FACADE MAINTENANCE
GOOD FAITH BEST PRACTICES – FACADE MAINTENANCE INSPECTIONS
Protecting the “public” from building facade defects dates back to Hammurabi’s Code of Laws (1700 B.C.E.), from which the concept of “an eye for an eye” reparation is derived. In essence, the builder of a failed dwelling structure was held responsible and penalized proportionately for injuries or death suffered as the result of structural defects.
HISTORY

Fast forward to the late 20th Century...

The first U.S. building facade ordinance to be enacted outside seismic zones is relatively new. The first ordinance of its kind was originally enacted in Chicago in 1976, but was subsequently repealed due to a publishing omission and wasn’t reinstituted in Chicago until 1996.

Today, U.S. cities with some form of facade ordinance include Boston, Chicago, Cincinnati, Cleveland, Columbus, Detroit, Milwaukee, New York, Philadelphia, Pittsburg, San Francisco, and St. Louis. Most all of these provisions were enacted in direct response to serious pedestrian injury, or even death.
Facade safety inspection standards are outlined in “ASTM E2270 – Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions”, which sets out both visual and physical inspection criteria.
WE DON’T KNOW WHAT WE DON’T KNOW

FUNDAMENTAL QUESTION 1

In the absence of specific local building codes requirements, and given unknown cost implications, is voluntary “good faith best practices” facade preventative maintenance achievable?

FUNDAMENTAL QUESTION 2

QUALIFICATIONS AND LIABILITY CAPACITY

• Who is qualified to perform specialized facade maintenance inspections?
• How many qualified design professionals are willing to certify an inspection at a reasonable cost?
FUNDAMENTAL QUESTION 3

Under existing statutory requirements, do building codes jurisdictions possess adequate capacity to enforce facade maintenance inspection requirements?

FUNDAMENTAL QUESTION 4

Will insurance carriers recognize potential claims avoidance through premium credits for certified facade maintenance inspections?
THANK YOU!