



Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions¹

This standard is issued under the fixed designation E 2270; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 This standard practice describes methods and procedures for inspection, evaluation and reporting for periodic inspection of building facades for unsafe conditions. In the context of this standard, unsafe conditions are hazards caused by or resulting from loss of facade material.

1.2 This standard practice does not purport to address the nature of deterioration of various building facade materials nor the performance of their assemblies. It is the responsibility of the Specifying Authority requiring the facade inspection to retain a Qualified Professional who can demonstrate expertise in the evaluation of various facade materials and their assemblies.

1.3 Investigative techniques discussed may be intrusive, disruptive, or destructive. It is the responsibility of the Qualified Professional to anticipate, and advise on the nature of procedures, and to plan for implementing repair as necessary.

1.4 It is the responsibility of the Specifying Authority to establish the usage of this standard practice and to supplement this standard with additional requirements suitable to its local jurisdiction. It is also the responsibility of the Specifying Authority to determine compliance with local licensing regulations and customary practices.

1.5 *This standard may involve hazardous materials, operations, and equipment. This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use. Awareness of safety and familiarity with safe procedures are particularly important for above-ground operations on facades and destructive investigative procedures, which typically are associated with the work described.*

2. Referenced Documents

2.1 ASTM Standards:

C 1394 Guide for In-Situ Structural Silicone Glazing Evaluation²

E 631 Terminology of Building Constructions³

E 2128 Guide for Evaluating Water Leakage of Building Walls⁴

3. Terminology

3.1 Refer to Terminology E 631.

3.2 *Definitions:*

3.2.1 *facade*—all areas on the exterior of the building, except for horizontal roof areas. The facade includes all exterior walls, windows, balconies, cornices, parapets, and appurtenances. The facade also includes walls supported at roof level, such as penthouse walls, chimneys, etc.

3.2.2 *public access area*—any sidewalk, street, alley, park, plaza, playground, schoolyard or other area that is open and accessible to the public, regardless of whether it is publicly or privately owned.

3.2.3 *qualified professional*—an Architect or civil/structural Engineer duly licensed. The Qualified Professional must be knowledgeable of the design, construction, and inspection of building facades, stability and deterioration mechanisms relating to the specific materials and assemblies particular to the facade being inspected.

3.2.4 *qualified inspector*—a Qualified Professional or a person working under the direct supervision of a Qualified Professional.

3.2.5 *maintenance personnel*—personnel who have been involved in maintenance of the subject building facades.

3.2.6 *owner*—the owner, agent, manager, or person in charge, of possession, operation, and/or management of the building.

3.2.7 *governing authority*—the body appointed by the local government, where the subject building is located, having jurisdiction over the safety of the public and property from building facade material and/or component failure.

3.2.8 *specifying authority*—party requiring inspection of a building facade.

¹ This practice is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.55 on Exterior Building Wall Systems.

Current edition approved May 10, 2003. Published July 2003.

² *Annual Book of ASTM Standards*, Vol 04.07.

³ *Annual Book of ASTM Standards*, Vol 04.11.

⁴ *Annual Book of ASTM Standards*, Vol 04.12.