



Facilities Consulting | Façade Assessments

Façade Challenges

Building facades are susceptible to the environment's natural effects. Wind, water, temperature, and movement impact the exterior's condition and alter the components' ability to perform over time. Additionally, improper design and installation often add to the facade deterioration rate. The results are water and air infiltration, component degradation, and interior damages, impacting the overall comfort, performance, and safety of the building.

Cities nationwide have enacted facade ordinances outlining specific periodic assessment requirements of building facades for the public's protection based on a history of falling debris from facades that were not effectively maintained - a true life-safety issue.

Historic buildings and their facades are another unique area requiring an owner's attention in order to maintain and restore these systems due to local, state, and/or federal preservation regulations.

Experience and Expertise

Terracon's building enclosure commissioning professionals specialize in facade assessment on a myriad of system and building types. We understand the complexities associated with building facade issues. This enables us to provide holistic solutions to restore and extend building facade service life.

We bring our expertise in remedial design and administration to rehabilitate and restore facade performance.

We develop feasible options for the owner's consideration based on technical evidence as well as their future plans for the building. We strive to provide reasonable and effective solutions to restore asset value while mitigating any poor performance and safety-related issues.

Our in-house, specially-trained rope access personnel are able to work on building exteriors that have difficult-to-reach areas without the use of scaffolding. This capability not only reduces cost, but also expedites the assessment process, often eliminating the need for elevated lift units, swing stages, or davit certifications.

Services We Provide

Terracon provides the following services to assist building owners with their facade requirements:

- **Property Condition Assessments (PCA)**
 - Capital Reserve Analysis
 - Accessibility (ADA/FHAA)
- **Facility Asset Management (FAM)**
 - Facility and Infrastructure Inventory
 - Life Cycle Planning/Service Life Projections
 - Repair and Replacement
 - Budget Forecasting
- **Construction Consulting Services (CCS)**
 - Document and Cost Reviews
 - Construction Progress/Pay Application Review



345 CALIFORNIA STREET |
REVIEW OF IN-PLACE ANCHORING OF GRANITE PANELS
SAN FRANCISCO, CA

Why Terracon?

Resourceful. We can prevent or resolve a wide variety of issues through our extensive experience and in-depth knowledge of building facades and their interaction with other building enclosure components.

Responsive. With our national network of offices, we can mobilize quickly to deliver practical solutions that optimize your building's systems performance with the goal to extend service life and reduce cost of ownership.

Reliable. We deliver consistent service and high quality through our proactive, collaborative approach, yielding systems that perform beyond expectations and maximize your return on investment.

"Terracon has never been short on providing the necessary resources to complete their projects in a timely and technically competent manner. Their extensive staff's expertise allows them to determine the most cost-effective method of facilities services that is appropriate."

-JOHN W. STRYBOS, P.E., CEM,
ASSOCIATE VICE CHANCELLOR OF FACILITIES,
ALAMO COLLEGES, TEXAS



ENR Rankings 2025

2024 Ranking*

- #2** Asbestos and Lead Abatement*
- #11** Top 100 Pure Designers
- #19** Top 500 Design Firms
- #44** Top 150 Global Design Firms
- #71** Top 200 Environmental Firms*



Nationwide
[Terracon.com](https://www.terracon.com)

- Facilities
- Environmental
- Geotechnical
- Materials