




Pier, Façade, and Fire Escape Inspections



Agenda

- L&I Resources
 - Inspection Requirements
 - Piers
 - Facades
 - Fire Escapes
 - Submitting Through eCLIPSE
- 



Services and Resources

www.phila.gov/li

The screenshot shows the homepage of the City of Philadelphia Department of Licenses and Inspections. At the top left is the City of Philadelphia logo. The navigation menu includes 'SERVICES', 'PROGRAMS & INITIATIVES', 'NEWS & EVENTS', and 'PUBLICATIONS & FORMS'. The main heading is 'Department of Licenses and Inspections' with the tagline 'Building a safer city by enforcing building-related codes through inspections, licensing, permitting, and demolitions.' Below this is a horizontal menu with 'HOME', 'ABOUT', 'LICENSES', 'PERMITS & CERTIFICATES', 'INSPECTIONS', 'APPEALS', and 'RESOURCES'. The 'Services' section features six cards: 'Get a business or trade license', 'Search for property history and business license information', 'Get a building permit', 'Find a licensed contractor and contractor information', 'Track a permit application', and 'Rent your property'.

City of Philadelphia







SERVICES ▾ PROGRAMS & INITIATIVES NEWS & EVENTS PUBLICATIONS & FORMS 🔍

Department of
Licenses and Inspections

Building a safer city by enforcing building-related codes through inspections, licensing, permitting, and demolitions.

HOME ABOUT ▾ LICENSES ▾ PERMITS & CERTIFICATES ▾ INSPECTIONS ▾ APPEALS RESOURCES

Services

 Get a business or trade license	 Search for property history and business license information	 Get a building permit
 Find a licensed contractor and contractor information	 Track a permit application	 Rent your property

Website Service

An official website of the City of Philadelphia government. [Here's how you know](#) ▾ English Español 中文

City of Philadelphia Services Programs **Departments** Tools Publications News

Department of Licenses and Inspections

Building a safer city by enforcing building-related codes through inspections, licensing, permitting, and demolitions.

Home About Licenses Permits & certificates **Inspections** Appeals Resources

Department of Licenses and Inspections

Property owners with [fire protection systems that required periodic testing](#) must submit their certifications to the Department of Licenses and Inspections by [this date](#). For more information in your language, visit the [notification of fire protection](#).

Services

Get a business or trade license	Search for property history business license information	Property maintenance certifications	Building or repair permit
Find a licensed contractor and contractor information	Get a Zoning Permit	Fire protection certifications	Property (long-term)
		School certifications	Property (long-term)
		Vacant lot rodent certifications	

[SEE ALL SERVICES](#)

Property maintenance certifications

Property owners must have certain structures inspected periodically by qualified professionals.

Which structures require a maintenance inspection?

Certain structures in the city need to have specialized inspections. These include:

- Private bridges
- Facades, if a building is:
 - Six or more stories tall,
 - Has any appearance more than 65 ft. in height,
 - Fire escapes and fire escape balconies,
 - Plans and other weathered structures that extend below the waterline of the Delaware River, Schuylkill River, or their estuaries.

The Department of Licenses and Inspections (DLI) audits a random sample of these inspections.

Inspection requirements

Property owners must get inspections within 60 days after the structure is finished. They must get inspections every 5 years after that.

- Private plans must be inspected every 3 years, and immediately after being hit by a ship or damage.

Inspections must be conducted by a licensed structural engineer.

- Facades may be inspected by a licensed registered architect/engineer in the design. [View more](#)

Process

Engineers must prepare a report stating whether the structure is safe, unsafe, or safe with a repair and maintenance program.

Safe structures

A structure is safe if one or more of the following conditions are observed:

- No visible damage,
- Only wood to be replaced before or demolition is observed, but no remaining to be observed. [View more](#)

Where to submit reports

Submit reports online using [eSIP](#).





All reports must use the legal address established by the [Office of Property Assessment](#) (OPA). You must have a design professional registration in order to submit any building certifications or reports. Visit [eSIP online eSIP](#) for step-by-step instructions on [how to submit a maintenance inspection certification](#).

Related content

- From the Philadelphia Code:
 - [§ 24-112](#) (bridges)
 - [§ 24-113](#) (facades)
 - [§ 24-114](#) (fire escapes, fire escapes, fire escapes, and fire escapes)
 - [§ 24-115](#) (bridges)
- [eSIP online eSIP](#)
- [Department of Licenses and Inspections certifications](#)
- [Code Bulletin A-200](#)

Virtual and In-Person Appointments

Resources

 eCLIPSE Use our online system to apply for permits and licenses. You can also look up business and trade license information.	 Make an appointment You must make an appointment to get services at the L&I Permit and License Center.	 Atlas Atlas is the City's robust mapped-based information tool. Find violations, property information, and more.	 311 Use 311 to ask questions or report issues around Philadelphia.
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Can make appointment:

- Online
- Call 311
- Download app
- MSB kiosk

What would you like to get in line for?

Department of Licenses and Inspections Permit With Plans/Copy Request (In Person: MSB) Appointments only	Department of Licenses and Inspections Apply Permit NO Plans (In Person: MSB) Appointments only	Department of Licenses and Inspections New/Renew License (In Person: MSB) Appointments only	Department of Licenses and Inspections Revised Plan Submission (In Person: MSB) Appointments only
Department of Licenses and Inspections Virtual License Meeting Appointments only	Department of Licenses and Inspections Virtual Permit Meeting Appointments only	Department of Planning and Development PHC: Historical, Art, and PCPC: Planning Commission Appointments only	Department of Planning and Development Zoning Board of Adjustment Appointments only

Virtual- next business day
In-Person- same day

May vary during peak days/ seasons

Chat



Accessible through any eCLIPSE screen

Available 9-1

Live chat will show 'we are here'

Use chat for targeted application assistance, eCLIPSE questions, and escalations

Website Help Services



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

L&I Inquiry Submission

The following form will allow you to submit an inquiry to L&I. Please make every attempt to resolve your issue using information provided on the L&I website (www.phila.gov/li). If you do not see an option that matches your inquiry, please reach out to 311 for support. You can expect to receive a response within 2 business days.

Select an Inquiry Type: *

- Permit or Inspection Issue
- License Issue
- Code or Permit Processing Question
- Boards Notice of Decision Submission
- Payment Issue
- Project Meeting and Dedicated Examiner
- Property Sales Certification
- Structural Maintenance & Fire Protection Certifications
- Missing virtual Appointment Link
- Request Copy of Violation
- Other

NEXT

Structural Maintenance & Fire Protection Certifications

Use this form to receive support with submitting a structural maintenance or fire protection certification. Please review the information on phila.gov/li prior to submitting an issue.

Please Note: This process is for submitting required Annual Building Certifications ONLY. Certifications required to complete permit activities will not be validated by using this portal. Certifications for Building/Fire Safety systems for construction project permits shall be submitted through the permit portal.

Select the certification category: *

- Structural Maintenance (i.e. Facade, Fire Escape, Pier, Private Bridge)
- Fire Protection (i.e. Damper, Electrical, Fire Alarm, Sprinkler, etc.)

Select your issue type: *

- Missing link to submit certifications
- License or certification type not listed in dropdown of submission screen
- Cannot find address
- Unsure which building to select
- Other

Questions not related to
eCLIPSE navigation?

Emails:

facadereports@phila.gov

firescapereports@phila.gov

pierreports@phila.gov

Website Help Services

Service Request: including status of past-due reviews, holds, permit access, specific code/ process questions

City of Philadelphia

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HOME ABOUT ▾ LICENSES ▾ PERMITS & CERTIFICATES ▾ INSPECTIONS ▾ APPEALS RESOURCES

Services

Get a business or trade license	Search for property history and business license information	Get a building permit
Find a licensed contractor and contractor information	Track a permit application	Rent your property

Self Help: eCLIPSE Help, FAQs, Code Bulletins

Philly 311 Call Center



Call 3-1-1 (215-686-8686) for:

- Service requests
- Direction on connecting with L&I
- Basic information on available L&I services
- Basic eCLIPSE help (i.e. password re-set)

Philly311

Services

 Submit a service request with 311	 Track a service request with 311	 Report an abandoned vehicle
 Report a pothole or other street damage	 Report illegal dumping	 Report graffiti

What we do

Connect

Announcements

📣 ANNOUNCEMENT

Periodic Certification of Fire Protection Systems Due May 31st

March 11, 2024

📣 ANNOUNCEMENT

Check out L&I's YouTube Channel

December 8, 2023

Keep an eye on Announcements and Newsletter!

Posts



✍️ POST

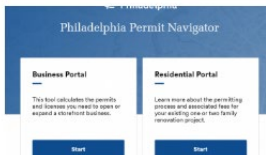
Annual L&I Focus Group Initiative

October 13, 2023



✍️ POST

Newsletters



✍️ POST

What you need to know about Navigator Pilot

February 6, 2023

[🔗 Sign up to get the newsletter](#)

[🔗 March 2024](#)

[🔗 February 2024](#)

[🔗 January 2024](#)

[More +](#)



Home / Department of Licenses and Inspections / Resources

Resources

The Department of Licenses and Inspections (L&I) offers many resources for customers and the public.

Featured resources



Permit Navigator Pilot

Determine what permits are needed for certain projects, and get information on the cost and application process for select permits.



eCLIPSE

Use L&I's online system to apply for permits, licenses, and certificates.



Help using eCLIPSE

Learn more about using eCLIPSE with the help of our videos, information sheets, and other resources.

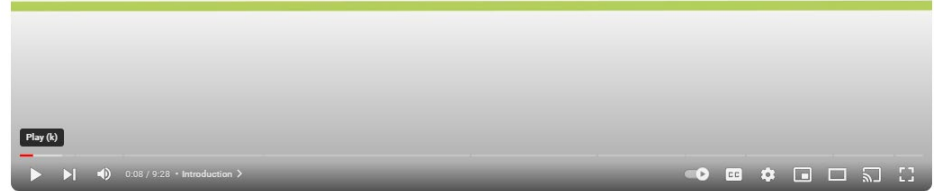


L&I's YouTube Channel

Check out L&I's YouTube channel for resources on eCLIPSE, permitting, licensing, and more!

Check out our YouTube Video On available resources

Department of Licenses & Inspections



Available L&I Resources

 PhillyLicenses&Inspections
98 subscribers

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1 Like, Share, Download, Clip, Save, ...

353 views 5 months ago

This video is to help you learn what resources are available on the Licenses and Inspections (L&I) website, and the various ways to contact the department.

0:00 Introduction: ...more



Inspection Requirements

Requirements

DIRECTION:

Section 1: Submission of Electronic Reports

The following table summarizes the inspection type, cycle, and reporting deadline for those assessments and certifications that must be submitted to the Department.

SUMMARY OF INSPECTION AND REPORTING REQUIREMENTS

Inspection Type	Phila Code Section	Qualification of Inspector	Inspection Cycle ²	Report Submission Deadline	Report Requirement
Damper	4-F-701.6	Qualified Sheet Metal Technician	4 years (high-rise and special assembly occupancies); 6 years (1-2)	No more than 90 days after inspection deadline	Form No. TP_001_F
Electrical Certification	4-A-703	Electrical Contractor or Inspector	Annual	July 31	Form No. EP_004_F
Emergency Standby Power	4-F-901.6	Electrical Contractor or Manufacturer's Representative	Annual	No more than 45 days after inspection deadline	Form No. 81-995
Facade Exterior (Wall)	4-PM-315	PA Professional Engineer or Registered Architect with relevant experience	5 years ³	By inspection deadline	Form No. TP_011_F; Full Report for Unsafe
Fire Alarm	4-F-901.6	Fire Alarm Inspector or Electrical Contractor	Annual	No more than 45 days after inspection deadline	Form No. TP_009_F
Fire Escape	F-1104.16	Pa Professional Engineer with relevant experience	5 years	No more than 90 days after inspection deadline	Form No. TP_020_F; Full Report for Safe w/ Repair or Unsafe
Pier	4-PM-314	Pa Professional Engineer with relevant experience	3 years	No more than 60 days after inspection deadline	Form No. TP_011_F and Full Report
Private Bridge	4-PM-316	Pa Professional Engineer with relevant experience	5 years ³	No more than 90 days after inspection deadline	Form No. TP_011_F; Full Report for Unsafe
Smoke Control	4-F-901.6	Qualified Sheet Metal Technician or Pa Professional Engineer (if required by testing and operations plan)	Annual	No more than 90 days after inspection deadline	Form No. TP_002_F
Special Hazards	4-F-901.6	Fire Suppression Systems Worker	Annual	No more than 45 days after inspection deadline	Form No. 81-992
Sprinkler	4-F-901.6	Fire Suppression Systems Worker (with specialty license)	Annual	No more than 45 days after inspection deadline	Form No. 81-984
Standpipe	4-F-901.6	Fire Suppression Systems Worker (with specialty license)	Annual	No more than 45 days after inspection deadline	Form No. 81-984

1. The professional (inspector, design professional, or inspector) must meet qualifications set forth in the Code. A professional must be employed (or self-employed) by a company with a valid Activity License. Additional company qualifications may apply, as defined by the Code.

2. The date of prior inspection shall determine the due date of the next inspection, with the exception of the Electrical Certification.

3. Electrical Certification is required for Philadelphia public and charter schools.

4. A manufacturer's representative must register the manufacturer's approval and their Activity License with the Department.

5. The first inspection report for a newly constructed building or bridge shall be due 10 years after the issuance of the Certificate of Occupancy or Approval. Subsequent inspections shall be completed every 5 years.

[Code Bulletin A-2204](#) provides a summary of requirements, including:

- Code reference
- Inspector Qualifications
- Inspection Cycle
- Report Submission Deadline
- Report Requirements


Inspection and Reporting Deadline may differ.



Pier and Waterfront Structure Requirements




Pier Requirements

- Law requiring periodic inspection requirements for piers was developed in 2000 following the collapse of Pier 34 on the Delaware River.
 - Initial inspections required to be completed by 2003.
 - Current Law applies to all piers, bulkheads, wharves, docks, and other structures with structural components partly or below water of Delaware River, Schuylkill, and estuaries, except:
 - Pipelines, bridges, dams, utility towers, tram towers, and water/ wastewater discharge.
 - Vacant Piers with restricted access that comply with posting and filing requirements of P-314
 - Bulkheads in Fairmount Park and those along public right-of-way regulated by another agency.
- 




Pier Requirements

- Structural Assessment must be conducted every 3 years. The Project Engineer must submit the Summary Form and Full Report within 60 days of inspection.
 - Ordinance identifies minimum qualifications of all inspection personnel:
 - Project Engineer- responsible for assessment report. PA PE with min 5 years relevant experience
 - Team Leader- shall lead underwater inspections. PA PE with min 3 years experience
 - Divers- shall perform underwater inspections. Commercial divers with min 80 hours relevant experience.
- 




Pier Requirements

- Requires topside and underwater inspections. No direct reference to ASCE Manual for Waterfront Facilities Inspection and Assessment.
 - Identifies minimum content of structural assessment report. Must include description of facilities and inspection procedures, existing conditions, evaluation, and recommendations.
 - Original law required that a pier be classified into 1 of 6 categories: Very Good, Good, Fair, Poor, Serious, Critical.
 - 2018 Ordinance adopted modified classifications to align with other maintenance programs subsequently adopted by the City.
- 



Pier Requirements

- Unsafe- Advanced deterioration, overstressing, or breakage may have significantly affected the load-bearing capacity of primary structural components. The pier or other waterfront structure, or a portion thereof, must remain closed until repairs are completed and the structure deemed Safe. (Poor, Serious, Critical)
 - Safe with a Repair and Maintenance Program- All primary structural elements are sound but minor to moderate defects or deterioration observed. Areas of moderate to advanced deterioration may be present but do not significantly reduce the load-bearing capacity of the structure. Repairs are recommended and may need to be carried out with moderate urgency. (Fair)
 - Safe – All Others (Very Good, Good)
- 

Reporting-Unsafe Conditions

Engineer must submit deficiency report through eCLIPSE

Submission will trigger L&I investigation and citation

If condition poses an immediate threat, engineer must contact L&I directly

Owner must take steps to secure site within 24 hours

May include live load posting, barriers, and closing


Owner must remediate unsafe condition

L&I follows standard protocol for unsafe violations . Violation remains open until permanent repair is made.

May submit an appeal to the BBS for an extension of time or amended report



Unsafe

- **PM-314.5.1 Posting and restricted occupancy:** Where an Unsafe condition is reported, the following actions shall be taken based upon the recommendations of the Project Engineer, as detailed in the structural assessment report:
 - **Post Maximum Permitted Live Load Certification** - Live load certification signs, approved by the code official, shall be conspicuously posted. (POOR)
 - **Barriers** - Install barriers and post approved signage to prevent access to specific areas identified by the Project Engineer. (SERIOUS)
 - **Restrict Occupancy** - Immediately cease operation of any pier or other waterfront structure, or portion thereof, determined by the Project Engineer to be in unsafe condition. Post "Danger - No Trespassing" signs on all sides including the on-shore and out-shore sides. Install a barrier to prevent access to the pier or other waterfront structure, or portion thereof, from all points of access. (CRITICAL)
- 




Reporting- Safe w/Repair

- The Owner is responsible for completing repairs within timeline stipulated in report and obtain permits, as necessary.



Summary Report

DO NOT MAIL THIS FORM



**Department of
Licenses and Inspections**
CITY OF PHILADELPHIA

Upload completed forms through the "Submit an Annual Certification Report" option in eCLIPSE www.edison.phila.gov

Summary Inspection Form

Use this form to provide inspection information and results of the three mandatory program inspections listed below.

1

Inspection Type
Complete a separate form for each inspection.

Indicate which type of inspection is completed:

Pier Private Bridge Exterior Wall and Appurtenance

2

Property Information
Provide the property address where the testing will be performed. Address must be the address assigned by OPA.

Address: _____

Occupancy Type: _____ Designated as Historic: Yes No

Year Constructed: _____ Inspection Report Date: _____

3

Building Owner/Owner's Agent
Provide the contact information for the building owner/owner's agent.

Name: _____

Address: _____

Email: _____ Phone: _____

4

Professional Performing and Responsible for Inspection
The contractor must provide their contact information and license number, then sign and date.

(a) Provide the contact information for the professional responsible for the inspection and the professional report.

(b) Provide company information for the professional.

(a) **Professional Information**

Name: _____ License #: _____

Email: _____ Phone: _____

(b) **Company Information**

Company Name: _____

Email: _____ Phone: _____

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Description of Inspection

(a) **Pier**
Principal Function: _____

(b) **Private Bridge**

Pedestrian Vehicular Equipment Only

Bridge located entirely on address "A" Bridge connects address "A" to address "B"

Address "A": _____ Address "B": _____


Clearance above Right-of-Way spanned: _____

(c) **Exterior Walls and Appurtenances**

No. of stories of structure: _____ Height: _____ Exterior wall type: _____

TP_011_F (Rev 12.2021) Summary Inspection Report Page 1 of 2

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**Department of
Licenses and Inspections**
CITY OF PHILADELPHIA

Structural and/or Exterior Wall Assessment Rating

Select the assessment rating based upon the inspection results. The definition of each rating category is located under the assessment rating.

Safe w/ Repair & Maintenance Program
When repairs are completed and a "Safe" assessment is deemed, the Professional shall submit a new inspection form.

SAFE

- No visible damage or only minor to moderate defects or deterioration observed, but no overstressing observed.
- Structural and/or exterior wall elements may show very minor deterioration, but no overstressing observed.
- No repairs are required.

SAFE WITH REPAIR & MAINTENANCE PROGRAM

- All primary structural and/or exterior wall elements are sound, but minor to moderate defects or deterioration observed.
- Areas of moderate to advanced deterioration may be present, but do not significantly reduce the capacity of the structure.
- Repairs are recommended and may need to be carried out within the time frame designated by the Professional or by such time necessary to prevent a condition from becoming an unsafe condition, whichever is sooner.
- Required repairs must be described in an engineer's report and uploaded with this certification.
- Upon completion of the repairs, the Professional shall complete a post repair inspection and submit a new inspection form.

UNSAFE / IMMINENT DANGER

- A condition of which any part thereof is dangerous to persons or property and in need of prompt remedial action. The engineer's report shall be submitted when this level of assessment rating is selected.
- The Department of Licenses and Inspections Emergency Services Unit shall be notified by phone (215-696-2480) within 12 hours of discovery and a report containing details of the condition and recommended temporary safety measures shall be uploaded with this summary inspection report.

FOR OWNER / OWNERS REPRESENTATIVE:

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

Signature of Owner / Owner Representative: _____ Date: _____

FOR PROFESSIONAL:

I hereby state that the owner / owner's representative has authorized the submission of this report on the owner / owner's representative's behalf. Furthermore, I hereby state that all report 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 / owner's representative.

Signature of Professional: _____ Date: _____

Affix Seal Here

TP_011_F (Rev 12.2021) Summary Inspection Report Page 2 of 2


Must still submit full assessment



Façade Inspection Requirements




Façade Requirements

- Law requiring regular inspection of exterior walls and appurtenances enacted in 2010.
 - Similar laws in effect in approximately a dozen cities. Most pre-date Philadelphia ordinance, with NYC dating back to 1980.
 - Requires all buildings 6 or more stories in height or appurtenances more than 60' in height to undergo inspection by a professional every 5 years.
 - Reserves option for more stringent oversight in certain areas; however, no areas are defined.
- 



Façade Requirements


- Requirements based on NYC ordinance and ASTM E2270 – Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions, although there is no direct reference
 - PM Code provides broad guidance on inspector qualifications, research, and mode of inspections.
 - Inspection must be performed by or under the supervision of a PA licensed engineer or architect (with experience). L&I does not pre-qualify.
 - Engineer determines inspection methods BUT a physical inspection from a scaffold or other observation platform is required for a representative sample of the exterior wall (as determined by the engineer).
 - Supplemental methods may include drone technology complying with FAA regulation.
- 



Timeline


- Timeline for inspection of existing buildings outlined in Section 315 of the PM Code:

Construction Date	Report to be completed no later than:
Prior to and including 1950	June 30, 2011
1951 - 1970	June 30, 2012
1971 - 1980	June 30, 2013
1981 - 1990	June 30, 2014
1991 - 2005	June 30, 2015

- Initial inspection of new buildings must occur within 10 years of CO issuance and every 5 years thereafter.
 - A waiver may be granted if façade underwent a substantial restoration within the prior 5 years. Must be accompanied by permit or, where no permit is required, an engineer's certification.
- 



Façade Requirements

- PM Code outlines full content of engineer's report. It must list and classify specific conditions on deterioration/ movement, water tightness, and appurtenances
 - Building is classified into one of three categories:
 - **Unsafe-** At least one condition of a building's exterior wall or any appurtenance thereto or part thereof that is dangerous to persons or property and requires prompt remedial action.
 - **Safe with a Repair and Maintenance Program-** Building is not Unsafe at the time of inspection but requires repairs or maintenance within a time period designated by the Professional in order to prevent its deterioration into an Unsafe condition.
 - **Safe – All Others**
 - The report must be provided to the owner and summary form submitted to L&I. If Unsafe, full report must be submitted to L&I.
- 

Reporting-Unsafe Conditions

Engineer must submit deficiency report through eCLIPSE

Submission will trigger L&I investigation and citation

If condition poses an immediate threat, engineer must contact L&I directly

Owner must take steps to secure site within 24 hours

May erect netting, fencing, shelter platforms

Must follow up with associated permit applications within 3 days

Owner must remediate unsafe condition

L&I follows standard protocol for unsafe violations . Violation remains open until permanent repair is made.

May submit an appeal to the BBS for an extension of time or amended report




Reporting- Safe w/Repair

- The Owner is responsible for completing repairs within timeline stipulated in report and obtain permits, as necessary.
- Promulgated a reg to require repairs within a defined timeframe but rescinded to revisit timeframes.
- Effort on-hold but may revisit.



Summary Report

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CITY OF PHILADELPHIA

Upload completed forms through the "Submit an Annual Certification Report" option in eCLIPSE www.cityofphila.org

Summary Inspection Form

Use this form to provide inspection information and results of the three mandatory program inspections listed below.

Inspection Type
Complete a separate form for each inspection.

1 Indicate which type of inspection is completed:

Pier Private Bridge Exterior Wall and Appurtenance

Property Information

• Provide the primary address where the testing will be performed. Address must be the address assigned by OPA.

Address: _____

2 Occupancy Type: _____ Designated as Historic: Yes No

Year Constructed: _____ Inspection Report Date: _____

• Indicate the year constructed and the date of the inspection report.

Building Owner/Owner's Agent
Provide the contact information for the building owner/owner's agent.

3 Name: _____
Address: _____
Email: _____ Phone: _____

Professional Performing and Responsible for Inspection
The contractor must provide their contact information and license number, then sign and date.

4 (a) Provide the contact information for the professional responsible for the inspection and the professional report.
Name: _____ License #: _____
Email: _____ Phone: _____

(b) Provide company information for the professional.
Company Name: _____
Email: _____ Phone: _____

Description of Inspection


(a) Pier
Principal Function: _____

(b) Private Bridge
 Pedestrian Vehicular Equipment Only
 Bridge located entirely on address "A" Bridge connects address "A" to address "B"
Address "A": _____ Address "B": _____
Clearance above Right-of-Way spanned: _____

(c) Exterior Walls and Appurtenances
No. of stories of structure: _____ Height: _____ Exterior wall type: _____

TP_011_F (Rev 12.2021) Summary Inspection Report Page 1 of 2

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Structural and/or Exterior Wall Assessment Rating

6

SAFE

- No visible damage or only minor to moderate defects or deterioration observed, but no oversteering observed.
- Structural and/or exterior wall elements may show very minor deterioration, but no oversteering observed.
- No repairs are required.

SAFE WITH REPAIR & MAINTENANCE PROGRAM

When repairs are completed and a "safe" assessment is deemed, the Professional shall submit a new inspection form.

- All primary structural and/or exterior wall elements are sound, but minor to moderate defects or deterioration observed.
- Areas of moderate to advanced deterioration may be present, but do not significantly reduce the capacity of the structure.
- Repairs are recommended and may need to be carried out within the time frame designated by the Professional or by such time necessary to prevent a condition from becoming an unsafe condition, whichever is sooner.
- Required repairs must be described in an engineer's report and uploaded with this certification.
- Upon completion of the repairs, the Professional shall complete a post repair inspection and submit a new inspection form.

UNSAFE / IMMINENT DANGER

- A condition of which any part thereof this is dangerous to persons or property and in need of prompt remedial action. The engineer's report shall be submitted when this level of assessment rating is selected.
- The Department of Licenses and Inspections Emergency Services Unit shall be notified by phone (215-686-2480) within 12 hours of discovery and a report containing details of the condition and recommended temporary safety measures shall be uploaded with this summary inspection report.

FOR OWNER / OWNERS REPRESENTATIVE:

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

Signature of Owner / Owner Representative: _____ Date: _____

FOR PROFESSIONAL:

I hereby state that the owner / owner's representative has authorized the submission of this report on the owner / owner's representative's behalf. Furthermore, I hereby state that all report 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 / owner's representative.

Signature of Professional: _____ Date: _____

Affix Seal Here

TP_011_F (Rev 12.2021) Summary Inspection Report Page 2 of 2

Only required to submit full assessment if designated as unsafe.

Sample Results- 3 cycles of inspection


Inspection Year	Safe	Safe with Repair	Unsafe	Grand Total
2011	25	173	2	200
2016	17	122	4	143
2021	22	154	10	186
Total	64	449	16	529



Fire Escape Inspection Requirements




Fire Escape Requirements

- Law requiring regular inspection of fire escapes enacted in 2016.
 - Required all existing fire escapes to be inspected by 2017 and inspected every 5 years. IFC also requires reinspection every 5 years.
 - If a new fire escape is installed, it must be inspected 10 years after installation and every 5 years thereafter. Must be affixed with a tag identifying the inspection date, next inspection date and name/ contact info of the inspector or inspection business.
 - Fire Code provides minimum requirements for inspector qualification.
 - Inspection must be by a PA licensed engineer with experience in structural engineering.
- 



Fire Escape Requirements

- Fire Code outlines minimum inspection procedures and content of engineer's report.
 - Fire escape is classified into one of three categories:
 - **Unsafe-** A condition of any part of a fire escape or fire escape balcony that is dangerous to persons or property and requires prompt remedial action.
 - **Safe with a Repair and Maintenance Program-** A condition of a fire escape or a fire escape balcony that is not determined to be Unsafe, at the time of inspection, but that requires maintenance or repair within a time period designated by a Professional in order to prevent further deterioration into an unsafe condition.
 - **Safe** – All Others
 - The report must be provided to the owner and summary form submitted to L&I. If Unsafe or Safe with Repair, full report must be submitted to L&I.
- 

Reporting-Unsafe Conditions

Engineer must submit deficiency report through eCLIPSE within 24 hr

Submission will trigger L&I investigation and citation

If condition poses an immediate threat, engineer must contact L&I directly

Owner must take steps to secure site within 24 hours

Posting, Evacuation, Fire Watch

Must follow up with associated permit applications within 3 days

Owner must remediate unsafe condition

L&I follows standard protocol for unsafe violations . Violation remains open until permanent repair is made.

May submit an appeal to the BBS for an extension of time or amended report



Reporting- Safe w/Repair

- The Owner is responsible for completing repairs within timeline stipulated in report and obtain permits, as necessary.
- Promulgated a reg to require repairs within 6 months


Regulation:

F-1104.16.5.1.10 (R) A fire escape or fire escape balcony may include minor to moderate defects that do not significantly reduce the load-bearing capacity of the fire escape and/or balcony and will not result in significant reduction for a period of at least six months from the date of inspection. The time period for repairs may not exceed six months.



Summary Report

DO NOT MAIL THIS FORM



**Department of
Licenses and Inspections**
CITY OF PHILADELPHIA

Upload completed forms through the "Submit an Annual Certification Report" option in eCLIPSE www.eclipse.phila.gov

Summary Inspection Form – Fire Escape / Fire Escape Balcony

Use this form to provide inspection information and results of the mandatory program inspection of a Fire Escape / Fire Escape Balcony.

Property Information

• Provide the property address where the testing will be performed. Address must be the address assigned by OPA.

• Indicate the type of occupancy and if the property is listed as historic.

• Indicate the year constructed and the date of the inspection report.

1

Address: _____

Occupancy Type: _____ Designated as Historic: Yes No

Year Constructed: _____ Inspection Report Date: _____

Building Owner's Agent

Provide the contact information for the building owner/owner's agent.

2

Name: _____

Address: _____

Email: _____ Phone: _____

Professional Performing and Responsible for Inspection

The contractor must provide their contact information and license number, then sign and date.

(a) Provide the contact information for the professional responsible for the inspection and the professional report.

(b) Provide company information for the professional.

3

(a) **Professional Information**

Name: _____ License #: _____

Email: _____ Phone: _____

(b) **Company Information**

Company Name: _____

Email: _____ Phone: _____

Description of Inspection

The Professional shall post a weather-resistant reflective tag that identifies the inspection date, the date of which a new inspection is required, and name, address, and telephone number of inspector or inspection business.

4

No. of stories of structure: _____


Height: _____

Fire Escape / Balcony tagged: _____

Location of Fire Escapes / Balconies: _____

Summary Inspection Report – Fire Escape / Balcony Page 1 of 2

DO NOT MAIL THIS FORM



**Department of
Licenses and Inspections**
CITY OF PHILADELPHIA

Structural Assessment Rating

Select the structural assessment rating based upon the inspection results. The definition of each rating category is located under the assessment rating.

5

SAFE

- No visible damage or only minor to moderate defects or deterioration observed, but no overstressing observed.
- Structural elements may show very minor deterioration, but no overstressing observed.
- No repairs are required.

SAFE WITH REPAIR & MAINTENANCE PROGRAM

- All primary structural elements are sound, but minor to moderate defects or deterioration observed.
- Areas of moderate to advanced deterioration may be present, but do not significantly reduce the capacity of the structure for at least six months from the date of the inspection.
- Required repairs must be described in an engineer's report and uploaded with this certification.
- The time period for repairs shall not exceed six months (180 days).
- Upon completion of the repairs, the Professional shall complete a post repair inspection and submit a new inspection form.

UNSAFE / IMMINENT DANGER

- A condition of which any part thereof is dangerous to persons or property and in need of prompt remedial action. The engineer's report shall be submitted when this level of assessment rating is selected.
- The Department of Licenses and Inspections Emergency Services Unit shall be notified by phone (215-686-2480) within 12 hours of discovery and a report containing details of the condition and recommended temporary safety measures shall be uploaded with this summary inspection report form.

FOR OWNER / OWNERS REPRESENTATIVE:

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

Signature of Owner / Owner Representative: _____ Date: _____

FOR PROFESSIONAL:

I hereby state that the owner / owner's representative has authorized the submission of this report on the owner / owner's representative's behalf. Furthermore, I hereby state that all report 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 / owner's representative

Signature of Professional: _____ Date: _____

Affix Seal Here

Summary Inspection Report – Fire Escape / Balcony Page 2 of 2

Required to submit full assessment if requiring repair or designated as unsafe.



Submitting Certifications

Engineer must register license in eCLIPSE

Service page outlines requirements and process

Includes a link to an FAQ that addresses most common questions

Register in eCLIPSE as a design professional or attorney of record

Service overview

Design professionals and attorneys licensed in Pennsylvania must register with the [Department of Licenses & Inspections](#) (L&I) to file permit applications and appeals in eCLIPSE.

Design professionals must register to serve as a Design Professional of Record (DPRC) and applicant. They can register to view all permit applications on which they are named DPRC.

Attorneys must register to serve as an applicant.

Who

Design professionals and attorneys can register.

Requirements

Other licenses and registrations

- [Business Income and Receipts Tax ID \(BIRT\)](#)
- [Commercial Activity License](#)

Proof of PA license

You must submit a copy of your current PA license or ID card.

Proof of employment

If you are not self-employed, submit a statement of current or prospective employment. This statement must be on company letterhead and signed by the employer.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

eCLIPSE
Division: Commercial Licensing, Inspection, and Permit Services-Enterprise

eCLIPSE Registration for Attorneys & Design Professionals: FAQs

Registration FAQs

- **How do you register with more than one company/firm?**
 - o If you have already registered in eCLIPSE under one firm/company's Commercial Activity License (CAL), but need to add another to your account, you will need to submit an amendment using the following steps:
 1. Log in to your eCLIPSE account.
 2. From your eCLIPSE homepage, scroll down until you find 'MY REGISTRATIONS' and click the gray boxline.
 3. On the 'Professional Registration' page, click 'Amend Application'.
 4. In the pop-up window, provide the necessary updated information, including the additional company/firm's CAL number and Proof of Employment or a statement of self-employment on company/firm letterhead.
 5. Once you have submitted the amendment, and L&I has reviewed and validated the information, your account will be updated.
- **What if I change companies/firms?**
 - o If you change companies/firms, follow these steps to change your registration information:
 1. Log in to your eCLIPSE account.
 2. From your eCLIPSE homepage, scroll down until you find 'MY REGISTRATIONS' and click the gray boxline.
 3. On the 'Professional Registration' page, click 'Amend Application'.
 4. In the pop-up window, provide the necessary changes to your application, including the new company/firm's CAL number and revised Proof of Employment or a statement of self-employment on company/firm letterhead.
 5. Once you have submitted the amendment, and L&I has reviewed and validated the information, your account will be updated.
- **What if my email address or mailing address changes?**
 - o To update your email and/or mailing address in eCLIPSE, follow these steps:
 1. Log in to your eCLIPSE account.
 2. From your eCLIPSE homepage, select 'Profile' from the header menu.
 3. Click the gray icon under 'My Information', then click 'Change Email' or 'Edit Address' (to update your mailing address).
 4. Once you've made the appropriate changes, click 'Save' to save the updated information.
- **How can I find my Commercial Activity License (CAL) Number?**
 - o [Search for your CAL](#), by Business Name (or 'Doing Business As' name).
- **What if my company/firm has more than one CAL?**
 - o If you are a registered attorney or design professional that works for more than one firm/company, you can complete an [online intake form](#) to submit the additional CAL number(s) so that it can be added to your eCLIPSE account.

M_009_FAQ (Rev. 8/2023) Page 1 of 2

Step by step guide available under eCLIPSE Help

Others in the company can associate with license to submit certifications on behalf of the engineer. See quick guide on [associating with a contractor account](#).

Department of Licenses and Inspections
CITY OF PHILADELPHIA

eCLIPSE
Electronic Commercial Licensing, Inspection, and Permit Services Enterprise

eCLIPSE Registration for Attorneys & Design Professionals: Quick Guide

To have online permit applications filed in your name, Attorneys of Record and Design Principals need to complete a free, one-time registration (*that never expires*).

Before You Begin:

- Collect the following documents/information:
 - Proof of Employment or a statement of self-employment on company/firm letterhead which must match the Commercial Activity License (CAL) Number; if the legal entity has a completely different name, an explanation must be provided.
 - Employer Commercial Activity License (CAL) Number
 - A copy of your PA State License or ID Card
- Create Your eCLIPSE Account & Sign In:
 - Go to eclipse.phila.gov, click the link under **'Register'** and follow the instructions.
 - The name you enter must match your professional licensing documentation.
 - Once you have activated your eCLIPSE account, **sign in!**

Complete Your Profile Information:

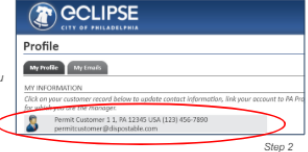
Step 1: Select **'Profile'** from the header menu (once you've signed in to your eCLIPSE account).

Step 2: Click the gray icon under **'My Information'** to add your preferred notification method and **complete mailing address**.

Note: If your complete mailing address is not provided, you will be unable to submit the registration application.

Step 3: Click **'Save and Complete Profile'**.

Step 4: Select **'Home'** from the header menu to continue with the professional registration process.



M_002_INF (Rev 1.2023) Page 1 of 2

Department of Licenses and Inspections
CITY OF PHILADELPHIA

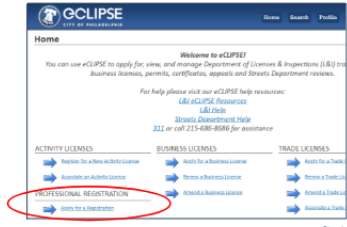
eCLIPSE
Electronic Commercial Licensing, Inspection, and Permit Services Enterprise

Register as an Attorney or a Design Professional in eCLIPSE:

Step 1: On the eCLIPSE homepage, click **'Apply for a Registration'**.

Step 2: From the 'Select a Registration to Apply for' drop-down box, choose if you are applying as an Attorney or a Design Professional then click **'Start Application'**.

Step 3: Review your information, ensuring your name matches your professional licensing documentation.



Note: If any changes need to be made, select **'Profile'** from the header menu to edit your information. Be sure your complete address is added to your profile.

Step 4: "Link" with your employer: click **'+ Select Employer'** and search by Employer CAL (Commercial Activity License) Number (*preferred*) or Employer Name.

Step 5: Choose the correct employer from the result(s) returned and click **'Next'**.

Step 6: On the 'Documents to Attach' page, click **'Upload File'**.

Step 7: In the 'Select Files' pop-up window, use **'+ Add files'** or drag and drop to attach your Proof of Employment and copy of your PA State License or ID Card. Click **'+ Start Upload'**.

Step 8: Use the drop-down box to match the 'Attachment Type' to each document and click **'Next'**.

Step 9: Review the 'Submit Application' page and click **'Submit'**.

After submission, a 'Confirmation' page will display your application number.

What's Next?

L&I will check for tax clearance and license activity. Approval of your registration will be sent to you via email and noted on your eCLIPSE homepage at eclipse.phila.gov.

Questions? Need Assistance? Call 311 (215-686-8686, if outside Philadelphia) or submit an [online help form](#).

M_002_INF (Rev 2.2023) Page 2 of 2

Once you register your license or link to a registered license, you will see an option to submit certs.

If you don't see this option, an eligible license is not properly linked to the online account.

Licenses & Inspections
CITY OF PHILADELPHIA
LIFE LIBERTY AND JUSTICE

Home Search Profile Pay My Payments Sign Out

Home

If you have an existing **Activity License**, please click "Associate an Activity License" to connect it to your account. If you do not have an Activity License, please click "Register for a New Activity License."
To associate an existing **Trade License** with your account, you will need the online identification number which is listed on your renewal invoice. **IMPORTANT: Licenses are not available for renewal until 45 days prior to the expiration date.** Contact [Licenses & Inspections](#) or call 311 (215-686-8686) if you have not received an invoice. For assistance, please click [here](#).

ACTIVITY LICENSES	BUSINESS LICENSES	TRADE LICENSES
Register for a New Activity License	Apply for a Business License	Apply for a Trade License
Associate an Activity License	Renew a Business License	Renew a Trade License

PROFESSIONAL REGISTRATION

Apply for a Registration	Amend a Trade License
	Associate a Trade License

PERMITS & CERTIFICATES

Apply for a Permit or Get a Certificate	Submit An Annual Certification Report
Associate with a Permit / Project	Create a Project
	Request a CRS Report
	Make an Appeal

STREETS DEPARTMENT

Apply for a Streets Department Review

My Activities My Inspections My Projects My Businesses My Activity Licenses My Trade Licenses My Registrations My Inspection Agency's Permits

My Hearings / Appeal Annual Certification Reports



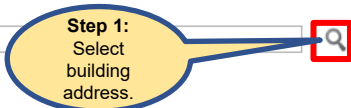
Building Certification BC-2020-000012 (Draft)

LOCATION

Addressed Location

Please select the **address** for the building you are certifying. If your address has multiple buildings and you are unsure which to select, click the blue help icon (?) for more information.

* Address:



CERTIFICATION DETAILS

* Contractor:

* Type of Certification:

* Inspection Date:

In the drop-down menu below, please select the result of the inspection.

Note: Certifications should always have a result of: Certified or Deficient. Reports should always have a result of: Safe, Safe with Repair or Unsafe. The Expiration Date will default to 1 year from the Inspection Date. For certifications that last longer than 1 year, internal staff will update the expiration date after submission. See the blue help icon (?) for more information.

* Inspection Result:

UPLOAD INSPECTION DOCUMENT



Upload Document

File Name

Description

Delete



Submit

Cancel

Step 1: Enter Address

If there is one building per address, it should be straightforward.

If address found:
-verify that is an OPA address

-try abbreviating entry

-submit help ticket-
may be a tech error

LMS Online - Find Buildings - Google Chrome

https://eclipse.phila.gov/phillylmsprod/pub/lms/Look...

Find Buildings

Addressed Locations

Address:

Search Cancel Cancel and Clear

Address

- 1234 MARKET ST, Philadelphia, PA 19107-3721
- Building 1234 Market Street Building
- 1234 MARKET ST, Philadelphia, PA 19107-3721
- Building 1496963
- 1234 MARKET ST, Philadelphia, PA 19107-3721
- Building 1496964

Search Cancel Cancel and Clear

If there are multiple buildings, you need to select the correct one.

Refer to the Building Identification Map to ascertain correct building.

If there is a multi-building campus, you can also send an email requesting that we assigned names you recognize to the building. This request must be accompanied by a key plan.

If there are multiple, attached buildings that require separate identifiers then you can submit request with key plan to create separate building objects.

Welcome Screen

- This screen explains the use of the map.
- You must click the disclaimer checkbox and “OK” button to proceed.

Welcome to the eCLIPSE Building Identifier Map!

What is a “building identifier”?

L&I’s eCLIPSE system links permit and violations history to the relevant parcel of land and to a specific building on that parcel. Each building has its own building identifier number or BIN.

When do I need to use a building identifier number?

If your property has more than one building on it, you will need to specify which building you are opening an application for.

How do I find a building identifier number?

Building records are outlined in orange on the map. Click the building outline for the building and an information bubble should appear. If the bubble does not say “Building Record”, click through on the little white arrow symbol on the top of the bubble until the correct info appears. The BIN will be displayed here.

How is the building identifier map created?

Building outlines are identified from areal imagery and drawn into the GIS Map. Once a building is drawn, it is given a unique BIN.

What Other Data Is Here?

Parcel Data From Philadelphia Water Department

The Philadelphia Water Department (PWD) maintains an up to date dataset of parcel outlines used for their billing process. Eclipse inherits this data for its own parcel identification process. In order to relate a building to its parcel, every building is mapped with the PWD Parcel ID based on the parcel it stands on.

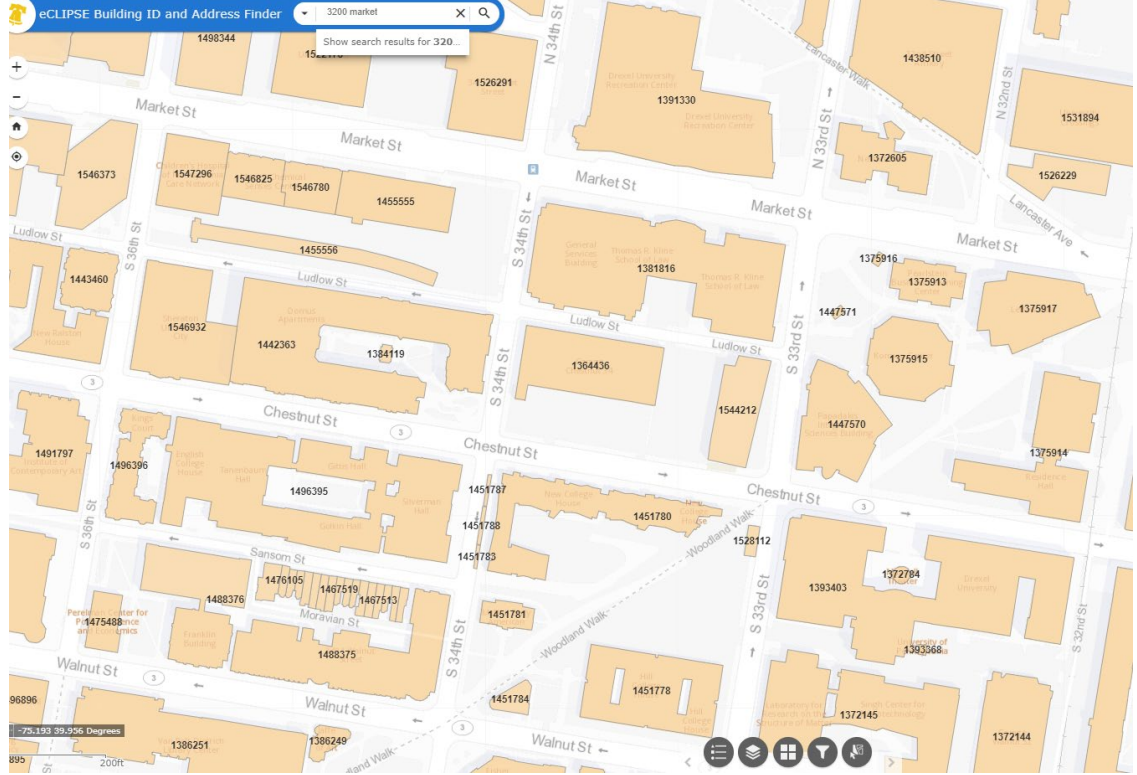
Office of Property Assessment Tax Address Points

These points represent the address a parcel is legally taxed and assessed on. Since the commonly used mailing address on a parcel is not always the same as the tax parcel, this information is included to better help users identify what address may be on file in city systems.

Is your building missing? Is there incorrect data? [Please send us your feedback!](#)

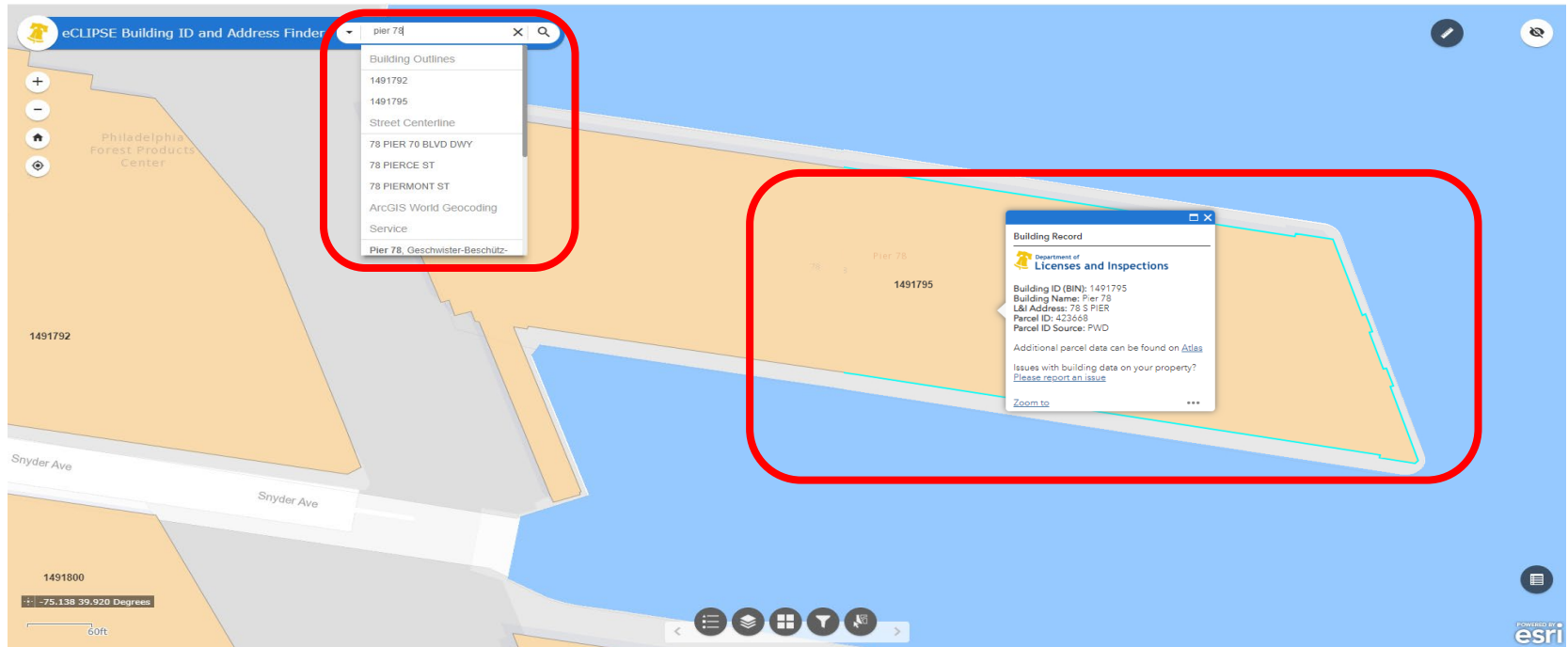
By clicking you understand that the data in this map is strictly informational and cannot guarantee complete accuracy.

OK



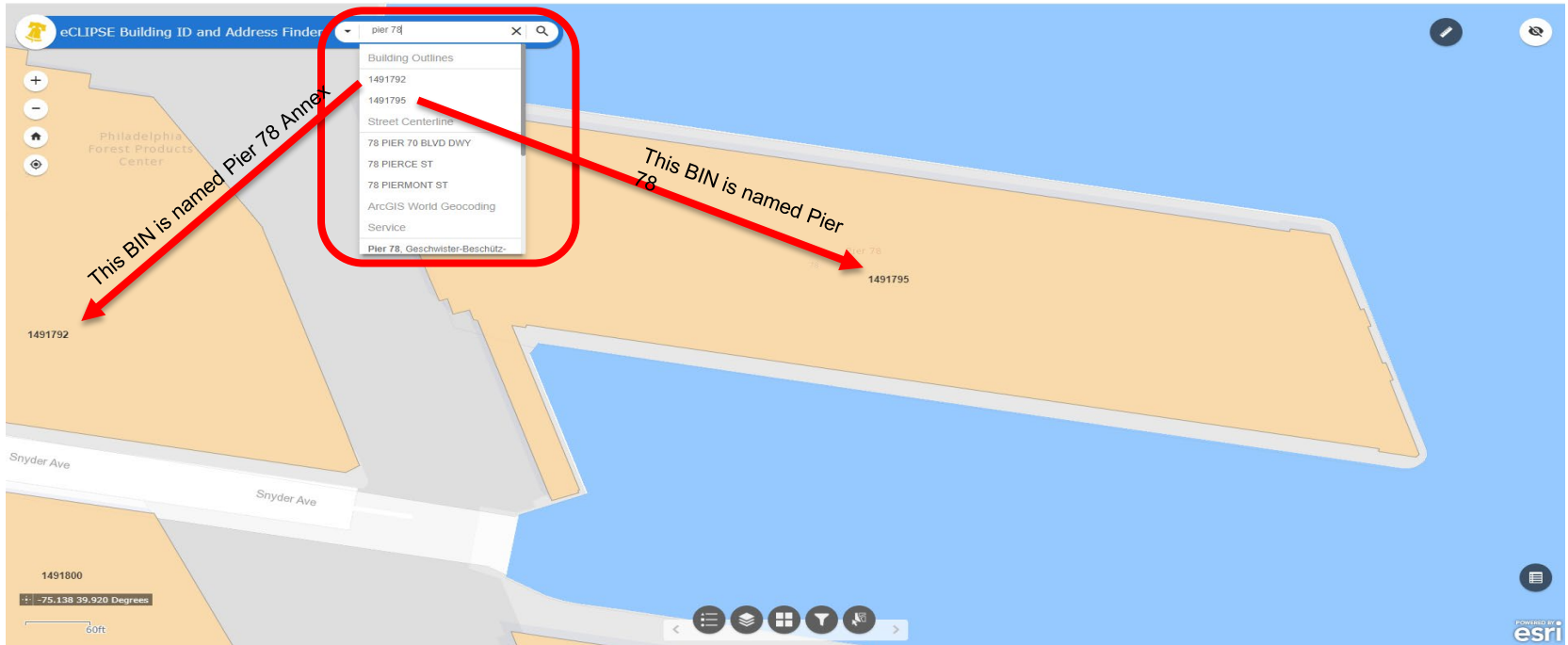
Building Identifier Number (BIN) Map

- Every structure in the city is mapped out and an object was created with a unique identifying number.
- Searches can be performed 4 ways:
 - Typing the unique number into the search bar.
 - Typing the address where the building is located into the search bar.
 - Typing the building name into the search bar.
 - Clicking on the mapped out building object on the actual map.



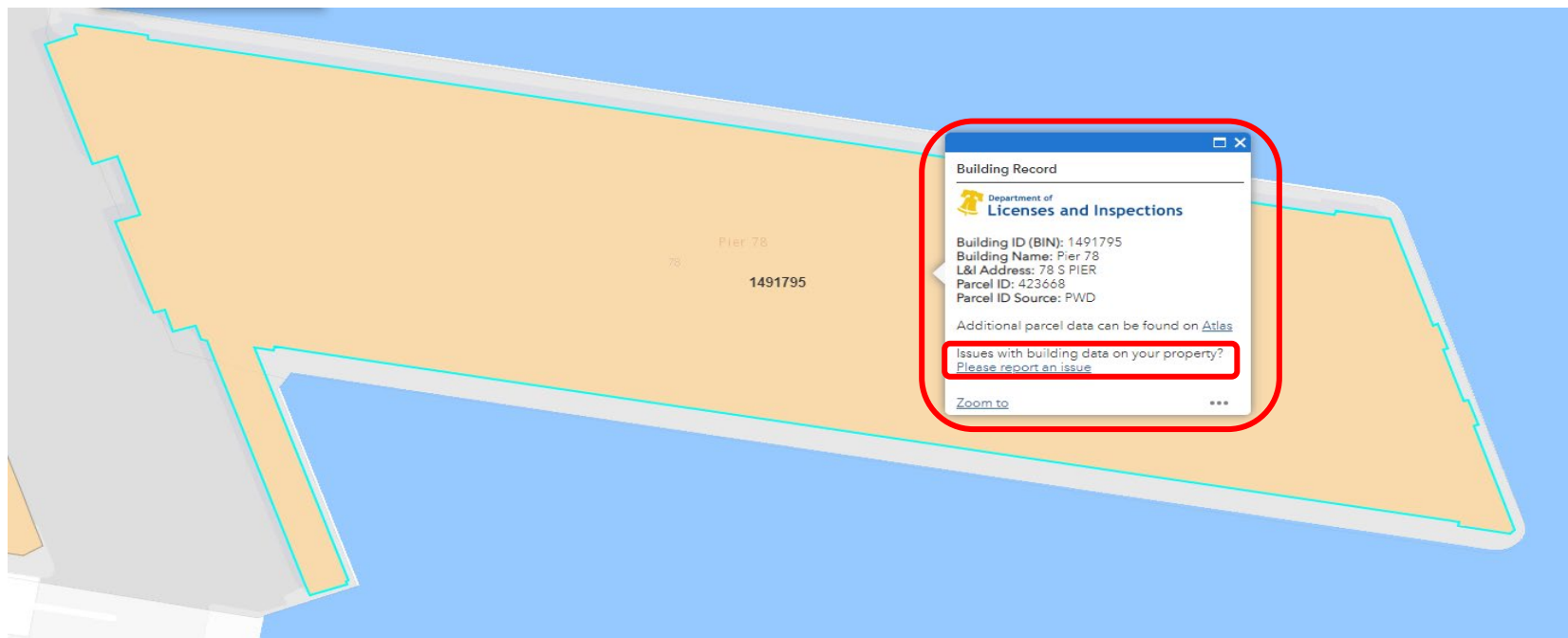
Search Bar Results

- While typing in the search bar, it will populate results.
- Multiple results will display when:
 - Multiple buildings exist on the same parcel when searching by address.
 - Multiple buildings with the same name when searching by building name. (pictured below)
- The results will be presented by the BIN since every object has a BIN but not every object has a name.



Reviewing Selected Result

- After selecting a result, the building record box will display with the following:
 - Building ID (BIN)
 - Building Name
 - L&I Address
 - Parcel ID
 - Parcel ID Source
- If there seems to be an issue with information displayed, it can be reported here.



1	<u>Pier List - Info</u>				
2	Street Name	EXT	Number	Dir	Pier#
3	ALLEGHENY	AVE	3001	E	127N
4	ALLEGHENY	AVE	3001	E	179
5	BEACH	ST	1501		66N
6	BEACH	ST	1501		67N
7	BEACH	ST	1501		69N
8	BEACH	ST	1701		70N
9	BEACH	ST	1701		71N
10	BEACH	ST	1701		72N
11	BLEIGH	AVE	5245		254N
12	BLEIGH	AVE	5245		256N
13	BLEIGH	AVE	5201		
14	BLEIGH	AVE	5137		
15	BROAD	ST	4499	S	
16	BROAD	ST	4501	S	
17	BROAD	ST	4501	S	NY1
18	BROAD	ST	4501	S	NY6
19	BROAD	ST	4501	S	
20	BROAD	ST	4501	S	NY5
21	BROAD	ST	4501	S	NY2
22	BROAD	ST	4600	S	
23	CHRIS COLUMBUS	BLV	5	N	5N

We are in the process of creating separate objects for piers based on pier numbers. Additional identification info can be added at the request of the owner.

 **Building Certification** BC-2020-000012 (Draft)

LOCATION

Addressed Location

Please select the **address** for the building you are certifying. If your address has multiple buildings and you are unsure which to select, click the blue help icon (?) for more information.

* Address:  

CERTIFICATION DETAILS

* Contractor:

* Type of Certification:

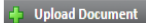
* Inspection Date:

In the drop-down menu below, please select the result of the inspection.

Note: Certifications should always have a result of: Certified or Deficient. Reports should always have a result of: Safe, Safe with Repair or Unsafe. The Expiration Date will default to 1 year from the Inspection Date. For certifications that last longer than 1 year, internal staff will update the expiration date after submission. See the blue help icon (?) for more information.

* Inspection Result:

UPLOAD INSPECTION DOCUMENT



File Name Description

Step 2: Select license or registration.

Step 3: Select type of cert to submit.

CERTIFICATION DETAILS

* Contractor:

* Type of Certification:

* Inspection Date:

In the drop-down menu below, please select the result of the inspection for license holders.

Note: Fire Protection and Electric (Fire Protection and Electric, Smoke Control Certification, Pier, Private Bridge Reports) should always have a result of: Safe, Safe with Repair or Unsafe.

Step 2 :

Select Company

If you don't see company with associated license, it is not registered or linked to your online account

Step 3:

Select Cert Type

You will only see those that your eligible to submit based on associated license.



Building Certification BC-2020-000012 (Draft)

LOCATION

Addressed Location

Please select the **address** for the building you are certifying. If your address has multiple buildings and you are unsure which to select, click the blue help icon (?) for more information.

*Address:



CERTIFICATION DETAILS

*Contractor:

*Type of Certification:

*Inspection Date:

In the drop-down menu below, please select the result of the inspection.

Note: Certifications should always have a result of: Certified or Deficient. Reports should always have a result of: Safe, Safe with Repair or Unsafe. The Expiration Date will default to 1 year from the Inspection Date. For certifications that last longer than 1 year, internal staff will update the expiration date after submission. See the blue help icon (?) for more information.

*Inspection Result:

UPLOAD INSPECTION DOCUMENT

File Name

Description

Step 4: Add inspection date.

Step 5: Select inspection result.

Step 6: Upload inspection document.

Step 7: Submit certification.

Step 4 : Date of Inspection (not submission)

Step 5: Inspection Result: Safe, Safe w/ Repair, or Unsafe

Step 6: Upload Summary Inspection Form and Engineer's Report (if required)

*Inspection Result:

UPLOAD INSPECTION DOCUMENT













File Name

- (None)
- Certified
- Deficient
- Safe
- Safe with Repair
- Unsafe

View past submissions or drafts

My Hearings / Appeals

Annual Certification Reports

Type	External File Number	Certification Type	Status	Submission Date
 Building Certification	BC-2020-000015		Draft	May 20, 2020
 Building Certification	BC-2020-000016		Draft	May 20, 2020
 Building Certification	BC-2020-000017		Draft	May 22, 2020
 Building Certification	BC-2020-000018		Draft	Jul 3, 2020
 Building Certification	BC-2020-000021	Fire Alarm Certification	Cancelled	Aug 25, 2020
 Building Certification	BC-2020-000024	Fire Alarm Certification	Submitted	Aug 25, 2020
 Building Certification	BC-2020-000025	Facade Report	Submitted	Aug 25, 2020
 Building Certification	BC-2020-000026	Fire Escape Report	Submitted	Aug 25, 2020
 Building Certification	BC-2020-000027	Electrical Certification	Submitted	Aug 26, 2020
 Building Certification	BC-2020-000028	Electrical Certification	Submitted	Aug 26, 2020
 Building Certification	BC-2020-000030	Fire Escape Report	Cancelled	Aug 26, 2020
 Building Certification	BC-2020-000031	Facade Report	Cancelled	Sep 1, 2020

Click to view further details.

Current:

- Draft: job was started but never submitted
- Submitted: job was submitted to L&I
- Cancelled: there was an issue with your submission

Enhancements Coming Soon

Certification results available through Atlas

The screenshot displays the Atlas interface for the property at 1234 Market St, Philadelphia, PA 19107-3721. The interface includes a header with the City of Philadelphia logo and the word 'Atlas'. Below the header, the address is displayed with a location pin icon. A search bar on the right side of the header contains the text '1234 market'. The main content area is divided into two sections: a metadata table and a table of building certifications.

Building Information:

Building ID	1496963
Building Name	N/A
Parcel Address	1234 MARKET ST
Building Height (approx)	30 ft
Building Footprint (approx)	437 sq ft

Building Certifications:

Inspection Type	Date Inspected	Inspection Result	Expiration Date
Facade Report	06/20/2023	Safe	06/20/2028
Fire Alarm Certification	04/26/2023	Certified	04/26/2024
Fire Alarm Certification	12/10/2021	Certified	12/10/2022
Special Hazards Certification	09/06/2023	Certified	09/06/2024
Special Hazards Certification	02/24/2023	Certified	02/24/2024
Special Hazards Certification	02/24/2023	Certified	02/24/2024
Special Hazards Certification	02/24/2023	Certified	02/24/2024
Special Hazards Certification	02/24/2023	Certified	02/24/2024
Special Hazards Certification	06/14/2022	Certified	06/14/2023

See all 17 building certifications for this property at [L&I Property History](#)


The right side of the screenshot shows a map view of the property location. The map includes a search bar with '1234 market' and a search icon. The map displays the street layout, including Market St and S Juniper St. A large orange polygon on the map represents the building footprint, labeled 'The Wanamaker Building' with parcel numbers 1804.25 and 1801.25. Other nearby buildings are labeled 'Residence Inn' and '1815 1807-11'.



Notification

- Courtesy reminders are sent whenever a maintenance certification is close to expiration.
 - The filing contractor or professional will receive an email.
 - The property owner will receive a mailed letter at their OPA address.
 - For facades and piers, reminders will be sent out 120 days in advance of expiration. For fire escapes, reminder will be sent 60 days in advance of expiration.


Note: Certs that do not expire annually are currently manually adjusted based on inspection date. If the date appears incorrect, notify the Department.





Delinquent Certifications

[Code Bulletin A-2204](#) outlines enforcement:

- All certifications must be uploaded through eCLIPSE.
 - If a new certification is not received by reporting deadline, a Notice of Violation will be sent to property owner.
 - If an amended report with safe designation is not submitted within 6 months of filing a Fire Escape- Safe we/ Repair , an NOV will be issued for failure to submit report and a site investigation conducted.
 - If it is found that a certification was completed but the professional failed to upload it to eCLIPSE, a \$300 Site Violation Notice will be issued to the professional.
- 



Questions?