

Jersey City Facade Ordinance

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In late 2021, the City of Jersey City recently enacted a new ordinance pertaining to structural and façade inspections of multi-story buildings. The Jersey City Council passed this ordinance in August 2021 in response to the tragic events that took place involving the collapse of the Champlain Towers in Surfside, Florida.

Structural Inspection Requirements

Ordinance 21-054 requires that all concrete buildings more than six (6) stories in height undergo a visual structural inspection every ten (10) years by a licensed architect or engineer. This inspection must include inspection of foundations, balconies, all structural members, and waterproofing, and must be conducted in accordance with rules promulgated by the Jersey City Construction Code Official or his designee.

The initial structural inspection in accordance with this Ordinance must be completed by December 31, 2022, and thereafter by December 31 of each year in which an inspection is mandated. The property owner (which includes condominium associations, cooperative corporations, and HOA's) is responsible for having the inspection performed and paying for it.

Which Buildings are Subject to Compliance?

Structural Inspections: All existing and future concrete buildings (commercial and residential) more than six (6) stories. initial inspection to be completed by December 31, 2022, and every 10 years thereafter. Facade Inspections: All buildings that are six (6) stories or more in height, or buildings with masonry facades that are four (4) stories or more in height initial inspection to be completed by December 31, 2023, and every 5 years thereafter.

The Ordinance requires a property owner to submit a written Structural Inspection Report prepared by a licensed architect or engineer to the Division of the Construction Code Official within thirty (30) days of the inspection. The report must (a) certify the results of the inspection; (b) clearly document the condition of the building's structure, noting the conditions as safe or unsafe; and (c) provide repair and maintenance recommendations, if applicable, including information on which repairs are emergent, and a timeline for which all repairs must be made.

Structural Workshop has extensive experience in building inspections and working with concrete & masonry facades. Our team of experts are here to help. Give us a call today to schedule an inspection for your building: (973) 771-6970 or info@structuralworkshop.com

For more information, please visit The Jersey City [website](#).