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SOLUTIONS FOR THE BUILT WORLD

FACADE ORDINANCES

Inspection, Maintenance, Repair

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SOLUTIONS FOR THE BUILT WORLD

FACADE ORDINANCES

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Architect (OH) and Building Enclosure Consultant

Learning Objectives

- Obtain a general understanding of Cleveland's Facade Ordinance requirements
- Recognize the main differences and limitations of General and Detailed Inspections
- Review examples of Facade Ordinance conditions observed since the ordinance became effective
- Review various compliance approaches
- Update on discussions with the City of Cleveland's Department of Building and Housing

Local Requirements

Facade ordinances are laws passed by local authorities requiring the periodic inspection of building facades.

How Did We Get Here? A look at the headlines

- **‘Downtown building crumbles, crushes van below’**

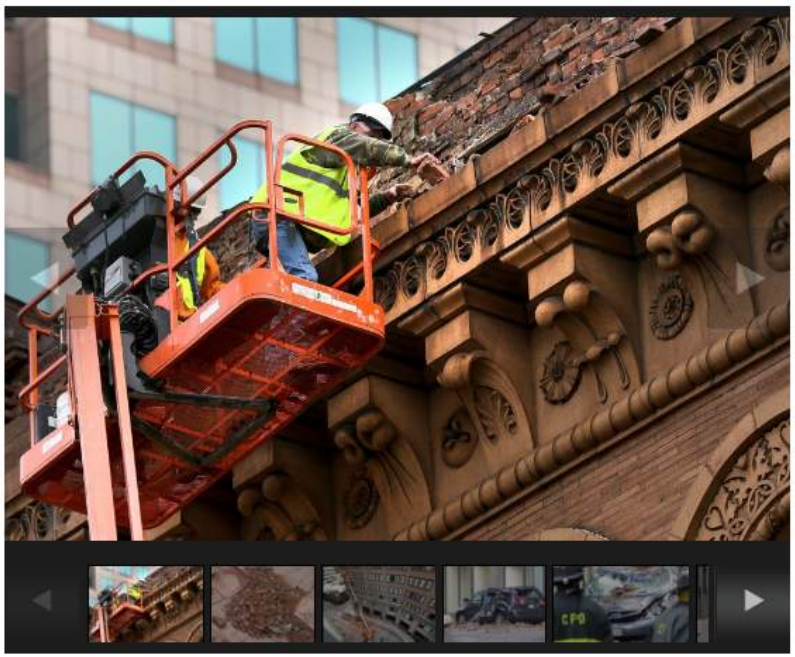
  WKYC-TV 3, April 14, 2015

  On April 13, 2015, brick and mortar fell nine stories from the Garfield building onto East 6th Street, damaging a minivan. The father and four boys who parked the car there were unharmed.

- **‘City building code might be tweaked after Garfield mess’**

  Crain’s Cleveland Business,

  April 19, 2015



Workers removed loose bricks and debris from the top of the Garfield Building in mid-April 2015. Bricks from the parapet wall fell to East Sixth Street on a Monday afternoon and smashed a minivan. No one was injured. (Marvin Fong / The Plain Dealer)

Photo by STAN BULLARD

The 11-story Garfield Building opened in 1894. When a piece of the building's facade collapsed on April 13, a Toyota minivan was partially crushed and roads were closed. No one was injured.

How Did We Get Here? A look at the headlines

- **'Debris fall from facade of downtown building for 2nd time this year'**

  The Plain Dealer, December 5, 2015

  Debris falls from mixed-use building at the corner of East 4th Street and Prospect Avenue. No one was injured.

Debris fell late Wednesday night from the crumbling window frame of this mixed-use building on the corner of East 4th Street and Prospect Avenue. *(David Petkiewicz, cleveland.com)*

Cleveland Facade Ordinance

- ***Affected Buildings:*** Applies to . . .
  - All buildings or structures, 30-years or older, that are at least 5-stories or 75 feet, whichever is shorter at any point along the perimeter
  - Excludes one-, two-, or three-family residential buildings
  - Have a protected distance equal to or less than the height of the substantial structure from its tallest height above grade

Cleveland Facade Ordinance

- ***Initial Critical Inspection:***
  - Buildings over 50 years were due June 6, 2017
  - Buildings between 30 to 50 years are due June 6, 2018
- ***Areas Required:*** All exterior walls and appurtenances
- ***General Inspection:*** Based on ASTM E2270 Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions
  - Safe
  - Safe with a repair and maintenance program
  - Unsafe

Condition Rating System

Ordinance Terms	ASTM E 2270 Definitions
Safe	***ordinary maintenance***—a condition identified at the time of inspection that is not characterized as an 'unsafe condition' or 'requires repair/stabilization,' but requires maintenance.
Safe with a Repair and Maintenance Program	***requires repair/stabilization***—a condition identified at the time of inspection that shall be repaired or stabilized in order to prevent progression into an 'unsafe condition' prior to the next scheduled inspection.
Unsafe	***unsafe condition***—a condition identified at the time of inspection of a component or system that presents an imminent threat of harm, injury, damage, or loss to persons or property.

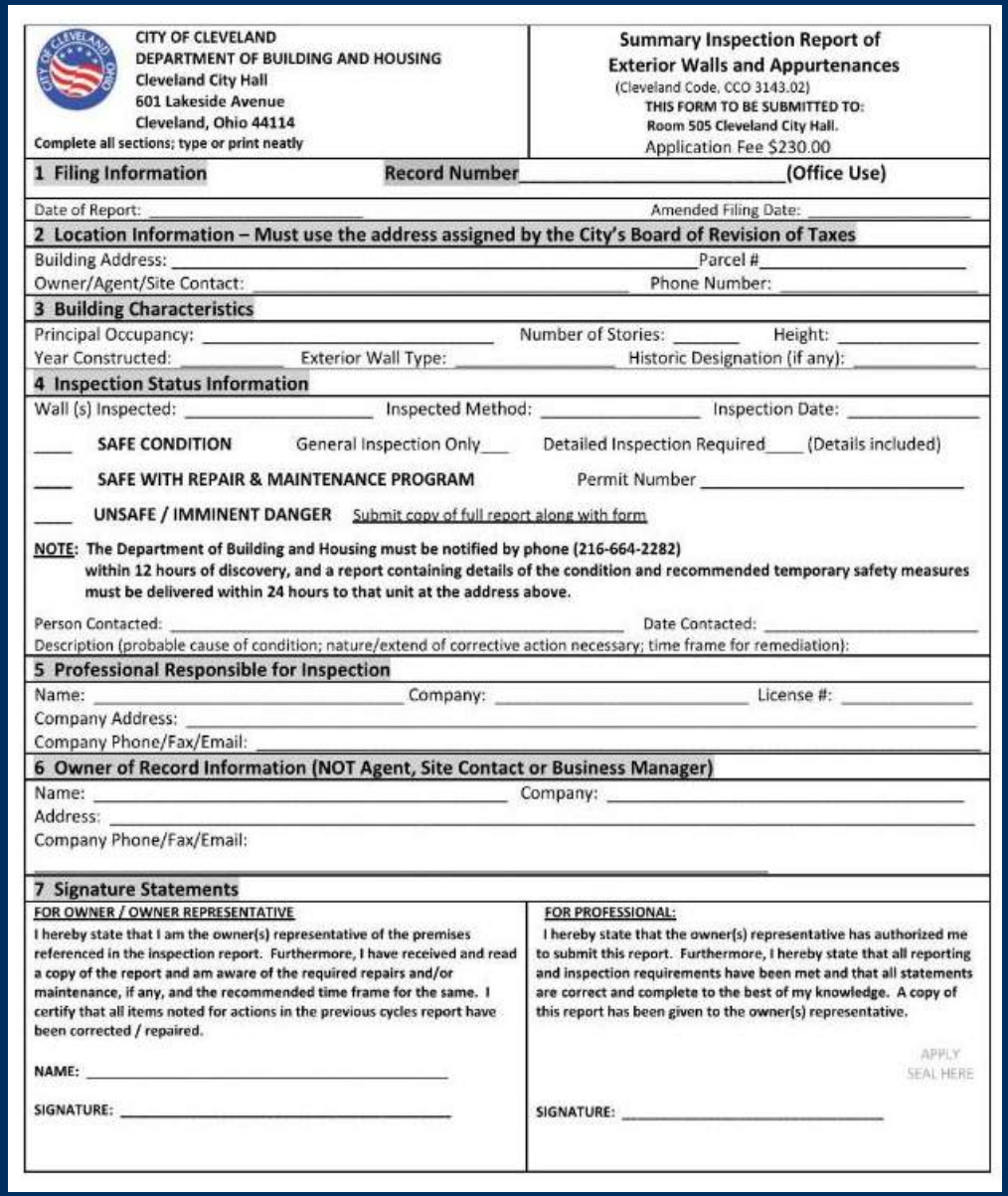
Cleveland Facade Ordinance

- ***Detailed Inspection:*** Inspection of deficient area only required
  - *Note: ASTM E2270 calls for 25% of facade area (optional)*
- ***Frequency:*** Every 5 year intervals from the date of the original critical inspection report, or less
- ***Qualified Inspector:***
  - Design professional certified in inspection of specific elements that make up the facade and licensed by the State of Ohio (Architect or Engineer)
  - Special inspector or agency accredited and experienced in the specific type of structure and qualified by the Ohio Building Code for special inspectors

Cleveland Facade Ordinance

- ***Reporting Requirements:***
  - *Prepared by a qualified inspector who conducted or supervised the inspection*
  - *Owner of substantial structure to <u>register</u> with DBH by submitting a written critical inspection report, with filing fee*
  - *Filing Fee - $230*

City Inspection Report



CITY OF CLEVELAND
DEPARTMENT OF BUILDING AND HOUSING
Cleveland City Hall
601 Lakeside Avenue
Cleveland, Ohio 44114
Complete all sections; type or print neatly

Summary Inspection Report of Exterior Walls and Appurtenances
(Cleveland Code, CCO 3143.02)
THIS FORM TO BE SUBMITTED TO:
Room 505 Cleveland City Hall.
Application Fee $230.00

1 Filing Information Record Number _____ (Office Use)

Date of Report: _____ Amended Filing Date: _____

2 Location Information – Must use the address assigned by the City's Board of Revision of Taxes

Building Address: _____ Parcel # _____
Owner/Agent/Site Contact: _____ Phone Number: _____

3 Building Characteristics

Principal Occupancy: _____ Number of Stories: _____ Height: _____
Year Constructed: _____ Exterior Wall Type: _____ Historic Designation (if any): _____

4 Inspection Status Information

Wall (s) Inspected: _____ Inspected Method: _____ Inspection Date: _____

____ **SAFE CONDITION** General Inspection Only___ Detailed Inspection Required____ (Details included)

____ **SAFE WITH REPAIR & MAINTENANCE PROGRAM** Permit Number _____

____ **UNSAFE / IMMINENT DANGER** Submit copy of full report along with form

NOTE: The Department of Building and Housing must be notified by phone (216-664-2282) within 12 hours of discovery, and a report containing details of the condition and recommended temporary safety measures must be delivered within 24 hours to that unit at the address above.

Person Contacted: _____ Date Contacted: _____
Description (probable cause of condition; nature/extend of corrective action necessary; time frame for remediation):

5 Professional Responsible for Inspection

Name: _____ Company: _____ License #: _____
Company Address: _____
Company Phone/Fax/Email: _____

6 Owner of Record Information (NOT Agent, Site Contact or Business Manager)

Name: _____ Company: _____
Address: _____
Company Phone/Fax/Email:

7 Signature Statements

FOR OWNER / OWNER REPRESENTATIVE

I hereby state that I am the owner(s) representative of the premises referenced in the inspection report. Furthermore, I have received and read a copy of the report and am aware of the required repairs and/or maintenance, if any, and the recommended time frame for the same. I certify that all items noted for actions in the previous cycles report have been corrected / repaired.

NAME: _____

SIGNATURE: _____

FOR PROFESSIONAL:

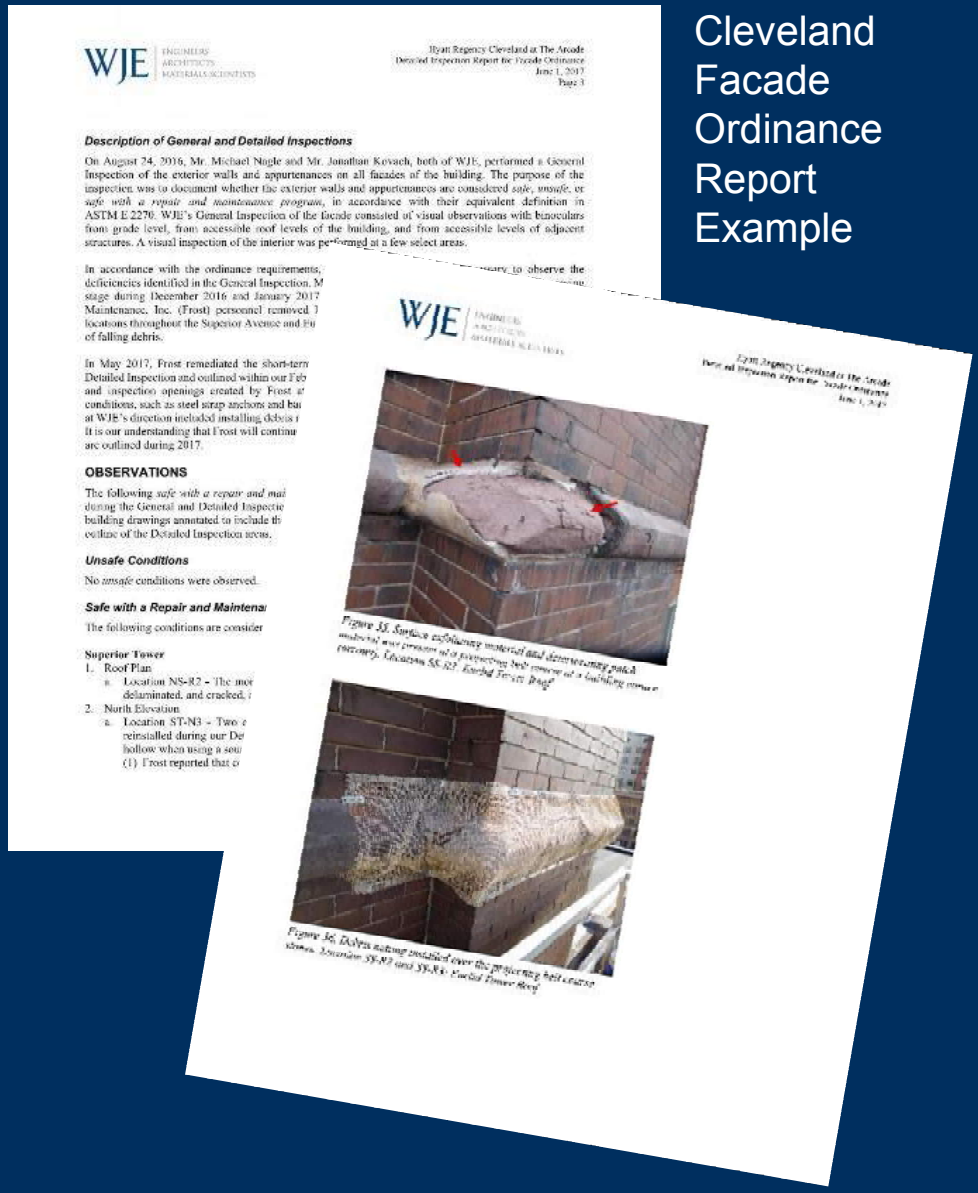
I hereby state that the owner(s) representative has authorized me to submit this report. Furthermore, I hereby state that all reporting and inspection requirements have been met and that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner(s) representative.

APPLY SEAL HERE

SIGNATURE: _____

Cleveland Facade Ordinance

- ***Reporting Requirements:***
  - *Document condition of exterior walls as being safe, unsafe, or safe with a repair and maintenance program*
  - *Document all significant deterioration, unsafe conditions, and movement observed in sufficient detail for comparison to success reports*
  - *Include basic building info, address, parcel, etc.*



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Hyatt Regency Cleveland at The Arcade
Detailed Inspection Report for Facade Ordinance
June 1, 2017
Page 3

Description of General and Detailed Inspections

On August 24, 2016, Mr. Michael Nagle and Mr. Jonathan Kovach, both of WJE, performed a General Inspection of the exterior walls and appurtenances on all facades of the building. The purpose of the inspection was to document whether the exterior walls and appurtenances are considered *safe*, *unsafe*, or *safe with a repair and maintenance program*, in accordance with their equivalent definition in ASTM E 2270. WJE's General Inspection of the facade consisted of visual observations with binoculars from grade level, from accessible roof levels of the building, and from accessible levels of adjacent structures. A visual inspection of the interior was performed at a few select areas.

In accordance with the ordinance requirements, deficiencies identified in the General Inspection, M stage during December 2016 and January 2017 Maintenance, Inc. (Frost) personnel removed 1 locations throughout the Superior Avenue and Fo of falling debris.

In May 2017, Frost remediated the short-term Detailed Inspection and outlined within our Feb and inspection openings created by Frost at conditions, such as steel strap anchors and bui at WJE's direction included installing debris r It is our understanding that Frost will continu are outlined during 2017.

OBSERVATIONS

The following *safe with a repair and mai* during the General and Detailed Inspectio building drawings annotated to include th outline of the Detailed Inspection areas.

Unsafe Conditions

No *unsafe* conditions were observed.

Safe with a Repair and Maintena

The following conditions are consider

Superior Tower

1. Roof Plan
   a. Location NS-R2 – The mor delaminated, and cracked, r
2. North Elevation
   a. Location ST-N3 – Two s reinstalled during our De hollow when using a sou (1) Frost reported that o

Figure 35. Surface spalling, [illegible] and deteriorating patch [illegible] Location SS-S2, Roof Tower Roof

Figure 36. Debris resting [illegible] Location SS-S3 and SS-S4, Roof Tower Roof

Cleveland Facade Ordinance Report Example

Cleveland Facade Ordinance

- ***Reporting Requirements:***
  - Submit City's 1-page inspection report by filing deadline
    - Include Inspector's report if *unsafe* conditions are present
  - Critical Inspection Report
    - Keep onsite or produced to DBH within 48 hours upon request
  - Owner to immediately notify the DBH of any *unsafe* conditions and begin repair, reinforcement or precautionary measures (with permits) to abate the conditions
    - Email: Navid Hussain at nhussain@city.Cleveland.oh.us

Cleveland Facade Ordinance

- ***Reporting Requirements:***
  - DBH will issue certificate after proof of inspection and qualified inspector reports a safe condition
  - Occupancy not permitted without certificate
  - Misdemeanor of 1st degree, each day a separate crime
  - DBH to provide review of legislation to council 1 year after effective date
  - Current ordinance is in effect for 2 years after effective date

Cleveland Facade Ordinance

- ***City of Cleveland DBH update***
  - No plans to alter the legislation
  - No extensions
  - Forty-five (45) submissions as of June 6, 2017
  - Developing methods to further communicate the requirements to building owners

Inspection Types

Conducting a facade inspection does not insure all unsafe conditions will be identified (ASTM E2270)

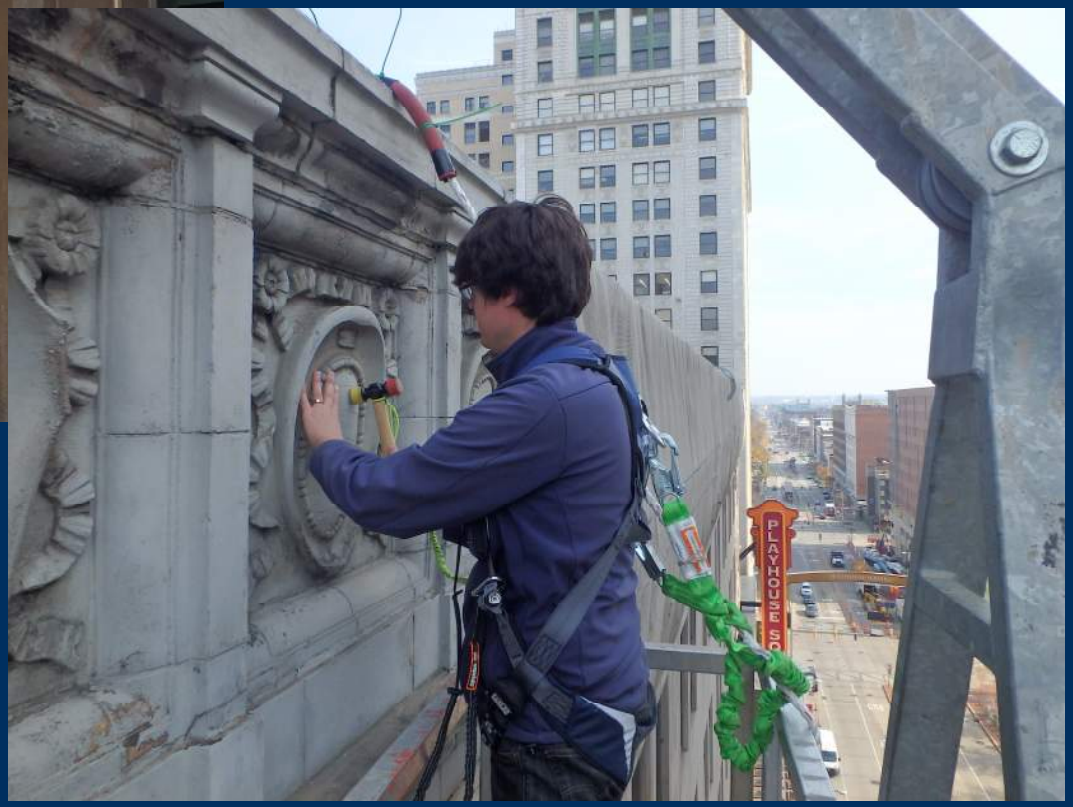
General Inspection

Drone Inspections

Detailed Inspection

Detailed Inspection

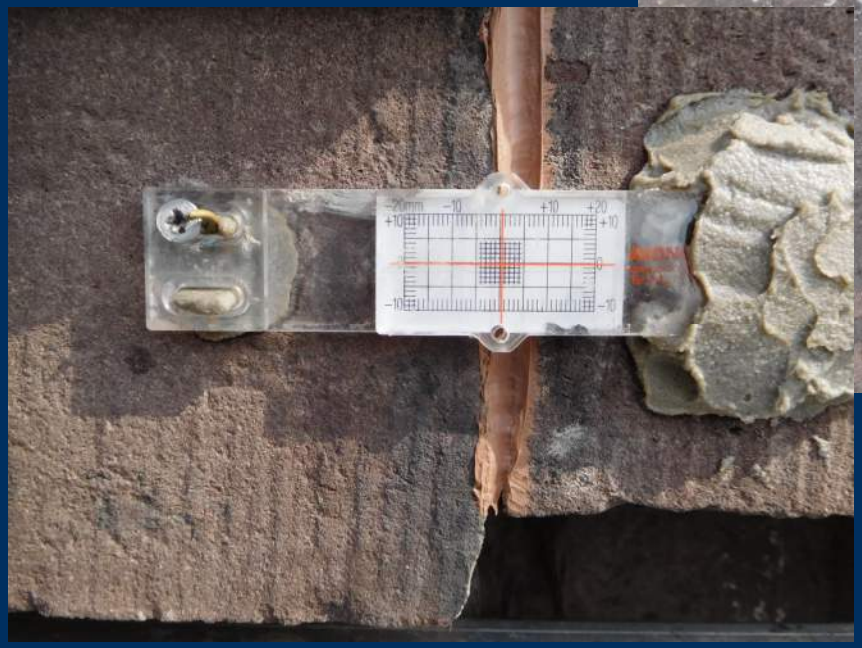
Detailed Inspection



Probe Openings

Inspection Openings

Crack Monitoring



Common Findings

Terra Cotta

Limestone

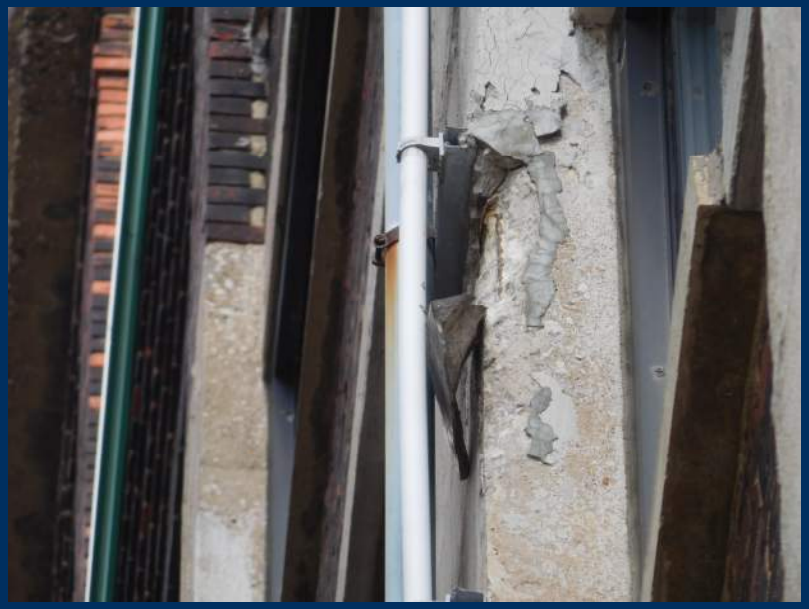
Brownstone

Brick Masonry

Brick Masonry

Exposed Concrete

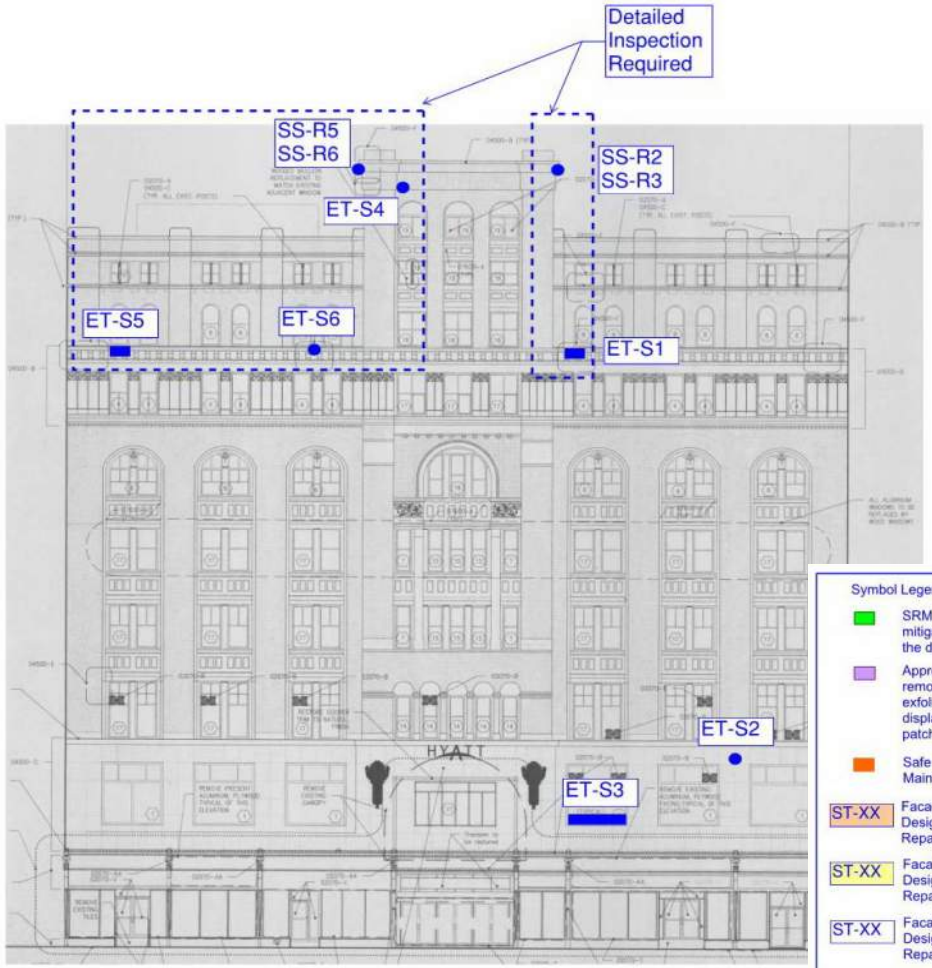
Patching Material



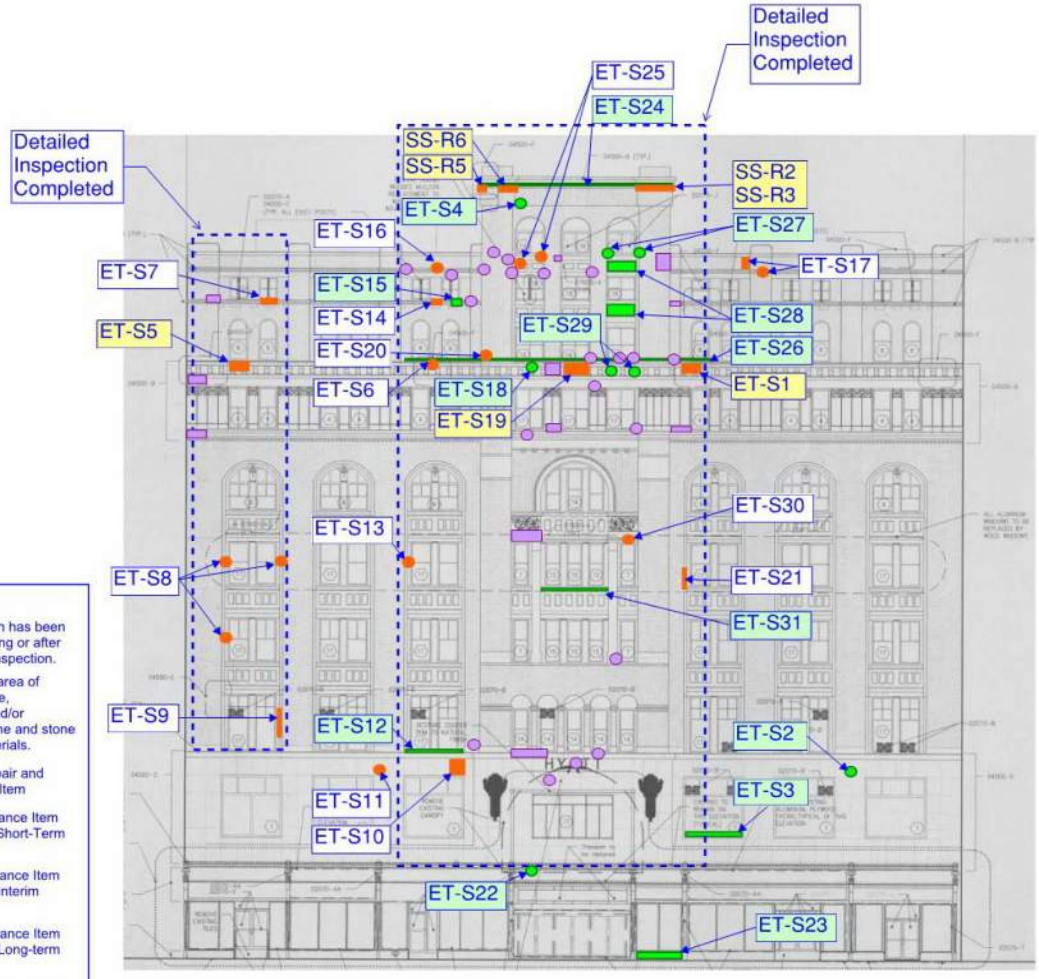
Miscellaneous Items and Appurtenances

Hyatt Regency at The Arcade

General & Detailed Inspections



Euclid Tower
South Elevation

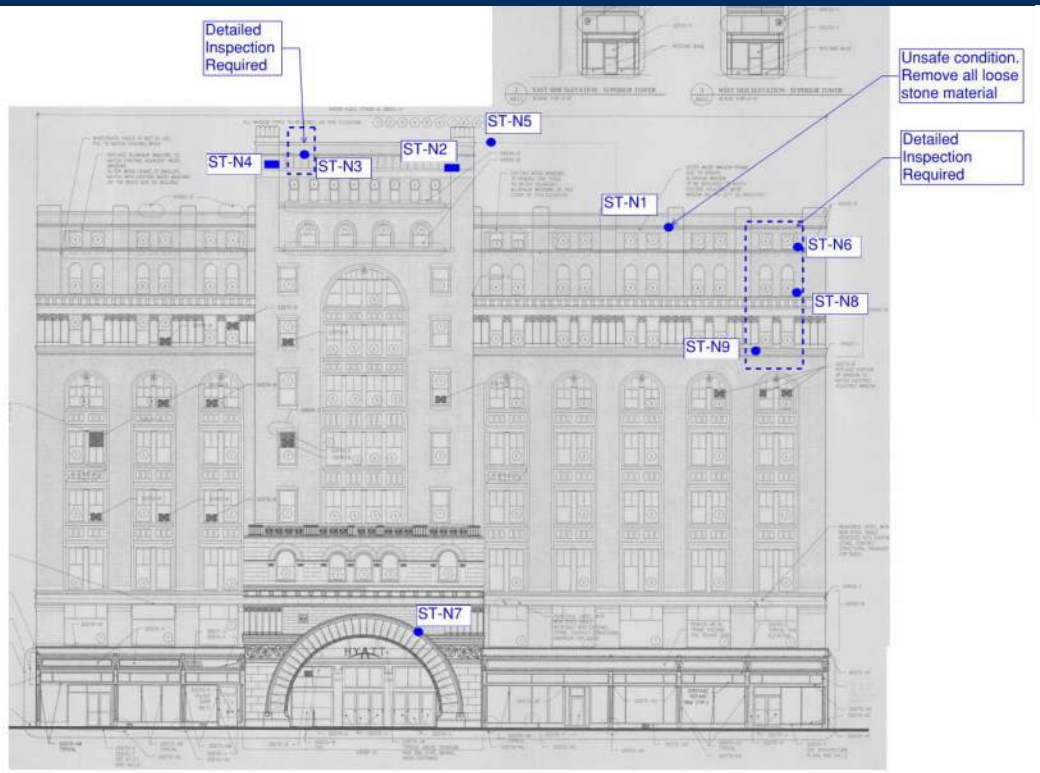


Euclid Tower
South Elevation

General Inspection Findings

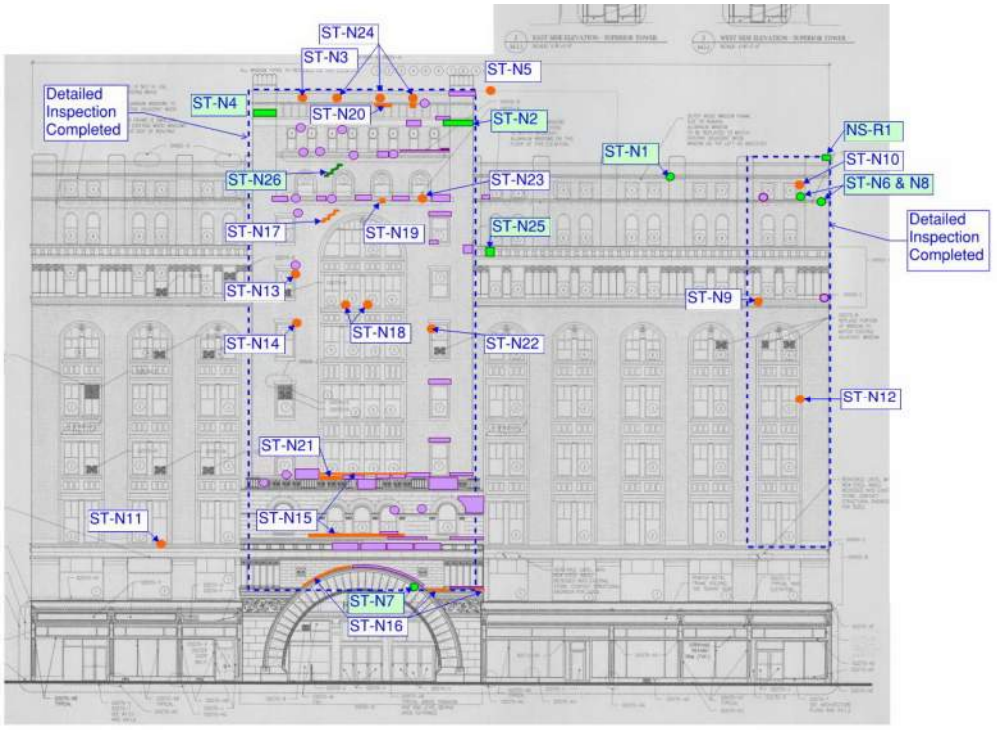
Detailed Inspection Findings

General & Detailed Inspections



Superior Tower
North Elevation

General Inspection Findings



Superior Tower
North Elevation

Detailed Inspection Findings

General & Detailed Inspection Findings

General Inspection Findings

Detailed Inspection Findings

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General & Detailed Inspection Findings

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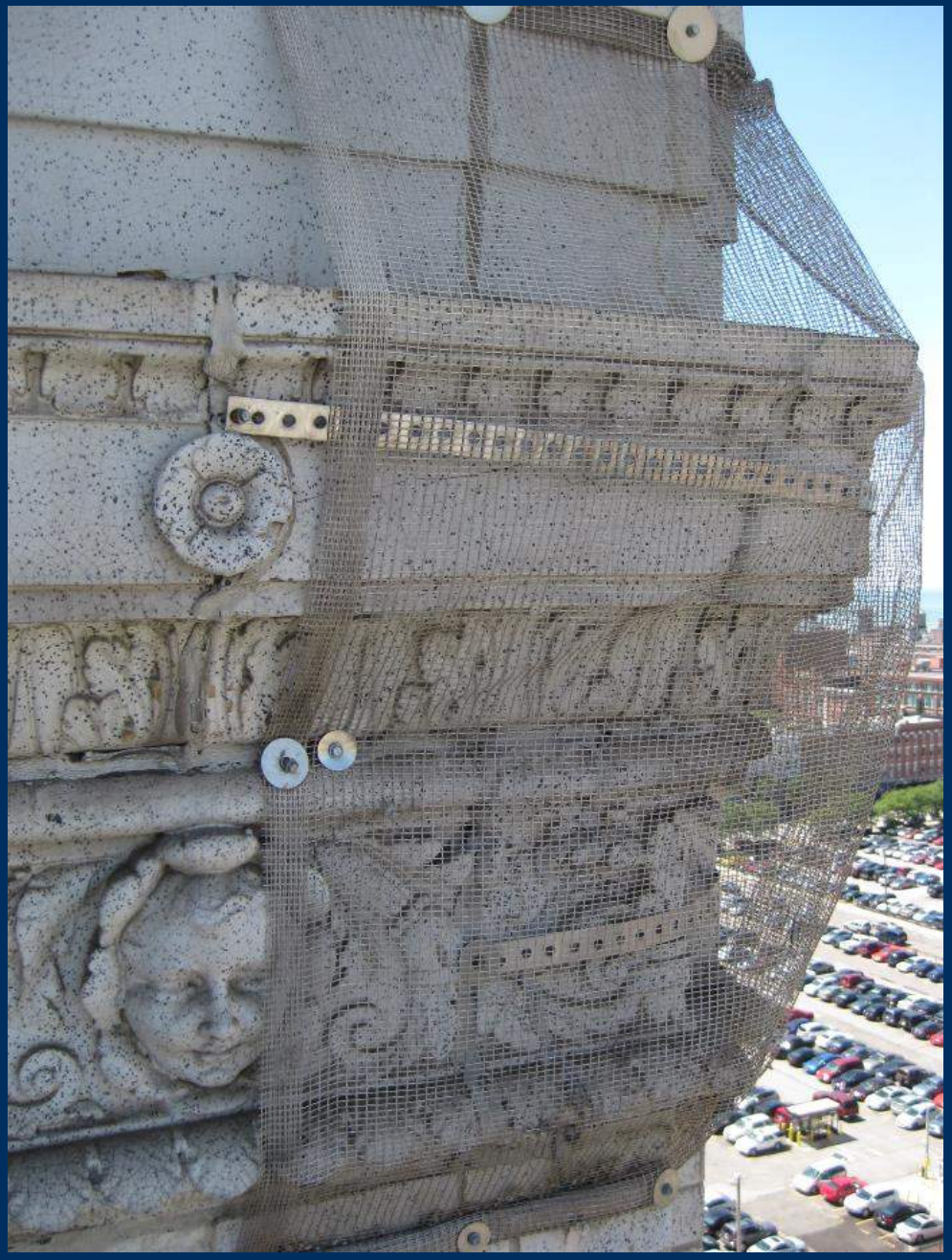
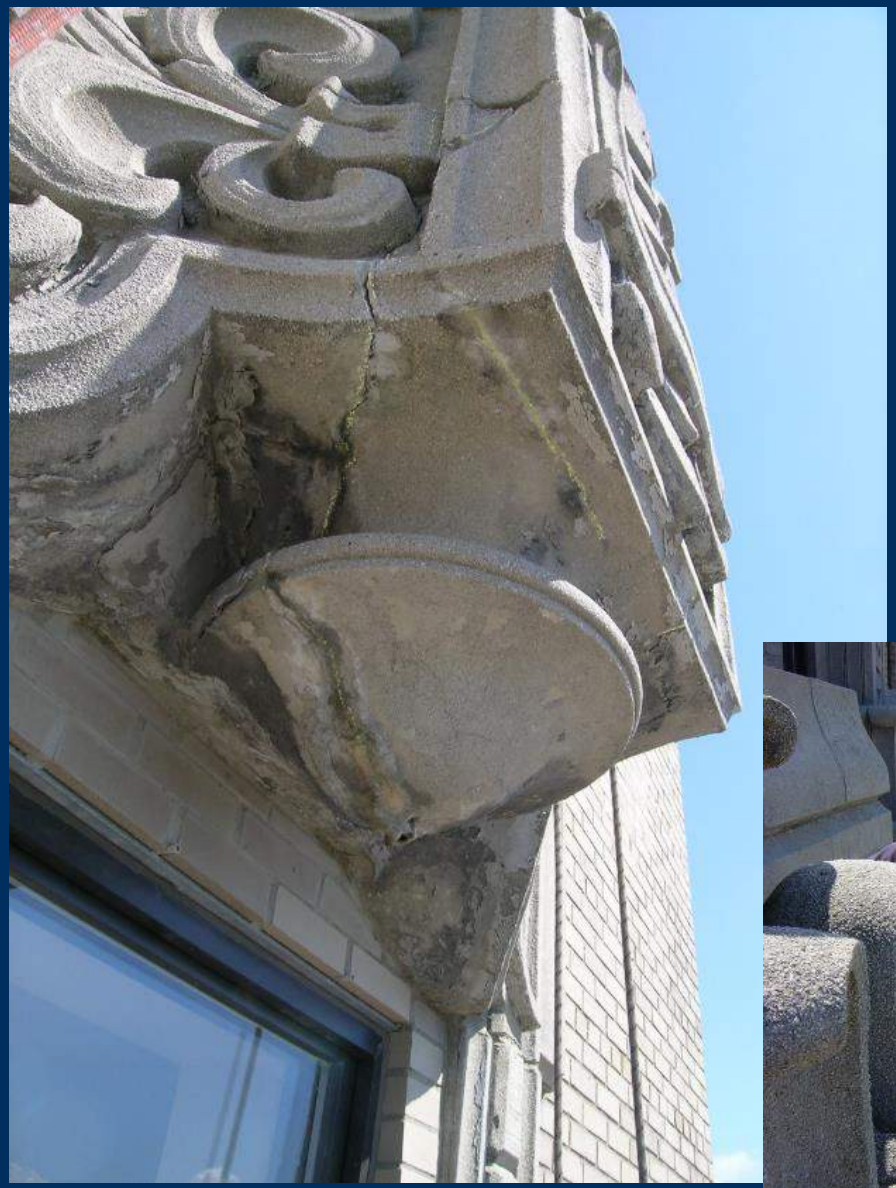
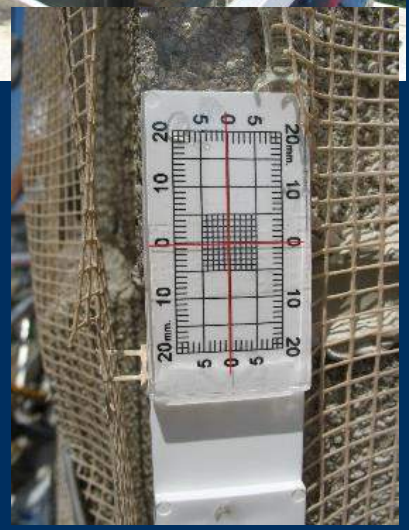
Detailed Inspection Findings

Mitigation Approaches







YES, WE'RE
OPEN!

Thank You
Any questions?

For More Information
on Facade Ordinances

visit

www.facadeordinance.com

www.wje.com

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