



C I T Y O F P H I L A D E L P H I A

DEPARTMENT OF LICENSES & INSPECTIONS
1130 Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102-1687

RALPH DIPIETRO,
ACTING COMMISSIONER

Dear Valued Stakeholders,

Under [Section PM-315](#) of the Philadelphia Property Maintenance Code, the façades of buildings that are at least six stories high or that have appurtenances 60 feet or higher off the ground must be professionally inspected on a periodic basis.

The inspections must be conducted by licensed professional engineers or registered architects who have relevant knowledge and experience. These professionals must report back to the Department of Licenses and Inspections (L&I) on L&I forms that are then submitted via the City's eCLIPSE system.

Regulations and forms promulgated in October 2019 require that when professionals report that facades are generally safe but need repair, the necessary repairs must be completed within six months of the report. However, following an expedited internal review triggered by extensive feedback, and in light of the pandemic, L&I has decided to defer enforcement of the October 2019 regulation with respect to façade inspections until June 2021. **This means that the required façade inspections must still be performed, but the results should be submitted to L&I on an earlier version of the [report form](#) and in accordance with the instructions on that form.**

L&I will re-evaluate time limitations for repairs and, if necessary, promulgate an updated regulation within the next several months. We will consult with property owners, engineers, architects, and contractors to determine a reasonable time frame to allow for repairs to be made. L&I has found that when no time limit is imposed for repairs to facades found to be safe but in need of repair, too many property owners neglect the repairs entirely.

Please accept our apologies for any inconvenience or stress caused by not having addressed this issue sooner. Information on how to submit façade inspection reports through our online portal is available on our [website](#). If you have questions, please contact facadereports@phila.gov.

Yours truly,

Elizabeth Baldwin, P.E.
Chief Code Official
Department of Licenses and Inspections