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Philadelphia Maintenance Inspection Summary

ADMINISTERED BY

City of Philadelphia, Department of 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

CODE

Philadelphia Building Construction and Occupancy Code, Subcode “F,” Philadelphia Fire Code, and Subcode “PM,” Philadelphia Property Maintenance Code

	EXTERIOR WALLS AND APPURTENANCES OF BUILDINGS (FACADES)	FIRE ESCAPES AND FIRE ESCAPE BALCONIES	PRIVATE BRIDGES	PIERS AND OTHER WATERFRONT STRUCTURES
CONTACT EMAIL	facadereports@phila.gov	firescapereports@phila.gov	privatebridgereports@phila.gov	pierreports@phila.gov
CODE SECTION(S)	PM-315	F-1104.16.5.1 PM-702.5	PM-316	PM-314
ORDINANCE OR LAW	Bill No. 090568-AAA	Bill No. 160462	Bill No. 160202	Bill No. 020310
YEAR ENACTED	2010; revised 2014	2016	2016	2002; revised 2014, 2018
STRUCTURES SUBJECT TO COMPLIANCE	All buildings six or more stories in height; all buildings with any appurtenance in excess of 60 feet in height	All buildings with fire escapes or fire escape balconies	An elevated structure that crosses over any part of a public right-of-way or publicly-owned trail that typically allows for pedestrian passage between buildings or supports building systems and processing equipment or allows for vehicular access to private property; except structures inspected as required by a federal authority	All piers, bulkheads, wharves, docks, and other structures that have structural elements partly or totally below water along the shorelines of the Delaware River, Schuylkill River, or estuaries; except pipelines, bridges, dams, utility and tram towers, water intake and wastewater discharge structures, vacant structures meeting certain requirements, and bulkheads in Fairmount Park or along public rights-of-way regulated by other entities



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INITIAL INSPECTION AND REPORT DUE	Based on construction date: 1950 or earlier: June 30, 2011 1951-1970: June 30, 2012 1971-1980: June 30, 2013 1978-1990: June 30, 2014 1991-2005: June 30, 2015 2006 and later: Within ten years of issuance of certificate of occupancy	July 1, 2017, or within ten years of completion of construction if after July 1, 2007	July 1, 2017, or within ten years of issuance of certificate of occupancy or completion of construction if after July 1, 2007	January 1, 2003
SUBSEQUENT INSPECTIONS AND REPORTS DUE	Subsequent inspection reports to be submitted on a five-year cycle based on original schedule	Subsequent inspection reports to be submitted within five years of previous report and within three months of inspection	Subsequent inspection reports to be submitted within five years of previous report and within three months of inspection	Routine inspection reports to be submitted on a three-year cycle starting January 1, 2003; post-event inspection reports to be submitted following impact by vessel, major flood, ice flow, or other damage-causing event; all reports to be submitted within 60 days of inspection
APPLICATION FOR WAIVER PERMITTED	If all facades have been substantially restored during the five years immediately preceding the date of any required inspection report	N/A	If the private bridge has been substantially restored during the five years immediately preceding the date of any required inspection report	N/A
ACCEPTABLE INSPECTORS	Professional defined as Pennsylvania-licensed PE experienced in structural engineering or RA knowledgeable in design, construction, and inspection of building facades	Professional defined as Pennsylvania-licensed PE experienced in structural engineering	Professional defined as Pennsylvania-licensed PE experienced in structural engineering	Project engineer defined as Pennsylvania-licensed PE with at least five years' experience in marine structure construction and design techniques; additional requirements apply for underwater inspection team leader and divers
SCOPE OF INSPECTION	All exterior walls and appurtenances except those less than 12 inches from the exterior wall of an adjacent building	Fire escapes and fire escape balconies; engineering analysis or load test required to confirm load capacity	Private bridges, support systems, and appurtenances attached to private bridges	Above-water (topside) and underwater portions of piers or other waterfront structures



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METHOD OF INSPECTION	Conducted by or under the supervision of the professional, with physical, hands-on inspection from a scaffold or other observation platform at a representative sample of exterior wall as determined by the professional	Conducted by or under the supervision of the professional	Conducted by or under the supervision of the professional, with physical, hands-on inspection of structure, support systems, and appurtenances	Report to be prepared by project engineer; underwater inspections to be performed by qualified divers led by and under direction of team leader
REVIEW OF PREVIOUS REPORTS	The professional shall review previous reports, inspections, and evidence of repairs made in the past 5-year period, including confirmation that all areas previously identified as requiring remediation in less than 5 years have been addressed	The professional shall review previous reports, inspections, and evidence of repairs made in the past 5-year period, including confirmation that all areas previously identified as requiring remediation in less than 5 years have been addressed	The professional shall review previous reports, inspections, and evidence of repairs made in the past 5-year period, including confirmation that all areas previously identified as requiring remediation in less than 5 years have been addressed	The professional shall review previous reports, inspections, and evidence of repairs made in the past 3-year period, including confirmation that all areas previously identified as requiring remediation in less than 3 years have been addressed
NOTIFICATION OF UNSAFE CONDITIONS	Professional to notify owner immediately in writing, notify L&I by phone (215.686.2480) within 12 hours of discovery, and follow up with report; owner to take action to protect public safety within 24 hours of notification and commence remediation work within 10 days	Professional to notify owner immediately in writing, notify L&I by phone (215.686.2480) within 12 hours of discovery, and follow up with report; owner to take action to protect public safety within 24 hours of notification and commence remediation work within 10 days	Professional to notify owner immediately in writing, notify L&I by phone (215.686.2480) within 12 hours of discovery, and follow up with report; owner to take action to protect public safety within 24 hours of notification and commence remediation work within 10 days	Professional to notify owner immediately in writing, notify L&I by phone (215.686.2480) within 12 hours of discovery, and follow up with report; owner to take action to protect public safety within 24 hours of notification and commence remediation work within 10 days
WRITTEN REPORT	Must include seventeen specified items of information including classification of exterior walls and appurtenances as Safe, Safe with a Repair and Maintenance Program, or Unsafe	Must include sixteen specified items of information including classification of fire escapes and fire escape balconies as Safe, Safe with a Repair and Maintenance Program, or Unsafe	Must include seventeen specified items of information including classification of the private bridge as Safe, Safe with a Repair and Maintenance Program, or Unsafe	Must follow specified format including classification of the pier or other waterfront structure as Safe, Safe with a Repair and Maintenance Program, or Unsafe



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SUBMISSION REQUIREMENT	Owner to submit Summary Inspection Form via eCLIPSE and include full written report if Unsafe; use previous one-page version of the form through June 2021	Owner to submit two-page Summary Inspection Form via eCLIPSE and include full written report if Unsafe	Owner to submit two-page Summary Inspection Form via eCLIPSE and include full written report if Unsafe	Owner to submit two-page Summary Inspection Form via eCLIPSE and include full written report if Unsafe
POSTING REQUIREMENT	N/A	Weather-resistant, reflective tag or placard stating inspection date, due date of next inspection, and professional's name and contact information; if Unsafe, post notices at each exit to fire escape or fire escape balcony	N/A	If Unsafe, post maximum permitted live load, install barriers, and restrict occupancy
PENALTY FOR NON-COMPLIANCE	Per Code Section A-601.3.16, violations are a Class III offense with a \$2,000 fine per Code Section 1-109(3)(e); each day that violation continues after issuance of notice is a separate offense with an additional fine	Per Code Section A-601.3.7.1, violations are a Class III offense with a \$2,000 fine per Code Section 1-109(3)(e); each day that violation continues after issuance of notice is a separate offense with an additional fine	Per Code Section A-601.1, violations are a Class I offense with a \$300 fine per Code Section 1-109(1); each day that violation continues after issuance of notice is a separate offense with an additional fine	Per Code Section A-601.3.11, violations are a Class III offense with a \$2,000 fine per Code Section 1-109(3)(e); each day that violation continues after issuance of notice is a separate offense with an additional fine



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