

Many Philadelphia Buildings Require Façade Inspections

In February 2010 the City of Philadelphia adopted a building façade inspection ordinance. This ordinance requires building owners to have the facades of their buildings inspected by a licensed professional at least once every five years. The inspection is required in order to assess the condition of the building façade, and to determine its level of safety.

- This ordinance applies to all buildings six stories and greater in height, as well as to all buildings with a roof or parapet height of 60 feet or greater.
- Inspections must be performed by a structural engineer or architect licensed in Pennsylvania.
- The inspector must provide the building owner with a comprehensive report. This report will include façade repair and maintenance recommendations, as well as a repair time frame.
- The inspector must classify the safety of the façade, and immediately report any unsafe conditions to the Department of Licenses & Inspections.
- Inspections must be completed every five years, with the first inspection report to be submitted to the City according to the following table:

Building Construction Date	Date First Inspection Report Due
1950 and earlier, or if building age is unknown	June 30, 2011
1951-1970	June 30, 2012
1971-1980	June 30, 2013
1981-1990	June 30, 2014
1991-2005	June 30, 2015
2006-present	Within 10 years after the Certificate of Occupancy is issued

Brinjac Engineering has over 25 years of structural engineering experience, and has completed numerous successful façade renovation projects. Our team of experienced professional structural engineers takes pride in providing building owners with top-quality engineering guidance and expertise. Besides the initial code-required inspection, Brinjac Engineering is also fully capable of designing any required repairs and providing construction administration services. Because we are an independent consulting firm, we have no financial interest in any repair work and serve to assist building owners as they address this important issue.