

BOSTON FACADE ORDINANCE

9-9.12 Inspection of Exterior Walls and Appurtenances of Buildings Requiring Periodic Inspection

Definition

Exterior walls and appurtenances shall mean any exterior wall of a building over seventy (70') feet in height, or classified as a high rise structure, and excluding residential buildings that are classified as three family, two family, or single family except as required by the commissioner.

Inspection reports. **Every exterior wall defined above shall be inspected in the case of an occupied structure at least once every five (5) years and in the case of an unoccupied structure at least once a year.** The inspection shall be made and a report thereon prepared by a registered architect or engineer and shall be filed with the Commissioner together with a fee in the amount of one hundred (\$100) dollars within thirty (30) days of the inspection.

The Commission shall issue an exterior wall certificate only after having received satisfactory proof of inspection and the inspection report of the architect or engineer reports a safe condition. And no structure referenced in said section shall be occupied without such certificate. Prior to issuing a certificate the Commissioner may in the Commissioner's discretion require inspection by the Department at a charge of one hundred (\$100) dollars which must be paid prior to issuance of the certificate.

The inspection report shall be a written report by the architect or engineer certifying the results of the examination clearly documenting the condition of the exterior walls and appurtenances thereto. The report shall include a record of a significant deterioration, unsafe conditions and movement observed as well as a statement regarding the water tightness of the exterior surfaces. Such report must be signed by, or bear the professional seal of, the registered architect or engineer.

Upon the filing of an inspection report indicating the existence of an unsafe condition, the Commissioner shall affix the appropriate violation on the structure and the owners, or agent, shall immediately commence repairs to

remedy the violation.

The exterior wall certificate required under this section is in addition to, and not in lieu of, any other permits or licenses which may be required by the Inspectional Services Department or other public authority concerning occupation or operation of the building or structure.

Any person or entity being the assessed owner which shall include any trustee of a trust or being the person in control of a structure requiring an exterior wall certificate who shall fail to have the structure inspected requiring an exterior wall certificate who shall fail to have the structure inspected or fail to file the inspection report with the required fee or who shall suffer occupancy of such a structure without a valid certificate shall be punished by a fine of one hundred (\$100) dollars for each day that such a violation shall continue. This fine may be disposed of under the terms of G.L. c40, sec. 21D or in a criminal action.

Facade Inspection Policy(City of Boston Ordinance 9-9.12)

The Inspectional Services Department is responsible for the implementation and the enforcement of the City of Boston Ordinance 9.9-12, concerning the inspection of Exterior Walls and their appurtenances. The following guidelines have been developed to establish a fair and consistent policy for this enforcement:

Inspection of building facades of 125 feet in height or less may be performed visually with aid of binoculars or other equipment, or from adjacent structures, etc.

Facade elevations higher than 125 feet above grade shall include a close visual inspection consisting of at least one drop per facade elevation for the full height, by swing stage or window washing equipment or similar method agreed upon in advance between the consulting professional and the Inspectional Services Department.

Report shall include:

Address of property

Name, address, and representative of owner

Name and address of firm/individual performing inspection

Date of Inspection

Description of building to include:

Height of building

Type of construction

General use and occupancy of buildings

Existence of parapets, cornices, canopies, fire escape or any other appurtenances

Method(s) of inspection

Documentation of recent structural or envelope repairs, if any

Narrative description of conditions found including structural condition and weathertightness of facade, condition of flashing, sealant, etc.

Location of cracks, displacements, etc.

Recommendations for repairs required, if any, and degree of severity

Signature and seal of individual performing inspection and date of report

Exterior and appurtenances shall mean any exterior wall of a building over seventy (70) feet in height, or classified as a high rise structure, exclusive of one, two, or three family residential buildings, except as required by the Commissioner.

Every exterior wall defined above shall be inspected at least once every five (5) years, and in the case of an unoccupied structure at least once a year. The inspection shall be made and a report thereon prepared by a registered architect or engineer, which shall be submitted to the Inspectional Services Department with a filing fee of \$100.00.