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Deck and Balcony Collapse

Accident History, Investigations and Reports

- EMT
- Police
- Triage
- Owner
- Property Manager
- Tenant

Agreements and Contracts

- Contractors
- Home Inspectors
- Owner
- Property Manager
- Tenant(s)

Design and Construction Drawings

- Architectural Plans
- Structural Plans

Public Records

- (PA: Right to Know Request)
- (NJ: Open Public Records Act)

Records Request:

- Applicable Codes and Regulations
- Drawings listed above
- Occupancy Permits
- Violations

Local Adopted Codes and Regulations

- Building Code – Applicable to Original Construction
- Fire Code – Applicable to Incident Date
- Property Maintenance Code – Applicable to Incident Date
- Zoning Codes

Practices and Standards

- Deck and Balconies – Check with Expert

Party names responsible for or may have knowledge about deck safety:

- Contractors
- Home Inspector
- Owner
- Property Manager
- Real Estate Agents
- Tenant(s)

Records to Request:

- Accident Prevention Programs
- Alterations to Deck or Balcony
- Fire History
- Inspection, Maintenance and Repair Records
- Invoices – Construction, Repairs, and Maintenance
- Painting and Treatments
- Photographs
- Policies for Clearing Snow and Treating Ice
- Products used to maintain the Deck or Balcony
- Purchase Orders for Products
- Repair History
- Tightening and Checking of Fasteners and Bolts
- Video Surveillance
- Weather Information
 - Weather Expert – Site Specific
 - Weather History
- Defendants