

## Philadelphia Facade Ordinance Summary

### YEAR ENACTED

2010

### ORDINANCE OR LAW

PM-304.10 - Periodic Inspection of Exterior Walls and Appurtenances of Buildings

### CODE

Philadelphia Building Construction and Occupancy Code

### SECTION

Chapter 3 - General Property and Structural Maintenance Code

### ADMINISTERED BY

Licenses and Inspections (L&I)

### ADDRESS

1401 John F. Kennedy Boulevard, 11th Floor  
Public Services Concourse  
Philadelphia, PA 19102-1687

### TELEPHONE NUMBER

215.686.8686

### NUMBER OF BUILDINGS AFFECTED

Licenses and Inspections estimates that the enacted legislation affects over 650 buildings as of March 2010.

### FREQUENCY AND DUE DATE OF REPORTS

For affected buildings, the first inspection required shall be conducted and report completed no later than:

- **June 30, 2011** – If construction date prior to and including 1950
- **June 30, 2012** – If construction date is between 1951-1970
- **June 30, 2013** – If construction date is between 1971-1980
- **June 30, 2014** – If construction date is between 1981-1990
- **June 30, 2015** – If construction date is between 1991-2005

### WHICH BUILDINGS ARE SUBJECT TO COMPLIANCE?

Philadelphia's facade ordinance is applicable to all buildings six or more stories in height, all buildings with any appurtenance in excess of sixty feet in height, and any building, other than one- or two-family dwellings, greater than two stories located in specific areas that are yet to be determined.

### ACCEPTABLE INSPECTORS

A professional is required to be a Commonwealth of Pennsylvania licensed Professional Engineer experienced in the practice of structural engineering, or a licensed Registered Architect knowledgeable in the design, construction, and inspection of building facades. For all other buildings, the first inspection shall be conducted, and required report shall be filed, within ten years after the issuance of a certificate of occupancy. Following the Initial Inspection, an Affected Building shall be re-inspected, and the required report shall be



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filed, on a five-year cycle based on the original schedule.

## **EXTERIOR WALLS SUBJECT TO INSPECTION**

Exterior walls and appurtenances of subject buildings shall be periodically inspected except for those parts of any exterior wall which are less than twelve inches from the exterior wall of an adjacent building.

## **METHOD OF INSPECTION**

The inspection is to be conducted and witnessed by or under the supervision of the Professional. A physical, hands-on inspection shall be performed from a scaffold or other observation platform at a representative sample of the exterior wall. The professional shall determine what constitutes a representative sample. Based upon the known history of the building, the nature of the materials used, and the conditions observed. The Professional shall determine methods employed in the inspection, but need not be physically present at the location where the inspection is made.

## **REPORT**

The report requires the inspector to classify the facade as *Safe*, *Safe with Repair and Maintenance Program*, or *Unsafe*. The facade inspection report submitted is to include seventeen items of specific information as described in the ordinance.

## **FINES FOR NON-COMPLIANCE**

Violations are considered to be a Class III offense, which is a \$2000 fine under 1-109 of the Philadelphia Code.



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