



# NYCHA Capital Projects Fact Sheet:

## FAÇADE REPAIRS

### 1. Project Overview

- Façade repair projects may include: installing new masonry, mortar, and architectural details on exterior facades and building parapets; installing new structural beams and lintels; installing new masonry block walls, mortar, waterproofing, and drainage; installing concrete or steel-decked balconies and terraces; installing and/or repairing fire escapes.
- Façade inspections conducted every five years by a Qualified Exterior Wall Inspector (QEWI). These inspectors create reports which document any unsafe conditions identified with descriptions, potential causes, and recommendations for repair within 90 days.
- Sidewalk Sheds are installed for pedestrian protection until unsafe conditions are remediated.
- Once funding has been allocated for repair work, may include brick replacement, facade pointing, sill and lintel replacements, hazardous materials abatement (such as abatement).

### 2. Key Terms

- Appurtenances: Building attachments or accessories that have no structural value (e.g. lighting fixtures, decorative stonework, etc.)
- Facade: Exterior walls and windows of a building.
- Lintels: Lateral support across the top of a door or window.
- Safe Rating: An inspection outcome in which no repairs or maintenance is required to sustain structural integrity of exterior for next five (5) years.
- Safe with a Repair and Maintenance Program (SWARMP): An inspection outcome in which building conditions or appurtenances are deemed safe the time of investigation but are known to require repairs or maintenance before the next investigation in five (5) years.
- Unsafe Rating: An inspection outcome in which building conditions or appurtenances may be hazardous to the public. It requires installation of public protection (sheds and/or fencing) within 24 hours.



*Jackson Houses façade restoration, before (top) and after (bottom).*

### 3. Why is this capital project needed? Why is it important?

- NYCHA is subject to Facade Inspection Safety Program (FISP) inspections every five (5) years to ensure compliance with NYC Local Law 11.
- In addition to ensuring pedestrian safety, maintaining facades can also improve insulation, leading to energy efficiency gains and protection against inclement weather which might make its way to the interior through imperfections in the facade surface.

### 4. Scope of Work Details

- Facade Inspection Safety Program inspections, on a five-year cycle. These are conducted by a QEWI,



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determining the safety rating of the building exterior.

- If an unsafe condition is identified (under SWARMP or Unsafe), conditions must be either resolved within 90 days of filing, or otherwise pedestrian protection sidewalk shedding must be erected.

### 5. Construction Trades & Other Roles Involved

Type	Possible Roles
Trade	<ul style="list-style-type: none"> <li>• Laborer (including Flaggers, Demolition Workers)</li> <li>• Metal Fabricator / Welder</li> </ul>
Non-Trade	<ul style="list-style-type: none"> <li>• Security</li> </ul>

### 6. Typical Project Timeline

- FISP inspections occur every 5 years. A physical inspection takes an average of 2 weeks.
- The construction period for façade repairs may take 1 year or longer, depending on funding, severity or frequency of unsafe conditions identified.

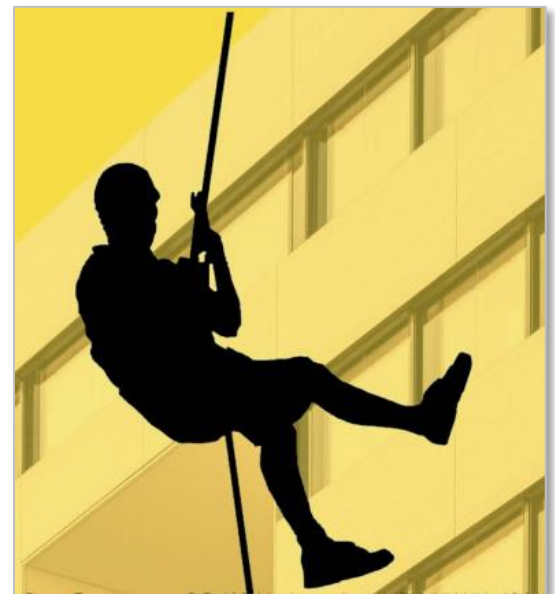


### 7. What to Expect During Construction

- Facade inspections may be completed via rope access, an efficient and cost-effective way to perform hands-on inspections required for FISP. Unlike typical scaffolding, rope access has little physical impact or intrusion on the building fabric. Residents should receive adequate noticing before inspections commence.
- Sidewalk Shedding and Signage: Sidewalk sheds will be installed with signage to protect pedestrians from unsafe conditions. Required maintenance of sidewalk sheds will occur, including routine cleaning and uploading photographs of conditions at the end of each workday.

### 8. Mitigating Construction Impacts

- Privacy and Safety Concerns: Sidewalk sheds are often positioned at the level of resident apartments on the first or second floors, raising concerns about privacy, safety and





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cleanliness. Residents should receive adequate noticing regarding the installation and presence of sidewalks sheds.