	None

ORDINANCE 26-13

AMENDING TITLE 1, CHAPTER 11, SECTION 4, ENTITLED “FEES FOR SPECIFIC PERMITS, LICENSES, CERTIFICATES, AND SERVICES,” AND TITLE 10, CHAPTER 5, ENTITLED “PROPERTY MAINTENANCE REGULATIONS,” TO ESTABLISH A STRUCTURAL INTEGRITY INSPECTION PROGRAM FOR SELECT MULTI-FAMILY RESIDENCES

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule government under the provision of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village President and Board of Trustees are committed to protecting the health, safety, and welfare of the Village and its residents by establishing and enforcing property maintenance regulations in the Village of Morton Grove; and

WHEREAS, multi-family residential buildings in the Village of Morton Grove and in communities across the country are aging and, due to deferred maintenance, may have structural deficiencies that pose a safety risk to residents and the general public; and

WHEREAS, in March 2026, a multi-family residential building in Morton Grove experienced a partial building collapse due to structural deficiencies caused by deferred maintenance that resulted in the long-term displacement of its residents, suggesting a need for additional Village oversight of structural integrity and property maintenance for larger multi-family residential buildings to prevent future similar incidents; and

WHEREAS, Village staff has prepared a memorandum attached hereto as “Exhibit A” outlining its proposal to establish a Structural Integrity Inspection Program for select multi-family residences (the “Program”) based on similar programs established in Illinois and across the country that would require periodic, proactive assessments of building structural systems by qualified professionals to identify potential deficiencies before they pose a safety risk; and

WHEREAS, the Program is designed to enhance resident safety, preserve building integrity, and support property owners in maintaining compliance with applicable codes through early detection and timely remediation of structural deficiencies; and

WHEREAS, Village staff recommend amendments to Section 1-11-4 and Chapter 10-5 to establish a Structural Integrity Inspection Program for select multi-family residential buildings, require annual registration of affected buildings, and allow the Village to assess a nominal fee for registration in the Program.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing **WHEREAS** clauses into this Ordinance as though fully set forth herein thereby making the findings as hereinabove set forth.

SECTION 2: Title 1, Chapter 11, Section 4, entitled “Fees for Specific Permits, Licenses, Certificates, and Services,” is hereby amended to add the following fee, inserted in order of ascending section:

1-11-4: Fees for Specific Permits, Licenses, Certificates, and Services

Section	Description	Fee	Unit or Description
10-5-7	Registration of Multi-Family Covered Building	\$110.00	/Year

SECTION 3: Title 10, Chapter 5, entitled “Property Maintenance Regulations,” is hereby amended to add a new Section 7 entitled “10-5-7: Structural Integrity Inspections for Multi-Family Residences” to read as follows:

10-5-7: Structural Integrity Inspections for Multi-Family Residences

- A. **Purpose:** The structural integrity inspection program for qualifying multi-family residential buildings within the Village is intended to protect public health, safety, and welfare. The Village finds that multi-family residential buildings are subject to age-related deterioration and structural deficiencies that may not be readily apparent through ordinary observation. Accordingly, this program is established to help ensure that such buildings are properly maintained and remain safe for continued occupancy and use throughout their service life.
- B. **Definitions.** For the purpose of this section, whenever any of the following words, terms, or definitions are used herein, they shall have the meanings ascribed to them in this subsection. Where terms are not specifically defined, they shall have the meaning defined in this title or, if none, the ordinarily accepted meanings such as the context implies.

COVERED BUILDING: A multi-family residential building, or portion thereof under a single roof or within a single integrated structure, that contains ten (10) or more dwelling units or is three (3) or more stories in height, regardless of rental or ownership status.

COVERED BUILDING OWNER: The person or entity responsible for the ownership, operation, maintenance, or control of a covered building, including, but not limited to, an individual property owner, condominium association, cooperative association, homeowners’ association, or any other legal entity having ownership or responsibility for the building.

DWELLING UNIT: A group of rooms which are arranged, designed, used, or intended for use exclusively as living quarters for one family and which include bathroom and kitchen facilities.

STRUCTURAL INTEGRITY INSPECTION: An inspection of a building by a licensed architect or engineer authorized to practice in the State of Illinois, encompassing load-bearing walls, primary

structural members and systems, exterior walls, balconies, facade components, and exposed structural elements, conducted for the purpose of: (i) attesting to the life safety and adequacy of the building's structural components; and (ii) determining, to the extent reasonably possible, the general structural condition of the building as it affects the safety of its occupants and the public, including identification of any necessary maintenance, repair, or replacement of any structural component of the building.

SUBSTANTIAL STRUCTURAL DETERIORATION: Substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the inspection determines that such surface imperfections are a sign of substantial structural deterioration.

- C. **Applicability:** This section shall apply to all covered buildings as herein defined. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- D. **Registration Required for Covered Buildings:** The Covered Building Owner shall register the Covered Building annually with the Department of Community and Economic Development on or before December 31 of each year. The registration shall include current ownership information, emergency contact information, and any changes to the building owner's contact information occurring since the previous registration. A registration fee in an amount established by Section 1-11-4 shall accompany the annual registration.
- E. **Structural Integrity Inspections Required for Covered Buildings:**
 - a. **Initial and Recurring Structural Integrity Inspections.** The covered building owner shall have a structural integrity inspection performed by December 31 of the year in which the building reaches thirty (30) years of age, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter. The complete inspection report shall be filed with the Department of Community and Economic Development no later than January 31 of the following year. Where no certificate of occupancy can be located, the building's age shall be determined by the earliest available building permit, tax record, or other official documentation acceptable to the Village.
 - b. **Responsibility.** The covered building owner shall be responsible for arranging the structural integrity inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The covered building owner is responsible for all costs associated with the structural integrity inspection.
 - c. **Inspection Deadline for Existing Buildings.** If a structural integrity inspection is required under this section and the building's certificate of occupancy was issued on or before December 31, 1997, the building's initial structural integrity inspection must be performed on or before July 1, 2027. Thereafter, structural integrity inspections shall be performed every ten (10) years in accordance with subsection (a).
 - d. **Inspection Phases.** A structural integrity inspection consists of two phases:
 - i. **Phase One.** For phase one of the structural integrity inspection, a licensed architect or engineer authorized to practice in the State of Illinois shall perform a visual examination of habitable and nonhabitable areas of the building, including the major structural components of a building, and provide a written assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the

inspection, as provided in paragraph (ii), is not required. An architect or engineer who completes a phase one structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).

- ii. **Phase Two.** A phase two of the structural integrity inspection must be performed if any substantial structural deterioration is identified during phase one and must specifically address each area of deterioration identified in the phase one inspection. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - iii. **Immediate Reporting.** Any licensed architect or engineer that has conducted an inspection at a covered property and observes any conditions classified as dangerous or unsafe shall report such conditions to the Department of Community and Economic Development in writing within five (5) business days of the inspection.
- e. **Inspection Reports.** Upon completion of a phase one or phase two structural integrity inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report and an inspection report summary form, on a form issued or approved by the Village, providing a summary of, at minimum, the material findings and recommendations contained in the inspection report to the covered building owner and the Department of Community and Economic Development. The inspection report and inspection report form must meet all of the following criteria:
- i. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
 - ii. Indicate the manner and type of inspection forming the basis for the inspection report.
 - iii. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
 - iv. State whether dangerous building conditions as defined by the International Property Maintenance Code as adopted and amended were observed.
 - v. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - vi. Identify and describe any items requiring further inspection.
- f. **Report Distribution.** The covered building owner shall distribute a copy of the inspection report to all individual unit owners and residents of the covered building by mail, personal delivery, or electronic transmission and must post a copy of the inspection report in a conspicuous place on the property.
- g. **Repairs Required.** If an inspection report required under this section recommends any repairs for

substantial structural deterioration, the covered building owner shall commence all such repairs within three hundred and sixty-five (365) days of the date of the inspection report and shall complete all such repairs within three hundred and sixty-five (365 days) of the date the repairs were commenced unless an extension is provided in writing by the Village Administrator. If the covered building owner fails to commence the required repairs or provide satisfactory proof to the Department of Community and Economic Development that such repairs have commenced within the prescribed timeframe, the covered building owner shall be deemed in violation of this section, and the Village shall initiate proceedings to declare the covered building a dangerous building pursuant to Section 10-5-4.

- h. Village Authority. Nothing in this subsection shall be construed to limit or restrict the Village's authority to declare a covered building a dangerous building at an earlier time based upon the findings of a submitted inspection report or upon observed or documented conditions at the property.
- F. Notice. Upon determining that a covered building is subject to a structural integrity inspection, the Village shall provide written notice to the covered building owner by certified mail on or before August 1 of the year the inspection is due. Failure to provide such notice shall not relieve the covered building owner of the obligation to obtain and file the required inspection. Compliance with this section is mandatory and it is the responsibility of the covered building owner to determine applicability and ensure timely compliance regardless of receipt of notice.
- G. Records. The Village shall maintain complete, orderly, and detailed files and records of all structural integrity inspection reports completed and required under this section. Inspection reports shall be made available for public inspection upon request.
- H. Penalties.
 - 1. Generally. Any covered building owner or person who violates any provision of this section shall be subject to the penalties set forth herein, which are independent of and in addition to any other remedy available to the Village under this Code. Any building found to be of such a nature or extent as to constitute a dangerous, unsafe, or hazardous condition may also be subject to dangerous building proceedings authorized pursuant to Section 10-5-4 and any other enforcement actions of this Code, in addition to the penalties provided herein.
 - 2. Failure to Complete Inspection. A covered building owner who fails to obtain a structural integrity inspection by the required deadline shall be subject to a fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) per day for each month the inspection remains uncompleted. Each month shall constitute a separate and distinct offense.
 - 3. Failure to File Inspection Report. A covered building owner who fails to file a completed inspection report by the required deadline shall be subject to a fine of not less than two hundred and fifty dollars (\$250.00) nor more than five hundred dollars (\$500.00) per day for each month the report remains unfilled. Each month shall constitute a separate and distinct offense.
 - 4. Failure to Commence Required Repairs. A covered building owner who fails to commence repairs required by an inspection report within the timeframe required shall be subject to a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00) per day until satisfactory proof of commencement of repairs has been submitted to the Department of Community and Economic Development. Each month shall constitute a separate and distinct offense.

SECTION 4: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 5: The terms and conditions of this Ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions shall remain in full force and effect.

SECTION 6: Except as to code amendments set forth in this Ordinance, all chapters and sections of the *Morton Grove Village Code* shall remain in full force and effect.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

Passed this 23rd day of June 2026

Trustee Khan aye
Trustee Minx aye
Trustee Shiba aye
Trustee Travis aye
Trustee Thill aye
Trustee White aye

Approved by me this 23rd day of June 2026


Janine Witko, Village President
Village of Morton Grove
Cook County, Illinois

Attested and Filed in my office this
24th day of June 2026

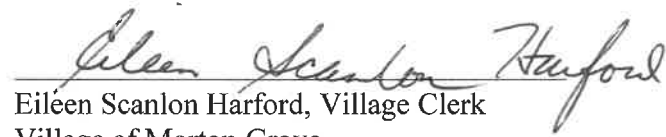

Eileen Scanlon Harford, Village Clerk
Village of Morton Grove
Cook County, Illinois

EXHIBIT A

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT



To: Village President and Board of Trustees

From: Zoe Heidorn, Director of Community & Economic Development

Date: June 2, 2026

Re: Structural Integrity Inspection Program

Proposal to amend Title 1 and Title 10 of the Morton Grove Municipal Code to establish a mandatory three-year rolling inspection cycle and Village reporting for multi-family residential structures with twenty (20) or more dwelling units

Introduction

In response to the recent structural emergency and resulting displacement of residents at the condominium building at 5935 Lincoln Avenue in March 2026, the Village of Morton Grove is evaluating the establishment of a Structural Integrity Inspection Program for multi-family buildings. This initiative would introduce periodic, proactive assessments of building structural systems by qualified professionals to identify potential deficiencies before they pose a safety risk. The program is intended to enhance resident safety, preserve building integrity, and support property owners in maintaining compliance with applicable codes through early detection and timely remediation of structural deficiencies.

This memo outlines the key components of the proposed Structural Integrity Inspection Program, as well as the necessary amendments to the Municipal Code to establish enforcement authority, define inspection requirements, and ensure ongoing compliance.

Existing Conditions

The table below summarizes existing larger multi-family residential properties in the Village, identifying larger buildings and complexes that may be relevant for inclusion in a Structural Integrity Inspection Program. In total, the table includes 15 properties comprising a mix of condominium and apartment developments, ranging in size from 28 to 320 dwelling units. The Village also contains a limited number of smaller multi-family and townhome developments, but none are of sufficient size or height to warrant structural integrity review beyond what would typically be applied to a single-family residence.

# Units	# Structures	Address	Building Name	Year Constructed
28	1	5935 Lincoln Avenue	Coventree Condominiums	1979
28	1	6020 Lincoln Avenue	Grove House Condominiums	1972
32	1	5501 Lincoln Avenue	Lincoln Terrace	1974
48	3	8500-8506 Waukegan Road	8500-8506 Waukegan Road	1960
55	1	6401-6411 Lincoln Avenue	Morton House Condominiums	1994
56	1	9016 Waukegan Road	Morton Grove Senior Apartments	1979
61	1	8630-8650 Ferris Avenue	Ferris Point Condominiums	1973
82	1	6400 Lincoln Avenue	Homestead of Morton Grove	2012
98	2	8600-8610 Waukegan	Grove Manor Condominiums	1975
99	1	5500 Lincoln Avenue	Lotus Condominiums	1977
104	2	7710-7730 Dempster Street	Twin Manors Condominiums	1976
117	2	5506-5510 Lincoln Avenue	Edens Point Condominiums	1977
160	3	8620-8640 Waukegan Road	Morton Grove Estates Condominiums	1974
250	1	6701 Dempster Street	Residences at Sawmill Station	2021
320	4	8400-8440 Callie Avenue	Woodlands of Morton Grove	2002

Morton Grove's multi-family inventory reflects a range of housing types, including condominiums, senior housing, and larger-scale apartment developments. Most properties consist of a single structure, but several larger developments are composed of multiple buildings within a single complex. This dataset provides a baseline understanding of the Village's multi-family

housing stock and helps inform the scope and applicability of a potential inspection program.

Existing Regulation

- Under Section 10-5-1 of the Municipal Code, the Village adopts the **International Property Maintenance Code (2018)**, which serves as the mechanism for addressing existing building conditions. However, without reporting or awareness of conditions within a multi-family building, the Village cannot effectively enforce requirements or require corrective action.
- The **Illinois Condominium Property Act** does not contain any provision requiring regular or periodic inspections of a condominium building of any size. Regulation of structural and aesthetic conditions generally falls to individual municipalities through local building codes and ordinances. This means all meaningful periodic inspection programs come from local action.

Other Community Approaches

Recent structural integrity regulations for multi-family residential developments have been driven by aging buildings, deferred maintenance, and high-profile failures, including the 2021 condominium collapse in Surfside, Florida. In response, states and municipalities have adopted requirements for periodic inspections and long-term reserve planning to ensure adequate funding for the maintenance and repair of residential buildings. These programs typically focus on multi-story or higher-density properties, reflecting their greater life-safety risk and long-term maintenance needs.

Several states have adopted recurring structural integrity inspection programs for multi-family and higher-risk residential buildings, generally in response to aging housing stock and catastrophic failure incidents. Across the state regulations summarized in the table below, the common policy direction is a shift from reactive code enforcement to mandatory, cyclical structural assessments, reserve planning requirements, use of licensed professionals, standardized reporting, and enforceable repair timelines.

State Regulation	Relevance
Florida SB 4-D (2022) / SB 154 (2023)	The Post-Surfside Milestone Inspection Law requires structural inspections for condominium and co-op buildings 3+ stories at 30 years of age (25 years in coastal areas), with periodic inspections every 10 years, along with reserve funding requirements.
Florida HB 913 / SB 948 (2025)	This law builds on the post-Surfside law by refining inspection requirements, strengthening reporting on structural inspections, enhancing conflict-of-interest rules for engineers and architects, requiring local enforcement agencies to report inspections and repairs, and expanding compliance obligations for condominium associations and managers.
California SB 721 (2018)	The Balcony Inspection Bill requires 6-year periodic inspections of elevated exterior elements on 3+ unit apartment buildings using licensed professionals.
California SB 326 (2020)	This law requires condominium associations with 3+ units to conduct periodic inspections of exterior elevated elements by a licensed professional at least every 9 years, with inspection results incorporated into reserve planning and repair obligations.
New Jersey S2760/A4384	The New Jersey Structural Integrity Bill establishes a recurring structural safety inspection program for certain mid-rise and high-rise residential buildings. Facades must be inspected every five years and a structural inspection must be conducted every 10 years.

In Illinois, several communities have adopted regulations establishing periodic inspection programs. The City of Chicago's facade ordinance, adopted in 1996, is one of the most developed models in Illinois. Under the City program, a periodic inspection must be performed by or under the direct supervision of an architect or structural engineer licensed in Illinois. The inspector must prepare a signed and sealed written report classifying the building as (1) unsafe and imminently hazardous, (2) safe with a repair and maintenance program; or (3) safe. Chicago also requires inspections of exposed metal structures, including fire escapes, water tank supports, antenna towers, canopies, metal cornices, sign supports, and flagpoles by a licensed design professional every five (5) years. Below is a summary of existing periodic inspection programs in Illinois.

Community	Trigger	Scope	Frequency	Inspector
Chicago	All buildings over 80 ft. or 7 stories	Exterior facade	4, 8, or 12 years by building type	Licensed IL architect or structural engineer
Evanston	All rentals	Full interior and exterior	1, 3, or 5 years by violation history	Municipal inspector
Elgin	All rentals	Exterior, common areas, and 20% of units	1 or 3 years by compliance	Municipal inspector

Joliet	All rentals	All units	Scheduled	Municipal inspector
Mount Prospect	All rentals	Structural, common area, mechanical, and 20% units	5 years	Municipal inspector
Urbana	All rentals	Full interior and exterior	3 or 5 years by inspection type	Municipal inspector
Riverside	3+ unit buildings	Full interior and exterior	3 years	Municipal inspector
Unincorporated Cook County	4+ unit rentals	Full interior and exterior	Annual	County inspector

Across state and local examples, there is a consistent shift toward proactive, recurring structural and building condition inspections, particularly for larger multi-family and higher-risk residential buildings, to identify deterioration early, support long-term capital planning, and reduce the likelihood of catastrophic structural failures.

Inspection Fees

- The **City of Evanston** requires rental properties to register with the City. A new registration costs \$200 plus \$12 per unit. Annual renewal costs \$12 per unit. For routine inspections, the cost is \$50 per unit. Violations cited during a routine inspection will be re-inspected to verify that the violations have been corrected. The first reinspection will not be assessed an inspection fee. However, if the cited violations have not been corrected and additional reinspections are required, then an inspection fee will apply to subsequent reinspections.

Proposed Village Regulation

Based on the above regulatory examples and Morton Grove's unique local conditions and needs, Village staff identifies the following objectives for the proposed Structural Integrity Inspection Program for multi-family buildings.

- Protect the health, safety, and welfare of residents, visitors, and the public from structural failures in large multi-family buildings.
- Establish a systematic, documented inspection and reporting cycle for covered properties.
- Create a Village record of structural condition assessments for each covered building.
- Ensure timely correction of identified structural deficiencies.
- Promote long-term capital planning and reserve funding adequate to maintain structural integrity.
- Mitigate Village liability exposure from catastrophic structural failures.

Following a review of municipal codes and state law establishing similar periodic inspection programs, staff has prepared draft ordinance language incorporating provisions and terminology derived from multiple jurisdictions, incorporating provisions and definitions drawn from multiple jurisdictions, with primary reliance on the State of Florida's structural integrity inspection framework as a model for inspection scope, reporting standards, and compliance timelines.

The proposed ordinance establishes a new Section 10-5-7, "Structural Integrity Inspections for Multi-Family Residences," within Chapter 10-5, Property Maintenance Regulations. The intent of the amendment is to create a consistent, enforceable inspection program for qualifying multi-family residential buildings to identify and address structural deficiencies associated with building age, deferred maintenance, and long-term wear, thereby protecting public health, safety, and welfare.

Staff recommends amending Chapter 10-5, Property Maintenance Regulations, to establish a new Section 10-5-7, entitled "Structural Integrity Inspections for Multi-Family Residences," to read as follows:

10-5-7: Structural Integrity Inspections for Multi-Family Residences

- A. **Purpose:** The structural integrity inspection program for qualifying multi-family residential buildings within the Village is intended to protect public health, safety, and welfare. The Village finds that multi-family residential buildings are subject to age-related deterioration and structural deficiencies that may not be readily apparent through ordinary observation. Accordingly, this program is established to help ensure that such buildings are properly maintained and remain safe for continued occupancy and use throughout their service life.
- B. **Definitions.** For the purpose of this section, whenever any of the following words, terms, or definitions are used herein, they shall have the meanings ascribed to them in this subsection. Where terms are not specifically defined,

they shall have the meaning defined in this title or, if none, the ordinarily accepted meanings such as the context implies.

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COVERED BUILDING OWNER: The person or entity responsible for the ownership, operation, maintenance, or control of a covered building, including, but not limited to, an individual property owner, condominium association, cooperative association, homeowners' association, or any other legal entity having ownership or responsibility for the building.

DWELLING UNIT: A group of rooms which are arranged, designed, used, or intended for use exclusively as living quarters for one family and which include bathroom and kitchen facilities.

STRUCTURAL INTEGRITY INSPECTION: An inspection of a building by a licensed architect or engineer authorized to practice in the State of Illinois, encompassing load-bearing walls, primary structural members and systems, exterior walls, balconies, facade components, and exposed structural elements, conducted for the purpose of: (i) attesting to the life safety and adequacy of the building's structural components; and (ii) determining, to the extent reasonably possible, the general structural condition of the building as it affects the safety of its occupants and the public, including identification of any necessary maintenance, repair, or replacement of any structural component of the building.

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- C. **Applicability:** This section shall apply to all covered buildings as herein defined. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.
- D. **Registration Required for Covered Buildings:** The Covered Building Owner shall register the Covered Building annually with the Department of Community and Economic Development on or before December 31 of each year. The registration shall include current ownership information, emergency contact information, and any changes to the building owner's contact information occurring since the previous registration. A registration fee in an amount established by Section 1-11-4 shall accompany the annual registration.
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 - a. **Initial and Recurring Structural Integrity Inspections.** The covered building owner shall have a structural integrity inspection performed by December 31 of the year in which the building reaches thirty (30) years of age, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter. The complete inspection report shall be filed with the Department of Community and Economic Development no later than January 31 of the following year. Where no certificate of occupancy can be located, the building's age shall be determined by the earliest available building permit, tax record, or other official documentation acceptable to the Village.
 - b. **Responsibility.** The covered building owner shall be responsible for arranging the structural integrity inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The covered building owner is responsible for all costs associated with the structural integrity inspection.

- c. **Inspection Deadline for Existing Buildings.** If a structural integrity inspection is required under this section and the building's certificate of occupancy was issued on or before December 31, 1997, the building's initial structural integrity inspection must be performed on or before July 1, 2027. Thereafter, structural integrity inspections shall be performed every ten (10) years in accordance with subsection (a).
- d. **Inspection Phases.** A structural integrity inspection consists of two phases:
 - i. **Phase One.** For phase one of the structural integrity inspection, a licensed architect or engineer authorized to practice in the State of Illinois shall perform a visual examination of habitable and nonhabitable areas of the building, including the major structural components of a building, and provide a written assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (ii), is not required. An architect or engineer who completes a phase one structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - ii. **Phase Two.** A phase two of the structural integrity inspection must be performed if any substantial structural deterioration is identified during phase one and must specifically address each area of deterioration identified in the phase one inspection. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two structural integrity inspection shall prepare and submit an inspection report pursuant to subsection (e).
 - iii. **Immediate Reporting.** Any licensed architect or engineer that has conducted an inspection at a covered property and observes any conditions classified as dangerous or unsafe shall report such conditions to the Department of Community and Economic Development in writing within five (5) business days of the inspection.
- e. **Inspection Reports.** Upon completion of a phase one or phase two structural integrity inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report and an inspection report summary form, on a form issued or approved by the Village, providing a summary of, at minimum, the material findings and recommendations contained in the inspection report to the covered building owner and the Department of Community and Economic Development. The inspection report and inspection report form must meet all of the following criteria:
 - i. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
 - ii. Indicate the manner and type of inspection forming the basis for the inspection report.
 - iii. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
 - iv. State whether dangerous building conditions as defined by the International Property Maintenance Code as adopted and amended were observed.

- v. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - vi. Identify and describe any items requiring further inspection.
 - f. Report Distribution. The covered building owner shall distribute a copy of the inspection report to all individual unit owners and residents of the covered building by mail, personal delivery, or electronic transmission and must post a copy of the inspection report in a conspicuous place on the property.
 - g. Repairs Required. If an inspection report required under this section recommends any repairs for substantial structural deterioration, the covered building owner shall commence all such repairs within three hundred and sixty-five (365) days of the date of the inspection report and shall complete all such repairs within three hundred and sixty-five (365) days of the date the repairs were commenced unless an extension is provided in writing by the Village Administrator. If the covered building owner fails to commence the required repairs or provide satisfactory proof to the Department of Community and Economic Development that such repairs have commenced within the prescribed timeframe, the covered building owner shall be deemed in violation of this section, and the Village shall initiate proceedings to declare the covered building a dangerous building pursuant to Section 10-5-4.
 - h. Village Authority. Nothing in this subsection shall be construed to limit or restrict the Village's authority to declare a covered building a dangerous building at an earlier time based upon the findings of a submitted inspection report or upon observed or documented conditions at the property.
- F. Notice. Upon determining that a covered building is subject to a structural integrity inspection, the Village shall provide written notice to the covered building owner by certified mail on or before August 1 of the year the inspection is due. Failure to provide such notice shall not relieve the covered building owner of the obligation to obtain and file the required inspection. Compliance with this section is mandatory and it is the responsibility of the covered building owner to determine applicability and ensure timely compliance regardless of receipt of notice.
- G. Records. The Village shall maintain complete, orderly, and detailed files and records of all structural integrity inspection reports completed and required under this section. Inspection reports shall be made available for public inspection upon request.
- H. Penalties.
- 1. Generally. Any covered building owner or person who violates any provision of this section shall be subject to the penalties set forth herein, which are independent of and in addition to any other remedy available to the Village under this Code. Any building found to be of such a nature or extent as to constitute a dangerous, unsafe, or hazardous condition may also be subject to dangerous building proceedings authorized pursuant to Section 10-5-4 and any other enforcement actions of this Code, in addition to the penalties provided herein.
 - 2. Failure to Complete Inspection. A covered building owner who fails to obtain a structural integrity inspection by the required deadline shall be subject to a fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) per day for each month the inspection remains uncompleted. Each month shall constitute a separate and distinct offense.
 - 3. Failure to File Inspection Report. A covered building owner who fails to file a completed inspection report by the required deadline shall be subject to a fine of not less than two hundred and fifty dollars (\$250.00) nor more than five hundred dollars (\$500.00) per day for each month the report remains unfiled. Each month shall constitute a separate and distinct offense.

4. Failure to Commence Required Repairs. A covered building owner who fails to commence repairs required by an inspection report within the timeframe required shall be subject to a fine of not less than one thousand dollars (\$1,000.00) nor more than two thousand five hundred dollars (\$2,500.00) per day until satisfactory proof of commencement of repairs has been submitted to the Department of Community and Economic Development. Each month shall constitute a separate and distinct offense.

Staff recommends establishing an annual covered building registration fee of \$110 within Section 1-11-4 of the Village Code. The proposed fee is intended to offset administrative costs associated with processing registrations, maintaining records, monitoring compliance, and conducting related enforcement activities. The recommended amount is generally consistent with similar annual registration fees established by the Village for ongoing regulatory programs.

1-11-4: Fees for Specific Permits, Licenses, Certificates, and Services

Section	Description	Fee	Unit or Description
10-5-7	Registration of Multi-Family Covered Building	\$110.00	/Year

Structural Integrity Inspection Report Summary Form

Staff has prepared a draft Structural Integrity Inspection Report Summary Form for review by the Village Board. The proposed form is intended to provide a standardized summary of key findings and recommendations from required phase one and phase two structural integrity inspections and to facilitate consistent reporting, recordkeeping, and enforcement administration by the Department of Community and Economic Development. The draft form is provided as "Attachment A."

Structural Integrity Inspection Report Summary Form



Covered Building Address:			
Inspector Firm or Individual Name:			
Inspector Phone:		Inspector Email:	
Inspection Commencement Date:		Inspection Completion Date:	
Type of Inspection:	☐ Phase One ☐ Phase Two ☐ Limited/Targeted Inspection		
Licensed Architect/Engineer Name:			
License Number:			
I am qualified to practice in the discipline in which I am hereby signing:	<i>Signature</i>		<i>Date</i>

This Report Summary has been prepared by the above listed licensed professional and based upon the minimum structural integrity inspection requirements as set forth in Section 10-5-7 of the Morton Grove Municipal Code and reflects the findings of the accompanying sealed inspection report. To the best of my knowledge and ability, this Report Summary represents an accurate appraisal of the present condition of the covered building, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Seal

Description of Covered Building

Covered Building Owner Name:			
Covered Building Owner Address:			
Covered Building Owner Phone:		Owner Email:	
Property Index Number(s):			
Description, Construction Type:			
Number of Dwelling Units:		Number of Stories:	
Special Features:			

Summary of Findings

Substantial Structural Deterioration:	☐ Not Observed ☐ Observed	
Describe if observed:		
Dangerous or Unsafe Building Conditions (2018 IPMC):	☐ Not Observed ☐ Observed	
Describe if observed:		
Repairs/Remediation Recommended:	☐ Not Recommended ☐ Recommended	
Describe if recommended:		
Items Requiring Further Inspection:		

Required Inspection Items					☐ Check to confirm item inspected and indicate condition of each	
Item	Inspected	Condition			Substantial Structural Deterioration Observed	
General Building Life Safety Condition	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
General Building Structural Condition	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Load-Bearing Walls	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Primary Structural Members & Systems	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Exterior Walls	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Balconies, Decks, & Elevated Exterior Elements	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Facade Components & Attachment Systems	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Exposed Structural Components	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Foundation & Substructure Elements	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Roof Structural System	☐	☐ Good	☐ Fair	☐ Poor	☐ Not Observed	☐ Observed
Comments:						

Detailed Summary
If Substantial Structural Deterioration observed (indicate "NA" if not applicable):
Location(s) of Substantial Structural Deterioration:
Structural elements affected:
Description of condition (cracking, spalling, corrosion, deflection, settlement, failure, etc.):
Extent and severity (localized / moderate / widespread / critical):
Professional judgment of structural impact (within reasonable professional probability based on inspection scope):
Recommended corrective actions / repairs:
If Dangerous Building Conditions based on 2018 IMPC observed (indicate "NA" if not applicable):
Location(s) of condition(s):
Type(s) of condition(s) (structural instability, falling hazard, collapse risk, etc.):

Immediate risk assessment:
Recommended immediate actions:
Remedial or preventive repairs recommended (non-substantial structural issues) (indicate "NA" if not applicable):
Condition(s) requiring repair or maintenance:
Recommended corrective action (non-structural or preventive in nature):
Priority level (routine maintenance / recommended repair / monitor condition):
If items are recommended to be further inspected (indicate "NA" if not applicable):
Area(s) or system(s) requiring further evaluation:
Reason further inspection is necessary (limited access, concealed conditions, uncertainty, testing required, etc.):