



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: 6301 N 10th Street, Philadelphia, PA 19141Owner/Agent/Site Contact: Felicia HowellPhone Number: 215-924-2802**3 Building Characteristics**Principal Occupancy: ResidentialNumber of Stories: 4Height: --Year Constructed: 1962 Location of Fire Escape(s): East and West Elevations Historic Designation (if any): None**4 Inspection Status Information**Fire Escape(s) Inspected: Two 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: Regency House
6301 N. 10th Street, Philadelphia, PA 19141
Structural Engineering Services - Fire escape inspection

Dear Felicia:

As requested, on June 1, 2017, a visual inspection was performed at Regency House 6301 N. 10th Street. 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 one 4-story building with two interior fire escape tower with exterior fire balconies at each level.

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

The following are our observations and recommendations.

Observations:

The 5 1/2" cast in place concrete slab at the fire escape balconies is in fair condition with minor top surface wear and minor spalling at the edges and the underside. The steel spandrel channel on each side shows signs of rust and minor delamination that will need to be addressed to prevent further damage. Our analysis of the fire escape balcony verifies that the existing in place framing can support the code applied loads and no structural modifications to the fire balconies are required.

Recommendations:

1. Continue the general maintenance program of cleaning, wire brushing and painting of the exposed steel framing on the edges of the fire balconies to prevent any further deterioration. 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 Armatex 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 top joint between the concrete slab and the steel channel to prevent water front entering the open joint, perform this task before waterproofing the balcony.
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. During the continued general maintenance program, if any cracking should appear, a crack repair solution should be implemented immediately.
6. At the back of each fire balcony, underneath the existing steel channel a new L3x3x5/16 continuous galvanized steel angle needs to be installed for additional support. See sketch SKS-1.

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.

Elton & Thompson, PC
STRUCTURAL CONSULTANTS

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



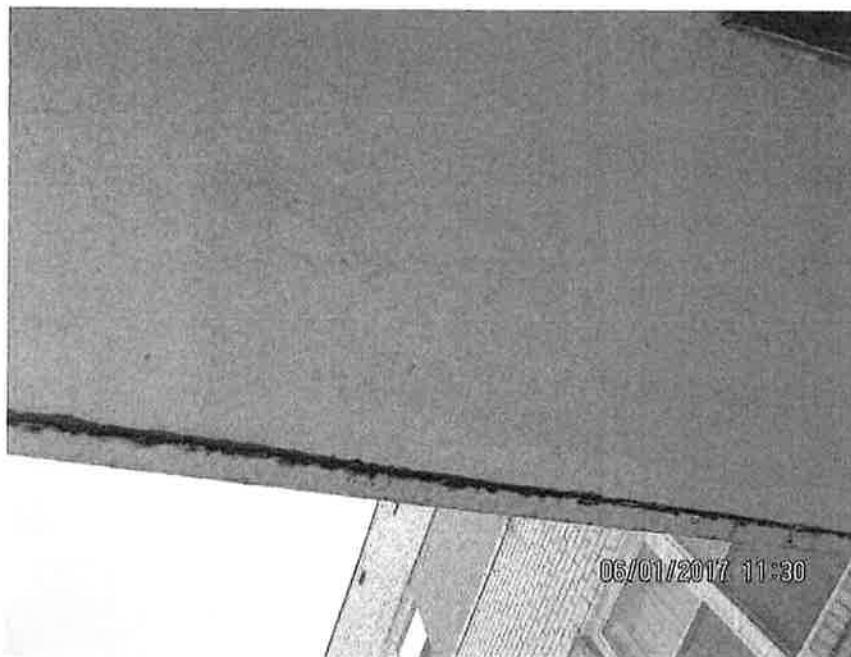
Adam C. Brooke
Inspector



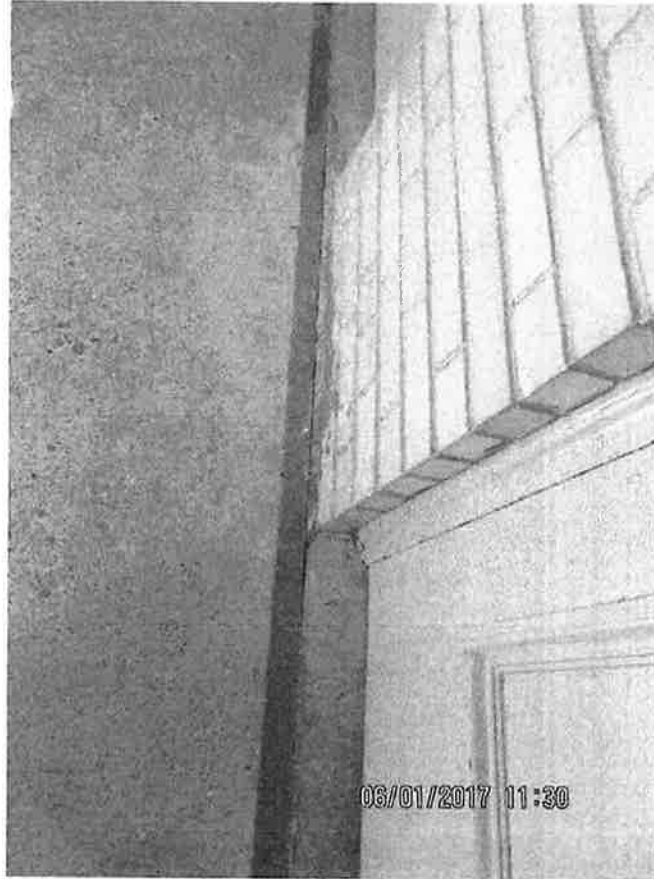
Typical Balcony



Open Joint @ Steel Channel



Rusted Spandrel Channel



Open Joints @ Steel Channel

ELTON & THOMPSON PC

2615 Jenkintown Road
GLENSIDE, PA 19038
(215) 576-6460
Fax (215) 576-6847

JOB

REGENCY DRIVE

SHEET NO.

SKS-1

OF

CALCULATED BY

ET

DATE

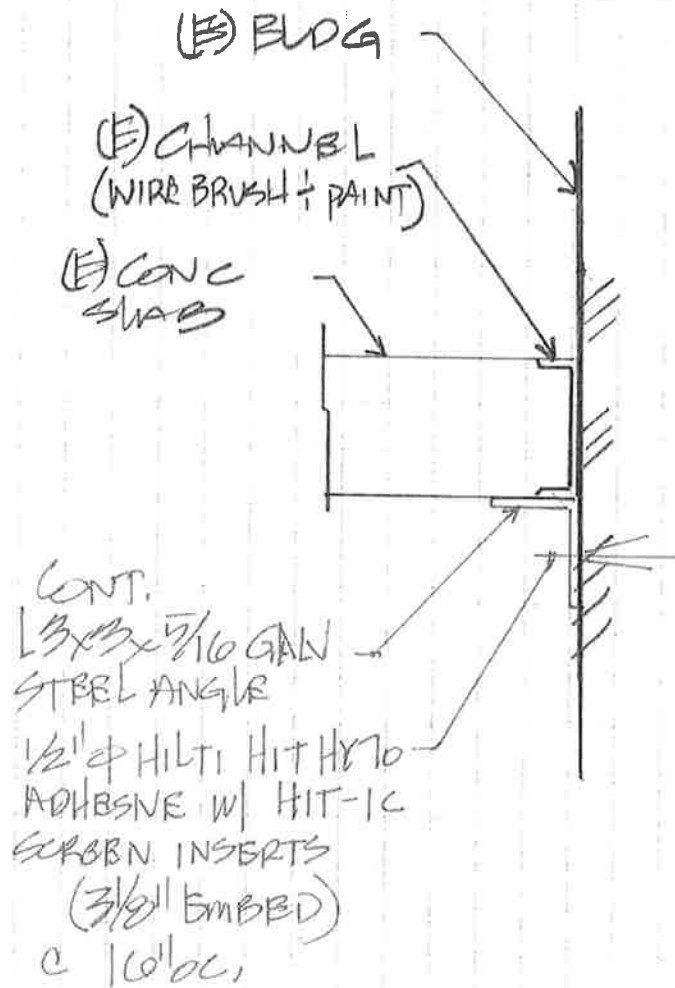
11/6/17

CHECKED BY

DATE

SCALE

FIRE BALCONY



SKS-1