

CITY OF CLEVELAND FAÇADE INSPECTIONS

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Chief Building Official

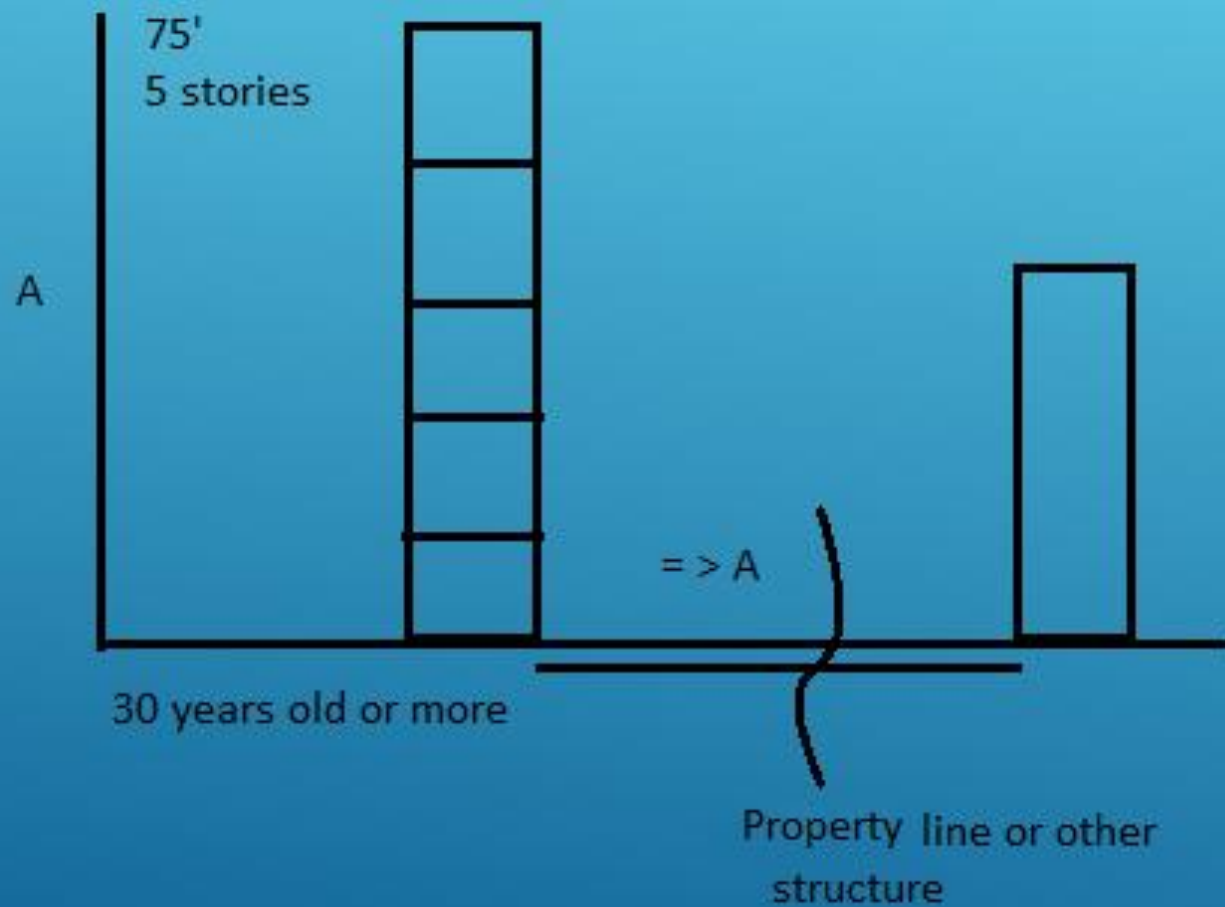
City of Cleveland Department of Building and
Housing

CCO 3143.02

INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE WHAT


- Buildings over 30 yrs old
 - Buildings 5 stories or more
 - Buildings 75 ft tall or taller
 - Buildings with a protected distance of = to or less than its height.
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INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE WHAT

- Conduct General inspections per ASTM E2270-14
 - Create Inspection Report
 - Submit Inspection report form to the City with the Fee.
 - Maintain full inspection report on site for inspection.
 - Repeat for each renewal.
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INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE WHEN

ORDINANCE 1533-15 EFFECTIVE 6-6-16

- Buildings 50 years or older must submit their inspection form within 1 year of the effective date.
 - 6-6-17
 - Buildings 30 to fifty years old must submit their inspection form within 1 year of the effective date.
 - 6-6-18
- Renewals are due every five years prior to 6-6-XX of the renewal year.

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INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE WHO

- The Building owner is responsible for facilitating and submitting the inspection form.
- A qualified inspector shall conduct the inspection and create the report.
 - A Design Professional familiar with the building elements.
 - A Special Inspector or Agency Accredited as per the Ohio Building Code.
 - OBC Chapter 17

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INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE HOW

INSPECTION REPORTING

- The Department of Building and Housing will publish the Inspection Reporting form on the website by October 1st 2016

<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/BuildingHousing/FormsPublications>

- Initial submittals will be processed and an electronic record created
- Renewal records will be submitted and tracked using the electronic record number.

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INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE HOW

INSPECTION REPORTING CONT.

- Structures found to be “Safe with Repair & Maintenance Plan” will require an application for a building permit and approval of the maintenance plan.
- Once approved the permit will be monitored per the regulations for all building permits.
- The requirements of CCO 3143.02 will be considered met once the permit is issued.

CCO 3143.02

INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE HOW

INSPECTION REPORTING CONT.

- Structures found to be “Unsafe/ Imminent Danger” will require immediate communication to the Building Official and will include corrective measures.
- A follow up inspection with a Building and Housing inspector will be required.
- A Violation Notice may be issued depending on the severity of the concern.
- A permit will be required to correct the issues and satisfy the VN.
- The requirements of CCO 3143.02 will be considered met once the permit is issued.

CCO 3143.02

INSPECTION AND REPORTING REQUIREMENTS FOR EXTERIOR WALLS AND APPURTENANCES

THE WHAT IF

- A portion of the structure is 15 years old and another is 50?
If the portions are structurally independent, they could be viewed as separate facades. If not it must all be inspected
- A portion of the building is 6 stories and another portion is 3 stories.
If the portions are structurally independent, they could be viewed as separate facades. If not it must all be inspected
- I just had my building renovated 3 years ago and the façade was inspected.
The inspection and evaluation used for the renovation can be used but the design professional must complete the form
- my Building had a complete façade replacement less than 30 years ago.
- If the building is older than 30 years old it still requires an inspection even if the façade is not.

QUESTIONS

