



City of Philadelphia

Facade Ordinance Inspection Services



How Walter P Moore Helps With Facade Ordinances

Walter P Moore’s Diagnostics Group includes more than 175 engineers and architects with the expertise to guide building owners through Philadelphia’s facade inspection requirements. We perform hands-on evaluations, prepare thorough written reports, and electronically submit the required Summary Inspection Form to L&I through the eCLIPSE portal on behalf of owners.

Our team provides comprehensive facade assessments for both contemporary and historic buildings, along with prioritized repair recommendations informed by budget considerations. We collaborate with qualified restoration contractors, prepare repair documents, and remain involved through construction to help building owners maintain compliance with L&I standards. We are skilled in a range of access methods, including industrial rope

access, and maintain SPRAT-certified engineers and architects, including Level 3 supervisors, to safely reach challenging locations. Our Philadelphia team brings decades of experience in exterior wall assessment, enclosure rehabilitation, and structural repairs. We have successfully completed inspections at difficult heights safely, efficiently, and in accordance with industry best practices.

What buildings are applicable under the ordinance?

Buildings greater than 6 stories or buildings with appurtenance more than 60 feet in height are required to be inspected within 10 years of Certificate of Occupancy or within 5 years of the last inspection.

Note: There are additional requirements for inspection of piers, fire escapes and private bridges.

[Philadelphia Code Section PM-315 Code Link](#)

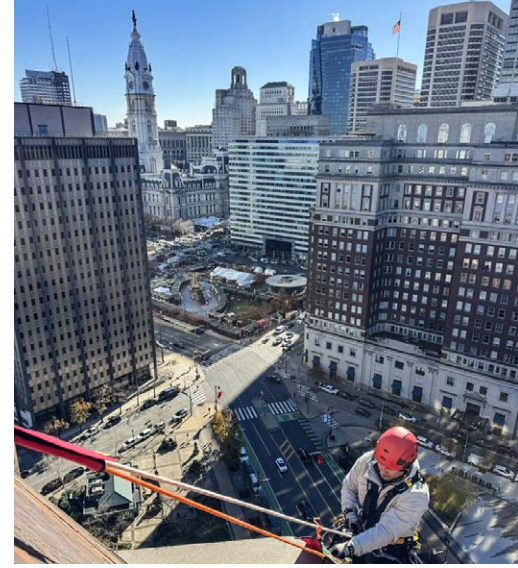
What are the deadlines?

Building Construction Date	Initial Report Deadline	Next Report Deadline Based on Original Schedule
Prior to and including 1950	June 30, 2011	June 30, 2029
1951–1970	June 30, 2012	June 30, 2029
1971–1980	June 30, 2013	June 30, 2029
1981–1990	June 30, 2014	June 30, 2029
1991–2005	June 30, 2015	June 30, 2030
2006 -2016	June 30, 2016	June 30, 2031
2016 or Later	10 years after Certificate of Occupancy	5 years following first inspection

Originally, the ordinance had dates for inspections based on the date of construction above.

Since, the City of Philadelphia has been operating on a five-year schedule since the last facade inspection, except for buildings that are under 10 years old.

Note: If your building did not comply with this schedule you are required to have an inspection if it has not been five years since your last inspection.



What are the inspection requirements?

Before beginning the inspection, the professional must review the previous facade inspection report, repair records, and related documents

→ from the previous 5 years, including verifying that any items identified for remediation within that period have been properly corrected.

The inspection must be performed by or under the supervision of the licensed Professional Engineer or Architect. The professional

→ determines the scope, extent, and methods of the inspection based on the building's history, materials, and observed conditions, and is not required to be physically present throughout.

The inspection must include hands-on examination of the facade, with a representative

→ portion of the exterior wall accessed from a scaffold or observation platform.

The licensed Professional Engineer or Architect must apply the appropriate standard of care to identify distress such as delamination, separation, cracking, displacement, or other signs of unsound materials or loss of structural support.

→ Where distress is observed, additional testing or probe openings may be required to determine extent, significance, and probable cause.

All conditions classified as Unsafe or Safe with a Repair and Maintenance Program must be

→ documented with photographs and/or sketches.

If any Unsafe condition is discovered, the professional must notify the owner immediately

→ by email or fax and notify the code official in writing and electronic format within 12 hours.

Who has to inspect the facade?

The inspection must be conducted by a qualified, licensed Professional Engineer or Architect in the Commonwealth of Pennsylvania with suitable knowledge in the design and inspection of facades.

What are the procedures for filing?

The licensed Professional Engineer or Architect must prepare and provide the owner with a report stating whether the structure is Safe, Unsafe, or Safe with a Repair and Maintenance Program and submit a Summary Inspection Form to the Department of Licenses and Inspections (L&I) through the online eCLIPSE portal. The three classifications are defined in the code as:

→ **Safe:** A condition of a building wall or any appurtenance thereto that is neither an Unsafe condition nor Safe with a Repair and Maintenance Program.

→ **Safe with a Repair and Maintenance Program:** A condition of a building's exterior wall or any appurtenance thereto or any part thereof that the professional does not consider Unsafe at the time of inspection, but requires repairs or maintenance within a time period designated by the Professional in order to prevent its deterioration into an Unsafe condition.

→ **Unsafe condition:** A condition of a building's exterior wall or any appurtenance thereto or part thereof that is dangerous to persons or property and requires prompt remedial action.

Who We Are

Walter P Moore is an international company of engineers, architects, innovators, and creative people who solve some of the world's most complex structural, technological, and infrastructure challenges. Providing structural, diagnostics, civil, traffic, parking, transportation, enclosure, technology consulting, and construction engineering services, we design solutions that are cost- and resource-efficient, forward-thinking, and help support and shape communities worldwide.



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