

City of Philadelphia



(Bill No. 020411)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code (“The Philadelphia Building Construction and Occupancy Code”) Subcode A, “The Philadelphia Administrative Code,” Chapter 3 to amend Section A-303.2 to require notice of demolition to residents of neighboring properties; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 4 THE PHILADELPHIA BUILDING CONSTRUCTION AND
 OCCUPANCY CODE

* * *

CHAPTER 4-200.0 TEXT OF SUBCODES

SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

* * *

CHAPTER 3 PERMITS

* * *

SECTION A-303.0 DEMOLITION AND RELOCATION OF STRUCTURES

* * *

A-303.2 Posting and Notice: Prior to the demolition of a structure by the owner thereof, or demolition required by the Department of Licenses and Inspections, the department shall post a notice on the structure to be demolished and distribute an informational bulletin indicating that the City or owner intends to demolish said structure. The department shall distribute the informational bulletin to the front doors of the following properties:

- 1. The three nearest properties on each side of the subject property.*
- 2. The seven nearest properties across the street from the subject property.*
- 3. The seven nearest properties to the rear of the subject property.*

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The requirement to distribute an informational bulletin shall not create any actionable right for any resident or owner of the subject property or any neighboring property.

Exceptions:

1. In the event of an emergency which requires immediate action to protect the health or safety of the public, *which shall include any time the Department has served notice of a requirement to demolish an imminently dangerous structure under section PM-308.2 of this Title and demolition is carried out within 10 days of service by the Department of the notice requiring demolition; provided that the Department distributes the informational bulletin to any property abutting the property on which a structure is to be demolished.*

* * *

A-303.2.1 Location and Time: The notice shall be posted by the department on each street frontage of the premises with which the notice is concerned, *and the informational bulletin distributed to neighboring properties* within [seven] *ten* days of the issuance to the owner of the building permit to demolish *or service by the Department of a notice requiring demolition or award of a demolition contract by the department*[, and]. *Posted notices* shall remain [posted] until demolition of the structure, which shall not commence less than 21 days from the date of the issuance of the permit.

A-303.2.2 Content: Such *posted* notice shall be clearly visible to the public [, and]. *All notices* shall contain the date on which actual demolition is permitted to commence.

* * *

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 3, 2002. The Bill was Signed by the Mayor on October 15, 2002.



Marie B. Hauser
Chief Clerk of the City Council