



Office of Inspections
Office of Inspector General
U.S. General Services Administration

**PUBLIC BUILDINGS SERVICE FAILED TO
ENSURE THE CONTINUED
MAINTENANCE AND SECURITY OF THE
PEACHTREE SUMMIT FEDERAL
BUILDING**

**JE26-003 (Redacted)
September 23, 2026**

Introduction

In February 2026, the Office of Inspector General (OIG), Office of Inspections, initiated an inspection of the U.S. General Services Administration (GSA) Peachtree Summit Federal Building (Peachtree Building), located in Atlanta, Georgia. Our objective was to evaluate whether the Public Buildings Service (PBS) is complying with GSA policies to sufficiently manage the security, fire safety, and maintenance at the Peachtree Building. We initiated this inspection because we were alerted to security and maintenance concerns in the Peachtree Building and the adjacent parking garage.

In March 2026, we conducted a site visit to the Peachtree Building which included announced walkthroughs of the building during business hours and an unannounced inspection after business hours. Our inspection found that PBS failed to sufficiently manage the building's security, fire safety, and maintenance. Specifically, we identified deficiencies related to the building's emergency systems, an unimplemented fire safety requirement, and ineffective window maintenance. PBS was aware of many of these issues but failed to take action to address the issues and improve the safety and security for the building occupants and visitors at the Peachtree Building.

Our report makes two recommendations to address the issues identified during the inspection:

1. The Commissioner of the Public Buildings Service, in conjunction with the Associate Administrator of the Office of Mission Assurance, should:
 - a. Review the 2023 and 2025 Facility Security Assessment Countermeasure Recommendations for the Peachtree Summit Federal Building;
 - b. Coordinate with the Facility Security Committee and Federal Protective Service on implementation of countermeasure recommendations;
 - c. Record any GSA-responsible countermeasures that are declined by the Facility Security Committee and document risk acceptance or threat mitigation plans; and
 - d. Monitor and track countermeasures recommended in all Facility Security Assessment reports and notify the Facility Security Committee of unresolved deficiencies.
2. The Assistant Commissioner, Office of Facilities Management should:
 - a. Develop a corrective action plan to remove the lock and chain from the affected main-level gate and, if necessary, provide an approved locking arrangement that will release upon activation of the fire alarm system.
 - b. Conduct an assessment of all tenant-occupied space in the building to identify poor window conditions and develop a corrective action plan to address those issues.

In response to our report, GSA management agreed with our recommendations. Management comments can be found in their entirety in Appendix B.

Background

The Peachtree Building, constructed in 1976, is a 29-story, multi-tenant building (See *Figure 1* below). It houses approximately 20 tenants, including GSA and several public-facing agencies, such as the Internal Revenue Service, the Social Security Administration, and an on-site child care center.¹ To get to the GSA parking deck, employees pass through a local transit station (See *Figure 2* on the next page).

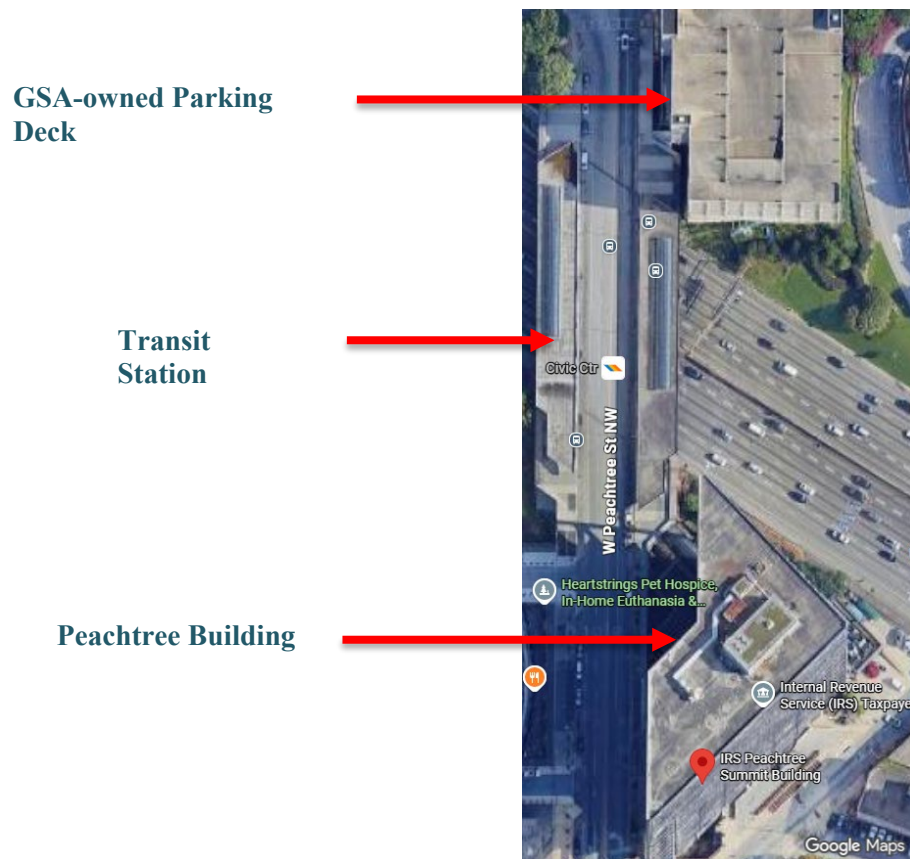
Figure 1. Peachtree Summit Federal Building²



¹ In accordance with 40 U.S.C. § 590, *Child care*, GSA has the oversight responsibility for child care centers in federally controlled (owned or leased) space.

² Image from Google Maps Streetview, accessed July 27, 2026.

Figure 2. Peachtree Building Surroundings³



On May 22, 2025, the Public Buildings Reform Board, a bipartisan independent agency established by Congress, issued a report that recommended the Peachtree Building as a federal property for divestment based on the “underutilization and significant deferred maintenance.”⁴ According to the Public Buildings Reform Board, the Peachtree Building has been in service for an estimated 50 years and requires more than \$255 million in repairs and upgrades. On May 23, 2025, the Director of the Office of Management and Budget approved the Public Buildings Reform Board’s recommendation and directed the GSA Administrator to effectuate the sale of the Peachtree Building.⁵ According to multiple PBS officials, the planned disposal of the building has limited the maintenance and investment in the Peachtree Building. However, as of August 2026, the building is still operational, and no disposal date has been announced.⁶

³ Image from Google Maps, accessed July 22, 2026.

⁴ Public Buildings Reform Board, *Second Round Report: Recommendation Pursuant to the Federal Assets Sale and Transfer Act of 2016 (“FASTA”)*, issued May 2, 2025.

⁵ *Office of Management and Budget Director Response to Public Buildings Reform Board*, May 23, 2025.

⁶ As of August 2026, GSA identifies the Peachtree Building for accelerated disposition on GSA.gov. <https://www.gsa.gov/real-estate/real-property-disposition/assets-identified-for-accelerated-disposition>.

Building Operations and Maintenance

PBS is responsible for maintaining federal properties nationwide, including the Peachtree Building. Within PBS, the Office of Facilities Management (OFM) is responsible for providing facilities-related solutions and services. OFM uses preventative maintenance standards to manage the building equipment and systems in GSA-controlled facilities. They accomplish this by developing and disseminating GSA's policy, guidance, and technical support for operations and maintenance across the nation. This program aims to provide a safe, reliable, and functional environment that allows tenant agencies to conduct their mission and serve the taxpayer.

Facility Security

To implement specific security controls at GSA-owned and controlled buildings, PBS, in conjunction with GSA's Office of Mission Assurance (OMA), works with U.S. Department of Homeland Security's Federal Protection Service (FPS).⁷ Although FPS plays a role in protecting the buildings, grounds, and property that are owned, occupied, or secured by the Federal Government and the persons on the property, GSA still has to ensure the protection of such buildings and grounds.

As the facility security organization for GSA, FPS conducts Facility Security Assessments (Security Assessments) at properties under GSA's jurisdiction, custody, or control in accordance with established criteria and schedules. Security Assessments provide GSA with critical information on building security vulnerabilities and threats and make recommendations on how to mitigate those risks. At the time of our site visit, [REDACTED]

[REDACTED]⁸ The Security Assessment also provides recommendations to address any security countermeasure deficiencies observed during the assessment.

The Risk Management Process for Federal Facilities: An Interagency Security Committee Standard, 2024 Edition (the Standard), defines the security criteria and processes applicable to all non-military buildings and facilities occupied by federal employees in the United States. Appendix D of the Standard, *How to Conduct a Facility Security Committee*, tasks Facility Security Committees (Committees) with security decisions for federal facilities with two or more tenants. Committees consist of the Committee chairperson, one voting member per tenant federal agency, security organization, owning or leasing authority and other supporting personnel.

The Committee is responsible for addressing facility-specific security issues and approving or disapproving the implementation of countermeasures recommended by an FPS inspector.

⁷ *Memorandum of Agreement by and between the U.S. Department of Homeland Security and the U.S. General Services Administration*, April 27, 2023, at Section 6: Background.

⁸ FPS completed the most recent Security Assessment of the Peachtree Building in December 2025. However, FPS did not provide the entire Security Assessment package to GSA, including the threat assessment report, until July 7, 2026. The Facility Security Level remained unchanged.

According to OMA's *Responsibilities for Implementation of Facility Security Assessment Countermeasures*, PBS will meet with the Committee Chairperson, the security organization, and OMA to review Security Assessments prior to presentation of findings and recommendation to the Committee. Implementing many of the decisions made by the Committee requires funding from the Committee member agencies. However, if the Committee does not make funding available, the Committee must document the risk acceptance reason, including any alternative strategies considered. As a responsible party, PBS, in conjunction with OMA, will monitor and track countermeasures recommended in the Security Assessment reports.⁹

PBS Fire Protection Program

GSA established the policy, procedures, roles and responsibilities, and program activities for the PBS Fire Protection Program to provide a safe and healthy environment for building personnel, tenants, and visitors. The *PBS Fire Protection Program Policy* (Fire Policy) sets forth the requirements and standards governing fire protection and life safety across all PBS-controlled facilities.¹⁰ The Fire Policy also establishes clear techniques for managing fire and similar risks in GSA-controlled spaces. PBS developed the Fire Policy to ensure consistent implementation of fire protection program activities nationwide. It supports management functions and other business activities, such as design and construction, leasing, portfolio management, and building operations.

Implementation of the Fire Policy results in workplace environments that are safe from fire and similar risks for federal employees, contractors, and the visiting public, and protects federal assets from fire and similar risks in a cost-effective manner. Use of the Fire Policy is mandatory for all PBS personnel and applies to all PBS offices. The Fire Policy also states that fire protection and life safety equipment and systems must be inspected, tested, and maintained in accordance with applicable codes and standards.

The Fire Policy adopts part of the National Fire Protection Association (NFPA) Standard 101, *Life Safety Code* (NFPA 101).¹¹ NFPA 101 addresses minimum building design, construction, operation, and maintenance requirements necessary to protect building occupants from danger caused by fire, smoke, and toxic fumes.

Our report identifies deficiencies related to the implementation and effectiveness of security countermeasures, the building's compliance with life and fire safety requirements, and the preventative maintenance of the building's windows.

⁹ OMA 1000.3 CHGE 1, *Responsibilities for Implementation of Facility Security Assessment Countermeasures*, at Section 3: Responsibilities.

¹⁰ GSA Order PBS 5921.1, *Public Buildings Service (PBS) Fire Protection Program Policy; Purpose Section*, at Section 1: Policy.

¹¹ *Id.* at Section 1.3.3.

Findings

Finding 1 – PBS Is Not Ensuring Critical Security Measures Are in Place

Our inspection identified [REDACTED] Additionally, during our inspection, we found that GSA was notified of four of the five deficiencies through the 2023 Security Assessment. However, PBS did not retain any documentation showing that the Committee considered or attempted to implement the recommended 2023 countermeasures. PBS also did not accept the risk and develop an alternative mitigation plan as required. PBS, in conjunction with OMA, is required to monitor and track recommended countermeasures as identified in the Security Assessment report. We found that PBS did not implement critical security measures at the Peachtree Building to ensure the safety and security of building occupants.

[REDACTED] 12

[REDACTED]

[REDACTED]

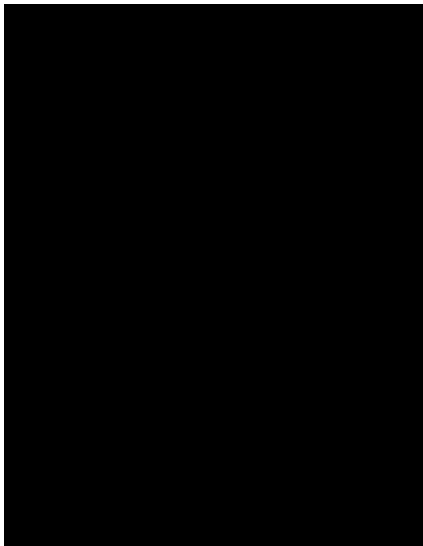
[REDACTED]

¹² The Standard, Appendix B, *Countermeasures*, [REDACTED]

13 [REDACTED]

[REDACTED]

[REDACTED] 14



[REDACTED]

[REDACTED]

¹³ The Standard, Appendix B, *Countermeasures*, [REDACTED].

¹⁴ Photograph taken by the inspection team, March 23, 2026.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

¹⁵ The Standard, Appendix B, *Countermeasures*, [REDACTED]

16

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

19

¹⁶ *Id.*, at [REDACTED].

[REDACTED]

[REDACTED]

¹⁹ The GSA administrator maintains “all powers, functions, and authorities ... that are necessary for the operation, maintenance, and protection of such buildings and grounds.” *Memorandum of Agreement by and between the U.S. Department of Homeland Security and the U.S. General Services Administration*, April 27, 2023, at Section 7: Roles and Responsibilities.

[REDACTED]

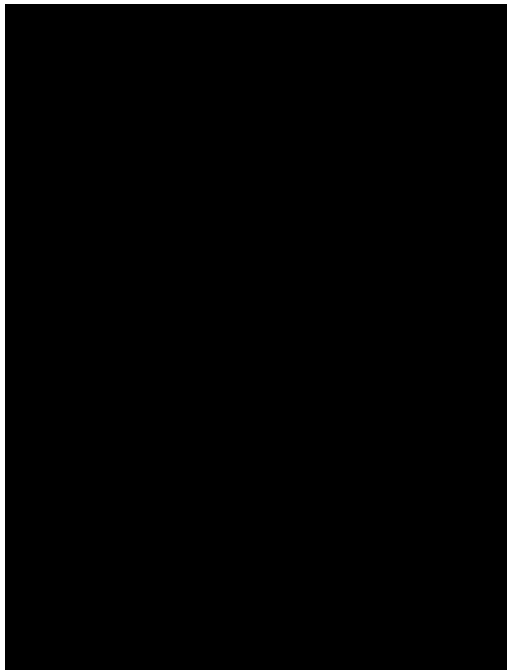
[REDACTED]

²⁰

[REDACTED]

[REDACTED]

²¹



²⁰ The Standard, Appendix B, *Countermeasures*, [REDACTED]

²¹ Photograph taken by the inspection team, March 25, 2026.

In sum,

In addition, the PBS building manager could not provide any records showing that the Committee had accepted the risk of these vulnerabilities or adopted plans to mitigate the deficient countermeasures in the building.

PBS's failure to monitor and address these deficiencies impacts the Committee's ability to make informed decisions and address serious vulnerabilities. The failure to follow and document the process outlined in the Standard for addressing deficiencies raised in the FPS Security Assessment puts the building at increased risk from unaddressed security vulnerabilities.

Finding 2 – PBS Failed to Address an Obstructed Means of Egress

The Fire Policy adopts the means of egress requirements within the NFPA 101 standards.²³ NFPA 101 requires means of egress to be “continuously maintained free of all obstructions or impediments to full instant use in case of fire or emergency.”²⁴ It also states that locks and

²² Photograph taken by the inspection team, March 23, 2026.

²³ A Means of Egress consists of the exit access, the exit, and the exit discharge – NFPA 101: 3.3 – General Definitions: 3.3.185 – Means of Egress.

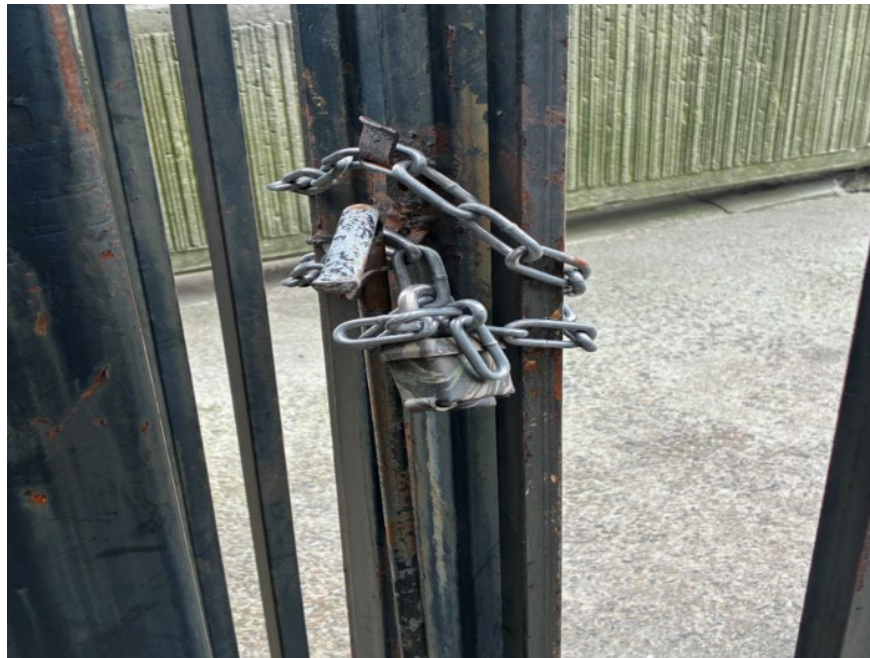
²⁴ *Id.* at 7.1 – General: 7.1.10.1 – Maintenance.

latches “not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.”²⁵

During our March 2026 site visit, we observed that the gate leading from egress doors on the main level to the sidewalk was locked with a chain and padlock (see *Figure 6* below). The means of egress doors automatically lock once someone exits the building and they do not allow reentry back into the building. Exit signs identified the doors as a means of egress despite the fact that the gate leading to the sidewalk was chained shut with a padlock (see *Figure 7* on the next page). An additional gate in the child care center play area also leads to the area between the locked gate and the egress doors.

During our inspection, we found that PBS learned that they were not in compliance with egress requirements in 2023, when a fire protection surveyor advised PBS to remove the lock and chain from the gate. If locking is necessary, the fire protection surveyor recommended an approved locking arrangement that will release upon activation of the fire alarm system. At the time, PBS agreed to remove the lock but did not. According to the PBS building manager, they have not used the doors leading to the locked gate as a means of egress since 2012, and they did not plan on using these egress routes in the future due to the planned disposal of the building.

Figure 6. Chain and Padlock Locking Gate²⁶



²⁵ *Id.* at 7.2 – Means of Egress Components: 7.2.1.5 – Locks and Latches.

²⁶ Photograph taken by the inspection team, March 26, 2026.

Figure 7. Means of Egress Doors with Exit Signs²⁷



The obstruction at the means of egress reduces the safety of the building and increases the chance that visitors and tenants cannot safely leave the building in case of an evacuation. Although this exit is not a part of the building's evacuation plan, PBS cannot expect visitors to follow the intended plan in case of an emergency or alarm. As currently marked, visitors could easily exit through the doors and become trapped between the building's egress doors and the locked fence.

Finding 3 – PBS is Not Effectively Managing the Building's Window Maintenance

PBS's overall objective for operations and maintenance nationwide is to provide a safe, reliable, and functional environment that allows tenant agencies to conduct their mission and serve the taxpayer. In an effort to ensure that federal buildings maintain the highest quality standards, PBS developed a preventative maintenance guide to maximize the efficiency of operations, systems, and structures, and to provide reliable and suitable conditions for building tenants.²⁸ According to the preventative maintenance guide, PBS is required to ensure all equipment and systems are maintained at a level that ensures that buildings are operated in an efficient and economic manner.

However, we found that PBS was not effectively maintaining windows throughout the building, which allowed outside air and water to enter tenant office spaces through damaged window seals. Damaged window seals must be promptly addressed to avoid heating and cooling inefficiencies and the potential for mold growth.²⁹

During our site visit, we inspected numerous floors within the building, including communal, specialized, and individual office space. We also interviewed a sample of the building tenants to

²⁷ Photograph taken by the inspection team, March 26, 2026.

²⁸ PBS, *Public Buildings Maintenance Standards*, January 1, 2022, at General Overview.

²⁹ *Desk Guide for Indoor Air Quality Management*, Companion to GSA Order PBS 1000.8A, October 26, 2023; at Water Intrusion and Water-Damaged Building Materials.

obtain direct feedback on their respective office space conditions. We spoke to four tenants, which represented 60 percent of the occupied space. Most reported having damaged window seals at various places within their office space. These damaged window seals allowed water to intrude into their office spaces or led to disruptive noises.³⁰ One of the tenants told us they experienced both water leaking into their office when it rained and loud flapping noises coming from the window on windy days. We observed that the maintenance contractor used tape-like materials to seal the gap between the window frame and the wall to address these issues (see *Figure 8* below). According to the tenants, maintenance issues often continued even after the maintenance contractor completed the service request due to inadequate fixes.

Figure 8. Damaged Window Seals in Office Space³¹

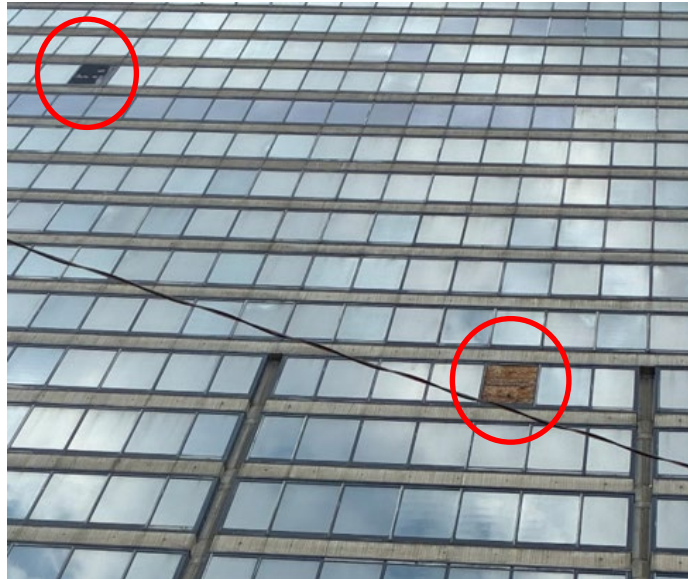


The building manager told us windows are the biggest maintenance concern in the building, and the manager said they make every effort to prioritize cracked windows and broken seals but faces challenges with the window manufacturer's slow production of the necessary materials. According to the building manager, three windows have fallen out of the building in the last 15 years. The building manager also told us the building has never had a comprehensive window replacement project in the 50 years the building has been open (see *Figure 9* on the next page).

³⁰ The tenants we interviewed represented leased space in 15 of the 29 floors above-grade in the building. In addition, there is a floor below-grade.

³¹ Photographs taken by the inspection team, March 25–26, 2026. Images modified by the inspection team to remove personally identifying features.

Figure 9. Damaged Windows on Building Exterior³²



According to a PBS Service Center official, prior to our initiation of this building inspection, PBS leadership and management overseeing the building made a strategic decision to focus primarily on basic maintenance needs and avoided high-dollar investments or major maintenance projects in an effort to keep the facility running at minimum cost until the building's anticipated disposal date. However, PBS has reversed course and taken steps to fully address the building's condition until they receive confirmation of an official disposal date. For example, the director of the maintenance contractor told us that he requires maintenance teams to elevate any recurring maintenance issues received three consecutive times within a calendar year to their supervisor.

PBS is not adequately managing window maintenance issues as required by the preventive maintenance guide. The damaged window seals create potential health concerns due to poor indoor air quality caused by mold buildup from water intrusion and tenants' increased exposure to outside pollutants and allergens. PBS's inadequate building maintenance in response to the anticipated building disposal has left building tenants with substandard office conditions and has caused disruptions to its tenant agencies' respective missions.

³² Photograph taken by the inspection team, March 26, 2026.

Conclusion

Our inspection found that PBS failed to ensure continued maintenance of the Peachtree Building, resulting in security and safety issues for building occupants. Specifically, we found that PBS failed to address security deficiencies despite being made aware of several critical security issues in 2023. PBS has not addressed the security deficiencies, including a [REDACTED], which compromised the safety and security of building security, tenants, and visitors.

Additionally, we found that a set of doors for the building's main-level means of egress led to an exterior gate that was locked with a chain and padlock, obstructing individuals—and the child care center's playground area—from exiting the immediate perimeter of the building. Again, PBS was aware of the issue in 2023 but did not take action to correct the issue. These egress doors are designed to automatically lock after they close, which can potentially trap individuals between the building and the locked exterior fence.

Finally, our inspection found that PBS did not effectively maintain the windows in the Peachtree Building, which led to several instances of water intrusion and disruptive noises. The broken window seals have the potential to cause mold growth and other issues associated with water damage. PBS's inadequate maintenance of the building in response to its anticipated disposal has left tenants with substandard office conditions and has caused disruptions to its tenant agencies' missions. PBS's failure to address security, fire, and maintenance issues exposed building occupants to unnecessary safety and security risks.

Recommendations

1. The Commissioner of the Public Buildings Service, in conjunction with the Associate Administrator of the Office of Mission Assurance, should:
 - a. Review the 2023 and 2025 Facility Security Assessment Countermeasure Recommendations for the Peachtree Summit Federal Building;
 - b. Coordinate with the Facility Security Committee and Federal Protective Service on implementation of countermeasure recommendations;
 - c. Record any GSA-responsible countermeasures that are declined by the Facility Security Committee and document risk acceptance or threat mitigation plans; and
 - d. Monitor and track countermeasures recommended in all Facility Security Assessment reports and notify the Facility Security Committee of unresolved deficiencies.
2. The Assistant Commissioner, Office of Facilities Management should:
 - a. Develop a corrective action plan to remove the lock and chain from the affected main level gate and, if necessary, provide an approved locking arrangement that will release upon activation of the fire alarm system.
 - b. Conduct an assessment of all tenant-occupied space in the building to identify poor window conditions and develop a corrective action plan to address those issues.

Appendix A: Objectives, Scope, and Methodology

In February 2026, the Office of Inspections initiated an inspection of the Peachtree Summit Federal Building, located in Atlanta, Georgia. Our objective was to evaluate whether PBS was complying with GSA policies to sufficiently manage the security, fire safety, and maintenance at the Peachtree Summit Federal Building.

To accomplish our objectives, we:

- Researched laws, regulations, and other federal guidance on maintenance, fire safety, and security controls at federal buildings;
- Interviewed GSA staff in the PBS Office of Facilities Management and Office of Mission Assurance, operations and maintenance contractors, federal tenants, child care center staff, and Federal Protection Service contractors during site visits;
- Conducted announced and unannounced in-person site visits to the Peachtree Building to assess the building's maintenance, fire safety, and security countermeasures, and;
- Analyzed documentation, such as Facility Security Assessments, a fire protection survey, and maintenance records, and made observations during the inspection.

To evaluate the security of the Peachtree Building, we used the Standard, which identifies [REDACTED] in Appendixes B and C. To scope our inspection, we judgmentally selected [REDACTED] to verify implementation.

Additionally, we selected a total of 11 fire safety criteria from the Fire Policy, NFPA 101, and prior fire protection assessments. Our maintenance analysis is based upon the conditions of numerous floors within the facility, including specialized, communal, and individual office spaces. We interviewed building tenants to obtain direct customer feedback regarding their office conditions within their respective spaces. While the nonstatistical, judgmental sample does not allow for projection of the results, it allowed us to address our inspection objectives.

We conducted this inspection in accordance with the Council of the Inspectors General on Integrity and Efficiency's *Quality Standards for Inspection and Evaluation*, issued December 2020.

Appendix B: Management Comments

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U.S. General Services Administration

September 16, 2026

MEMORANDUM FOR KARLA MYERS
 ACTING ASSISTANT INSPECTOR GENERAL FOR
 INSPECTIONS
 OFFICE OF INSPECTIONS
 OFFICE OF INSPECTOR GENERAL (JE)

FROM: MICHAEL GELBER *Michael Gelber*
 ACTING COMMISSIONER
 PUBLIC BUILDINGS SERVICE (P)

SUBJECT: Response to the Office of Inspector General Draft
 Report, *Public Buildings Service Failed To Ensure The
 Continued Maintenance And Security Of The Peachtree
 Summit Federal Building (JE26-0001)*

The Public Buildings Service (PBS) appreciates the opportunity to review and comment on the subject draft report, in which Office of Inspector General made the following recommendation(s):

- (1) The Commissioner of the Public Buildings Service, in conjunction with the Associate Administrator of the Office of Mission Assurance, should:
 - (a) Review the 2023 and 2025 Facility Security Assessment Countermeasure Recommendations for the Peachtree Summit Federal Building in Atlanta, GA;
 - (b) Coordinate with the Facility Security Committee and Department of Homeland Security-Federal Protective Service on implementation of countermeasure recommendations;
 - (c) Record any GSA-responsible countermeasures that are declined by the Facility Security Committee and document risk acceptance or threat mitigation plans; and
 - (d) Monitor and track countermeasures recommended in all Facility Security Assessment reports and notify the Facility Security Committee of unresolved deficiencies.
- (2) The PBS Assistant Commissioner for the Office of Facilities Management should:

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- (a) Develop a corrective action plan to remove the lock and chain from a main level gate and, if necessary, provide an approved locking arrangement that will release upon activation of the fire alarm system.
- (b) Conduct an assessment of all tenant-occupied space in the building to identify poor window conditions and develop a corrective action plan to address those issues.

PBS agrees with the recommendations and is developing a plan to address them.

If you have any questions regarding this information, please contact Adam Oliver, Director, Southeast Coastal Service Center, PBS Office of Facilities Management at adam.oliver@gsa.gov.



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