

ROLE
Founder and Chief Executive Officer

INDUSTRY EXPERIENCE
More than 35 years in exterior building systems

MARKETS
Florida and the Northeast

EXPERTISE
Roof drainage design and specification; building envelope; multifamily, commercial and institutional portfolios; field operations and risk management

CREDENTIALS
Certified aerial lift operator and trainer; author of articles on drainage systems and materials

James R. Frame

Founder and Chief Executive Officer

James R. Frame is the founder and chief executive officer of Empirical Property Operations, where he leads company strategy, client relationships and the development of the company's Five-Point Exterior Audit and reporting standard.

A Hudson Valley native, James has built a career of more than three decades in the exterior building systems industry, advancing from field leadership through sales, estimating and executive management. He founded and led a regional contracting company in the Tampa Bay market, directing estimating, operations, procurement, finance, insurance and regulatory compliance as the firm grew its fleet, facilities and client base.

His project portfolio spans multifamily and townhome communities, commercial and industrial facilities, public-sector buildings including schools and federal postal facilities, and custom copper systems for luxury coastal estates in Palm Beach County. That breadth gives him a practical understanding of how water, weather and time affect buildings, and of what owners and managers need to know before small issues become capital expenses.

James founded Empirical Property Operations to bring that experience to property managers, associations and commercial owners in a form they can use: scheduled maintenance paired with clear, consistent documentation of every building they oversee. He is a certified aerial lift operator and trainer and the author of articles on drainage system design and materials.

Areas of expertise

Building envelope and drainage
Design, specification and performance of roof drainage and exterior systems

Portfolio operations
Multifamily communities, commercial and industrial facilities, and public-sector buildings

Business leadership
Sales, estimating, operations, procurement, finance and compliance

Risk and documentation
Standardized field audits and reporting for owners, boards and managers

> "Owners and managers deserve to know the condition of every building they are responsible for. Our job is to make sure nothing important goes unnoticed."
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> — James R. Frame, Founder and CEO