



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS

Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, Pennsylvania 19102

Summary Inspection Report of FIRE ESCAPES AND FIRE ESCAPE BALCONIES

(Philadelphia Code, Section F-1011.1)

THIS FORM TO BE SUBMITTED AS AN ELECTRONIC DOCUMENT TO:

firescapereports@phila.gov

Complete all sections; type or neatly print:

1 Filing InformationDate of Report: November 6, 2017

Amended Filing Date: _____

2 Location Information – must use the address assigned by the City's Office of Property AssessmentBuilding Address: 6901 Old York Road, Philadelphia, PA 19126Owner/Agent/Site Contact: Felicia HowellPhone Number: 215-924-2802**3 Building Characteristics**Principal Occupancy: ResidentialNumber of Stories: 3Height: --Year Constructed: 1966 Location of Fire Escape(s): North and South Elevations Historic Designation (if any): None**4 Inspection Status Information**Fire Escape(s) Inspected: Eight Inspection Method: Visual Inspection Date: June 1, 2017☐ **SAFE CONDITION**☒ **SAFE WITH REPAIR & MAINTENANCE PROGRAM** Recommended start date: Fall 2017☐ **UNSAFE / IMMINENT DANGER** Submit copy of full report along with form

NOTE: The Department of Licenses & Inspections' Emergency Services Unit must 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 must be delivered to that unit at the address atop this form.

Person Contacted: _____ Date Contacted: _____

Description (probable cause of condition; nature/extent of corrective action necessary; time frame for remediation): _____

5 Professional Responsible for InspectionName: Frank C. Thompson Company: Elton & Thompson PC License #: PE050346Company Address: 2615 Jenkintown Road, Glenside, PA 19038Company Phone/Fax/E-mail: 215-576-6460 / 215-576-6847 / design@etengr.com**6 Owner of Record Information (NOT Agent, Site Contact, or Business Manager)**Name: Frank Lindy Company: Lindy CommunitiesAddress: 309 York Road, Suite 211, Jenkintown, PA 19046Company Phone/Fax/E-mail: 215-886-8030 / 215-543-7537**7 Signature Statements****FOR OWNER / OWNER 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 report and am aware of the required repairs and/or maintenance, 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/repared.

NAME: _____

SIGNATURE: _____

FOR PROFESSIONAL:

I hereby state that the owner/owner's representative has authorized me to submit this report. Furthermore, I hereby state that all reporting 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.

APPLY
SEAL HERE

SIGNATURE: _____

Elton & Thompson, P.C.
STRUCTURAL CONSULTANTS

WILLIAM D. ELTON, P.E.
FRANK C. THOMPSON, P.E.

(215) 576-6460 FAX (215) 576-6847
2615 JENKINTOWN ROAD
GLENSIDE, PA 19038
EMAIL: design@etengr.com

November 6, 2017

Ms. Felicia Howell, MA, NALP, CAM
Lindy Communities
309 Old York Rd #211
Jenkintown, PA 19046

Re: Bromley House
6901 Old York Road, Philadelphia, PA 19126
Structural Engineering Services - Fire escape inspection

Dear Felicia:

As requested, on June 1, 2017, a visual inspection was performed at Bromley House, 6901 Old York Road. The site visit was intended to visually inspect the existing fire balconies based on the City of Philadelphia's Property Maintenance Code, Section F-1011.1 of the Philadelphia Fire Code and the submitted "Summary Inspection Report of Fire Escapes and Fire Escape Balconies" form. The site comprises of four 4-story buildings (A, B, C & D) with one interior fire escape tower with exterior fire balconies at each level including the roof at each building.

The inspection status of the fire escape balconies is "SAFE WITH REPAIRS & MAINTENANCE".

The following are our observations and recommendations.

Observations:

The fire escape balconies at the floor levels consist of 4" cast in place concrete slab on metal deck supported on 8" steel bar joist. Each balcony was covered with vinyl soffits which made it difficult to observe the entire underside of the balcony. At building A, the metal deck and bar joist were intact with surface rust. However, at building B the existing joist were intact but the metal deck was completely rusted away and missing, this will require the removal and replacement of the 4" concrete slab on new 9/16" corrugated galvanized metal deck. Due to field conditions at buildings C and D, the underside of the balconies were covered with plaster soffits making it impossible to observe the underside of the balconies, the extent of the rusting could not be determined. We are assuming that the framing is similar as in buildings A & B, and we recommend that the soffits be opened to verify the framing as well as the extent of the rusted damage. We expect the repair work would be similar. The fire balconies at the roof appear to have been previously replaced with 2x12 wood framing with a plywood deck. These balconies are suffering from water damage and are in poor condition. The wood framing and plywood will need to be replaced in kind with weather resistant wood treated materials and a waterproofing membrane. Our analysis of the fire escape balcony verifies that the existing in place steel bar joist framing can support the code applied loads with repairs to the concrete decking and the wood framing.

Recommendations for buildings A, B, C and D:

1. Continue the general maintenance program of cleaning, wire brushing and painting of the rusted exposed steel framing of the fire balconies to prevent any further deterioration. Removal of the soffit framing is required for access to the painting of the underside of the steel framing & deck. Notify engineer of any members that have excessive rusting or delamination for further review or replacement.
2. Continue the general maintenance program of cleaning and sealing the fire balconies to prevent any deterioration. All minor surface spalls located on top of the concrete must be addressed. We recommend the spalls in the existing concrete slabs are to be repaired using Sika Armatec 110 EpoCem bonding agent and filled with SikaRepair 223 cementitious patching material (or equal). The concrete top surface should be coated with a waterproofing such as Sikalastic 22 Lo-Mod Hybrid (or equal)

3. Rake out, remove all organic material and caulk/seal the open joints in the concrete slab and at brick edge to prevent water front entering the open joint, perform this task before waterproofing the balcony. Reanchor all loose bricks at edge of walking surface.
4. All open joints in the masonry wall at the balcony interface needs to be raked out and repointed to make for a weathertight joint.
5. Building B will require replacement of the existing concrete slab with new 9/16" corrugated galvanized metal deck and 4" of air entrained concrete with 6x6 W1.4xW1.4 WWF at all levels. See sketch SKS-1.
6. At the roof level of each stair tower the existing wood framing and existing plywood needs to be replaced. The existing wood framing and plywood appears to be non-pressure treated and is deteriorating due to moisture infiltration. We recommend that the roof levels can be rebuilt in kind but with pressure treated wood framing, water resistant plywood and a waterproof membrane at the walking surface. Keeping the water from penetrating the surface will provide longevity in the life cycle of the wood framing. This will need to be addressed at all four buildings (A, B, C & D).

This inspection does not require the handrail system to be analyzed, however, during the inspection we documented the railing system. We recommend that the handrails be replaced and/or modified to meet the current IBC code requirements.

The owner of the building is responsible for ensuring that the conditions described in this report as "SAFE WITH REPAIRS & MAINTENANCE" are to be maintained and the maintenance identified in this report is completed by such time necessary to prevent a safe condition becoming unsafe.

Following this inspection, and every inspection thereafter, it is the owner's responsibility that the fire balconies be re-inspected every five years and report filed with Licenses & Inspections, code official, as required.

This report is solely for the fire balconies only and does not warrant any other part of the building structure.

Please call if there are further questions.

Respectfully,



Frank C. Thompson, P.E.
Vice President



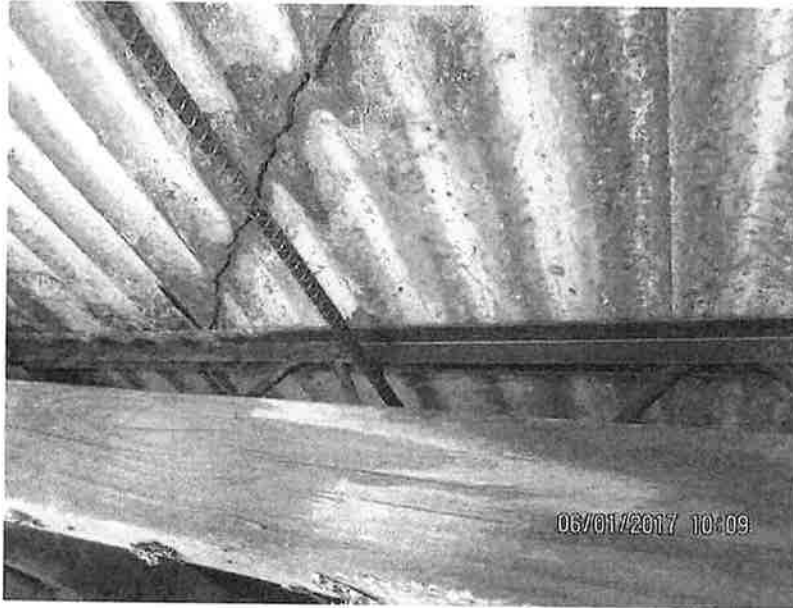
Adam C. Brooke
Inspector



Typical Fire Balconies



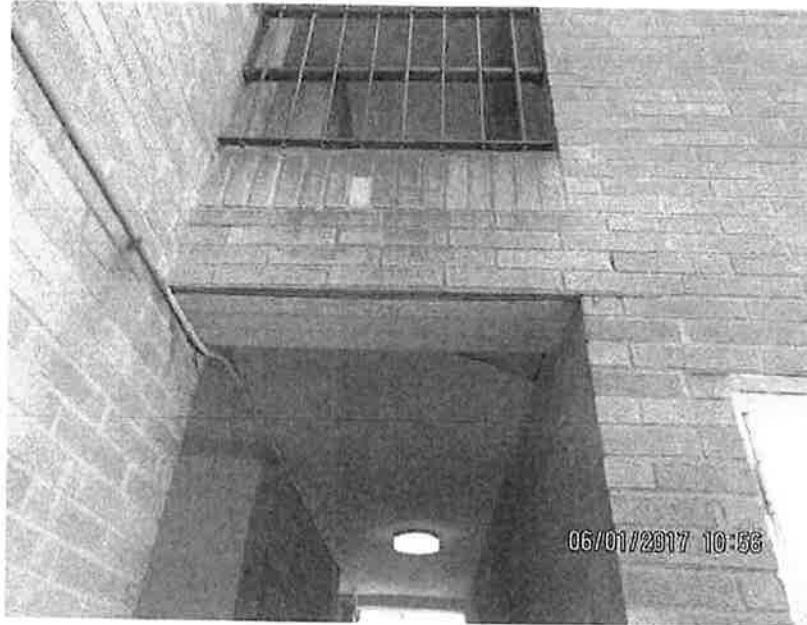
Building A – Surface Rust



Building B – Metal deck missing



Building C – Inaccessible due to hard soffits



Building D – Inaccessible due to hard soffits



Typical roof level water damage

ELTON & THOMPSON PC

2615 Jenkintown Road
GLENSIDE, PA 19038
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JOB

Bromley House

SHEET NO.

SKS-1

OF

CALCULATED BY

ET

DATE

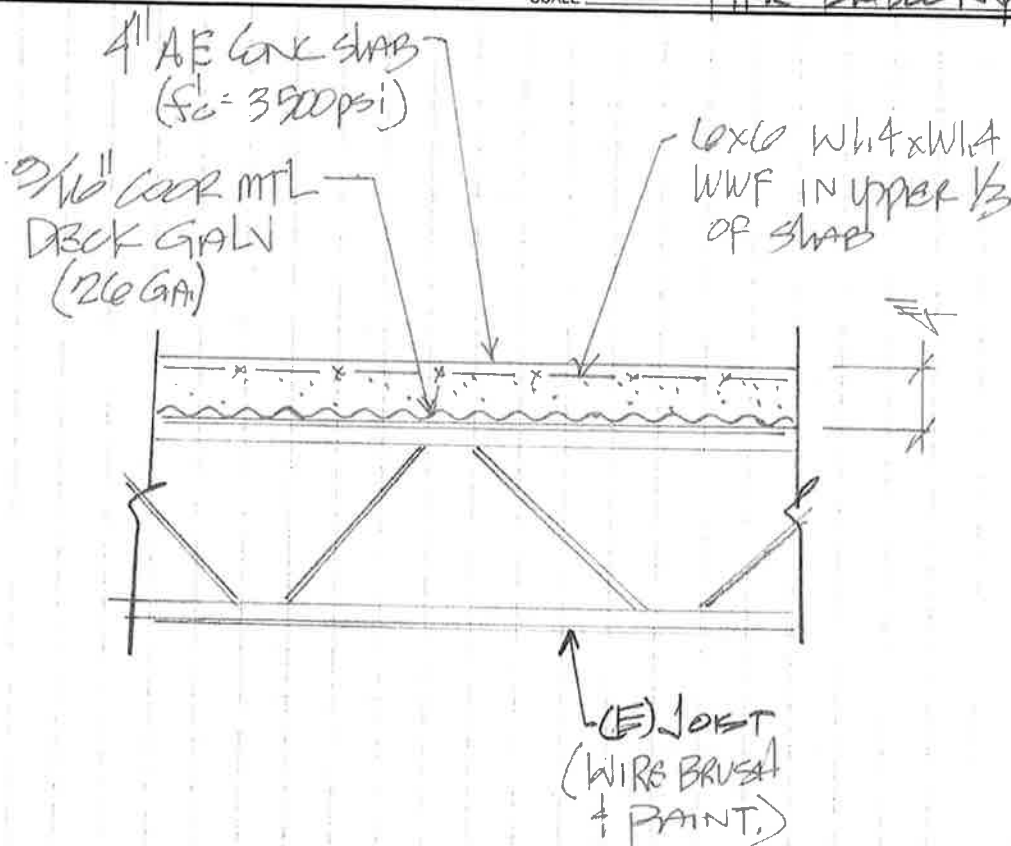
11/10/17

CHECKED BY

DATE

SCALE

FIRE BALCONY - Bldg B



SLAB REPLACEMENT DETAIL
(BLDG B)

SKS-1