

EXECUTIVE ORDER NO. 03-26

**DIRECTING AN INVESTIGATION INTO THE BUILDING
COLLAPSE AT 3000 GRAYS FERRY AVENUE**

WHEREAS, a collapse of the Children’s Hospital of Philadelphia’s (“CHOP”) parking garage construction project located at 3000 Grays Ferry Avenue in the City of Philadelphia occurred at 2:17 p.m. on April 8, 2026 (“Collapse”);

WHEREAS, the emergency response was heroically led by members of the Philadelphia Fire Department, who put their own lives at risk to conduct rescue operations, secure the site, and protect the surrounding community;

WHEREAS, as a result of the Collapse three individuals lost their lives and additional people were injured and required medical attention;

WHEREAS, members of Ironworkers Local 401 as part of the broader affiliation with Philadelphia Building Trades, whose work is critical to the safe construction and maintenance of the City’s infrastructure, were injured and died in the Collapse;

WHEREAS, the workers who lost their lives at the site are mourned by their families, friends, fellow union members, other loved ones, and the entire Philadelphia community at large, a thorough, independent, and transparent investigation into the circumstances that led to this tragedy is warranted so that all relevant facts may be established, and accountability may follow where appropriate;

WHEREAS, the continued response has been conducted with close coordination among local, state, and federal authorities, as well as CHOP and contractors working on-site, ensuring that emergency operations, scene stabilization, and information-sharing proceed in a safe and orderly manner and that the recovery and return of the lost souls to their families has remained the utmost priority;

WHEREAS, the Collapse has also caused significant disruption to the surrounding community, with local businesses experiencing revenue losses, employees losing income during mandatory closures, and nearby residents facing restricted access and other impacts;

WHEREAS, the surrounding community continues to endure significant and ongoing disruption, and the residents deserve full transparency regarding the circumstances of the Collapse;

WHEREAS, the Collapse raises concerns about public safety, regulatory compliance, and the adequacy of applicable oversight processes, including but not limited to, permitting, construction monitoring, and site safety protocols;

WHEREAS, the City of Philadelphia has a compelling interest in ensuring that all buildings and structures within its jurisdiction are constructed, maintained, and inspected in compliance with applicable laws and regulations to protect the safety and welfare of the public;

WHEREAS, the circumstances surrounding the Collapse may involve matters within the City’s legal, regulatory, and enforcement authority, including the conduct of property owners, contractors, subcontractors, engineers, and other parties involved in the project;

WHEREAS, it is necessary to determine whether any violations of law occurred and whether systemic improvements to City processes, interagency coordination, technological changes, or regulatory frameworks may be warranted to prevent similar incidents in the future.

NOW THEREFORE, I, CHERELLE L. PARKER, by the power vested in me as the Mayor of the City of Philadelphia, do hereby order as follows:

SECTION 1. INVESTIGATION

A. I direct the City Solicitor, by and through the Law Department, to contract with a consultant and all necessary experts to conduct a comprehensive and independent investigation into the Collapse (“Investigation”).

B. The Investigation shall include, but not be limited to, determining the cause or contributing causes of the structural failure; reviewing permitting, inspection, construction, alteration, and maintenance records associated with the property; assessing compliance by involved parties with applicable city, state, and federal laws, regulations, and codes; and evaluating whether any City processes, policies, or oversight mechanisms require improvement.

C. All City departments and staff are hereby directed to cooperate fully and timely with the Investigation, including providing requested documents, data, personnel interviews and any other information requested or required.

D. The Law Department is authorized to coordinate with relevant state and federal agencies, as necessary to complete the Investigation and ensure access to technical expertise and relevant records, including but not limited to emergency management authorities, regulatory bodies, and law enforcement agencies such as the Philadelphia District Attorney, the Attorney General of Pennsylvania, and the United States Attorney of the Eastern District of Pennsylvania as appropriate.

E. The Law Department shall coordinate with the Office of the Inspector General on the Investigation, and both offices shall leverage all legal tools available, including subpoena power, to conduct a full and complete accounting of the facts.

F. The Law Department, where it deems necessary, may contract with any additional and appropriate expert consultants in furtherance of the Investigation.

G. The Law Department shall provide a confidential status report of the Investigation to the Mayor within 60 days of this Order, with continuous interim updates every thirty days thereafter.

H. Within 180 days of this Order, Law shall submit a final report of investigatory findings to the Mayor. The Mayor may extend the time to complete the Investigation for good cause.

SECTION 2. SPECIAL INDEPENDENT COMMITTEE ON THE GRAYS FERRY PARKING GARAGE COLLAPSE

A. Upon submission of the Law Department's final investigative report to the Mayor, the Special Independent Committee on the Grays Ferry Parking Garage Collapse ("Committee") is hereby established by the Office of the Mayor.

B. The Committee shall conduct a complete and thorough review of the findings and recommendations of the Law Department's investigation and advise the Mayor on potential reforms or improvements. That review shall consider:

1. Operations of the Department of Licenses and Inspections: Inspections, Safety, and Compliance ("L&I ISC"), including safety and monitoring practices with respect to construction activity, management, enforcement effectiveness, licensing activity, permitting, and inspections.
2. The organizational structure, reporting responsibilities, and supervision of L&I ISC.
3. The workflow processes and work practices of L&I ISC.
4. The use of technology in enhancing the effectiveness and work of L&I ISC.
5. Legislative, regulatory, departmental policy, and industry standard improvements designed to prevent future collapses or similar tragic events including areas where City procedures, interagency coordination, permitting processes, inspection protocols, or enforcement mechanisms may require reform to make lasting safety improvements.
6. Guidance on communication and engagement with affected communities, labor unions, industry stakeholders, and the general public as appropriate.
7. Any other aspects of the work or structure of the L&I ISC that the Committee deems appropriate for review.

SECTION 3. COMMITTEE MEMBERS

A. The Committee shall be comprised of no more than 20 members appointed by the Mayor, with designees invited from the following partners:

1. The Occupational Safety and Health Administration (federal),
2. U.S. Department of Labor (federal);
3. The Pennsylvania Department of Labor and Industry (state);
4. The Pennsylvania Department of Environmental Protection (state);

5. The Pennsylvania Emergency Management Agency (state);
6. Philadelphia Building and Construction Trades Council (local);
7. Private Sector Developers (local);
8. Academic experts (federal, state, local);
9. Any additional persons, agencies, organizations, or entities, including local, state, and federal law enforcement, designated by the Mayor.

B. All City personnel shall cooperate fully with the work of the Committee.

SECTION 4. REPORT OF THE COMMITTEE

A. The Committee shall deliver a written report of its findings and recommendations to the Mayor within 120 days following receipt of the Law Department's final report, unless extended by the Mayor for good cause.

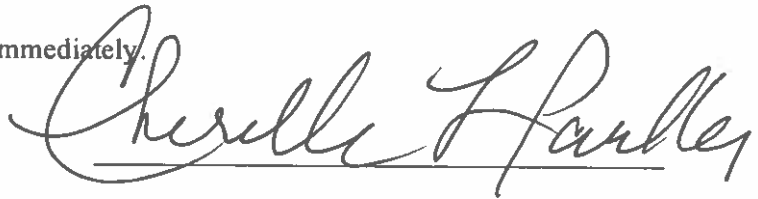
B. The Committee's final report shall be driven by the primary goals of improving public safety, accountability, and transparency.

C. The Committee shall disband upon the Mayor's acceptance of its final recommendations.

SECTION 5. EFFECTIVE DATE

This Order shall take effect immediately.

Date: April 13, 2026



Cherelle L. Parker, Mayor

CITY OF PHILADELPHIA