

PBOMA

Informational Seminar Façade Inspection Ordinance

Bill No. 090568-AAA



Presentation provided by O'Donnell & Naccarato, Inc. | 215.925.3788

Introduction

- Bill was introduced by Councilmen Kenney & DiCicco
- Timeline of events
 - Public hearing – October 7, 2009
 - First council reading – November 19
 - Second council reading – December 10
- City council voting
 - Passed council unanimously 14–0
- Mayor's signature on Feb 17, 2010



Requirements of the Legislation

- Definition of Professional/Contractor
 - No pre-qualification procedure for Professionals or Contractors is defined by the City
 - Be aware of the specialized nature of the work, and request qualifications package from both Professionals and Contractors
 - Experience is critical to properly diagnose and repair observed deficiencies. Improper repairs often cause additional deterioration



















Affected Buildings

- Buildings six or more stories in height
- Buildings with appurtenances greater than 60' high
 - Flagpoles
 - Balconies
 - Billboards
 - Water towers
 - Antennae
 - Fire Escapes
 - Thru-wall HVAC units



Affected Buildings

- Buildings other than one or two family dwellings in locations defined by the City
 - Locations have not yet been defined, but may include historical and high traffic corridors
 - Market, Chestnut, Sansom, Walnut, South, Broad, etc.



Inspection Cycle & Sequence

- Five year inspection cycle for all Affected Buildings
- Staggered inspection cycle based on original construction date



Building Construction Date*	Complete Initial Inspection
Pre 1950	Prior to June 30, 2011
1951-1970	Prior to June 30, 2012
1971-1980	Prior to June 30, 2013
1981-1990	Prior to June 30, 2014
1991-2005	Prior to June 30, 2015

**Certificate of occupancy issued*



- Waiver from inspection if facades have been substantially restored in the five years preceding the date of required initial inspection at L&I's discretion
 - Professional shall prepare request for waiver on form letter provided by the Department. Request will to grant waiver.



Inspection Procedures

- Retain a Professional
- Provide any existing reports, drawings, maintenance records, etc.
- Maintain a dialogue with the selected Professional to reduce the amount of miscommunication before and during the inspection process



Inspection Procedures

- Minimum inspection requirements Professional shall determine what constitutes a “representative sample” for a physical inspection of the exterior wall. Age, wall composition, general condition and exposure are all factors in determining the recommended scope of physical inspection, but a physical inspection from scaffold or other observation platform is required for a representative sample





Inspection Procedures

- Older buildings (masonry) will likely require at least one swing stage drop per elevation with a masonry contractor to remove material for inspection openings
- Mobilization and sidewalk protection associated with swing stage scaffolding adds cost



Cost Reduction Measures

- Maintain maintenance records and make existing documentation available for review by the Professional
- Get competitive pricing from contractors based on the scope of inspection work prepared by the professional
- Provide access to areas of the building being inspected to avoid delays



Inspection Results - Building Designations

- **Safe** – Does not exhibit any condition considered to be “Unsafe” or “Safe with repair and maintenance”
- **Safe with repair and maintenance** – Not considered unsafe, but requires repairs or maintenance within a time period determined by the Professional
- **Unsafe** – Any exterior wall, appurtenance or portion there of that presents a safety hazard



Repairs and Stabilization of Safety Hazards

- Professional must submit the full report to the department to identify unsafe conditions within 24 hours
 - Unsafe conditions must be reported to the building owner immediately, and the Department within 12 hours of discovery















Correcting Unsafe Conditions

- Owner to secure Unsafe conditions to protect public safety within 24 hours of notification
 - Erect sidewalk sheds
 - Fencing
 - Safety Netting
- Permit applications submitted in 3 days
- Repairs for conditions determined to be Unsafe, but not considered immediate safety hazards, must be initiated within 10 days of the filing of the report and continue until the Unsafe condition is removed



Correcting Unsafe Conditions

- Professional must re-inspect the location upon completion of repairs to verify the Unsafe condition was corrected
- Report
 - Report prepared by the Professional
 - Must meet minimum requirements set forth by the City
 - If Unsafe conditions are discovered, the full report must be submitted to the department within 24 hours



**For more information
Call 215.925.3788**



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