**Façade Maintenance Working Group**

**Earthquake Safety Implementation Program**

**AGENDA**

June 28, 2013 - 10:00 AM – 11:30 AM

The EPICENTER

245 Third Street

San Francisco, CA 94102

Meeting One

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1. Introductions
2. Discussion of Program Framework
	* Should this be an Administrative Bulletin or Ordinance?
	* What is the risk? How do we determine the risk?
	* How do we organize a program? Risk categories or a simple in an out system?
	* Exterior maintenance or façade alone?
	* Other questions?
3. Adjourn
* Set time for next meeting.

**Background**

**ESIP Task A.2.b. - Building façade evaluation and maintenance.**

The City and County of San Francisco intents to develop a program to reduce risks to the general public and to enforce the existing requirements per SFBC Section 3401.2. The purpose of this work is this work to reduce what are significant earthquake hazards of falling façade materials caused by building drift, shaking, and from other causes of failure.

**3401.2 Maintenance**. *Buildings and structures and parts thereof, shall be maintained in a a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner’s designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require the building or structure to be respected. The requirements of this chapter shall not provide the basis for removal or abrogation of the fire protection and the safety systems and devices in the existing structures.*

**Other jurisdictions with similar façade maintenance programs**

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| Location | Which Buildings | Frequency | Subject Walls |
| Boston, MA | H > 70’ | 5 years (1 year if unoccupied) | All walls |
| Chicago, IL | H > 80’ | 2 years (Critical exam every 4, 8, or 12 years) | 50% of walls, 100% of corners and all terra cotta |
| Detroit, MI | H > 5 Stories | 5 years | Cornices and projections |
| Columbus, OH  | Age > 20 years within 10’ of the PROW | 5 years | All walls |
| Milwaukee, WI | H > 5 storiesAge > 15 years | 5 years | All walls |
| New York, NY | H > 6 stories | 5 years | All walls (except within 12” of adjacent walls) |
| Philadelphia, PA | H > 6 stories | 5 years | All walls and appurtenances  |
| Pittsburgh, PA | All buildings (per section 304) | 5 years | All walls |
| St. Louis, MO | H > 6 stories | 5 years | All walls  |

*Source: Information taken from Facility Engineering Associates 2010*

Also see [www.facadeordinance.com](http://www.facadeordinance.com) and [www.sfcapss.org](http://www.sfcapss.org) for additional information.