

# City of Philadelphia



(Bill No. 080165)

## AN ORDINANCE

Amending Subcode “A” (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by amending the fee schedule for various construction related activities; and amending Section 14-1706 of The Philadelphia Code, entitled “Schedule of Fees,” by amending the fees for the issuance of real estate certifications; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

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

### TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

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#### CHAPTER 4-200. TEXT OF SUBCODES

#### SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

\* \* \*

#### CHAPTER 9 FEES

\* \* \*

#### SECTION A-902.0 BUILDING, FUEL GAS AND MECHANICAL CODE FEES

A-902.1 General: Fees for permits, appeals, certificates and administrative services related to activity regulated by the Building, Fuel Gas and Mechanical Codes shall be as set forth in this section.

A-902.2 Construction: Permit fees for new construction, additions, alterations, demolition, occupancy and repairs shall be as set forth in Sections A-902.2.1, except as otherwise specified in Sections A-902.2.2 through A-902.2.10.

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A-902.2.1 Constructed area: The permit fee for new construction, additions, alterations and repairs shall be based on the constructed area as follows:

For new construction and additions:

500 square feet or less .....\$100.00  
Greater than 500 square feet .....\$100.00  
plus \$50.00 for each additional 100  
square feet or fraction thereof above  
500 square feet.

Exceptions:

1. For Group R-3 and U Occupancies

500 square feet or less ..... [~~\$25.00~~] *\$50.00*  
Greater than 500 square feet ..... [~~\$25.00~~] *\$50.00*  
plus \$40.00 for each additional 100 square feet  
or fraction thereof *above 500 square feet.*

2. For Manufactured and Industrialized Housing pursuant to the Manufactured Housing Construction and Safety Standards Authorization Act, Act 192 of 1982, P.L. 676 (35 P.S. §§ 1656.1 -- 1656.9) and the Industrialized Housing Act, Act 70 of 1972, P.L. 286 (35 P.S. §§ 1651.1 -- 1651.12) respectively, the building permit fee shall be \$350.00 per building.

3. For initial tenant fit-out of a newly constructed building the fee shall be \$10.00 per 100 square feet or fraction thereof with a minimum fee of \$100.00.

For alterations and repairs:

500 square feet or less ..... \$100.00  
Greater than 500 square feet ..... \$100.00  
plus [~~\$38.00~~] *\$40.00* for each additional 100  
square feet or fraction thereof above  
500 square feet.

Exceptions:

1. For Group R-3 and U Occupancies

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500 square feet or less .....[\$25.00] \$50.00  
Greater than 500 square feet ..... \$100.00  
plus \$40.00 for each additional  
100 square feet or fraction thereof  
above 500 square feet

2. For alterations and repairs, the permit fee shall, at the applicant's selection, be based upon 2% of the contract value for construction regulated by the Building, Fuel Gas and Mechanical Codes, when such value is substantiated by the submission of a valid contract, except that the minimum fee shall be \$100.00.

A-902.2.2 Demolition: Fees for permits for demolition shall be \$10.00 per 100 square feet or fraction thereof, but shall not exceed \$25,000. Where the permit application includes the erection of a new structure at the same site, no demolition fee shall be required.

[Exceptions] *Exception:*

[1.] For the demolition of non-bearing partitions the fee shall be as follows:

In space 4,000 square feet or less ..... \$50.00  
In space more than 4,000 square feet ..... \$50.00  
plus \$3.00 per each additional  
100 square feet above 4,000 square feet

[2. For the demolition of non-bearing partitions in Group R-3 occupancies, the fee shall be \$25.00.]

A-902.2.3 Minor Alterations: Where the scope of the work to be performed is limited to the items listed below, the fees shall be as set forth in Sections A-902.2.3.1 through A-902.2.3.5.

\* \* \*

[Exception. The fee for all of the foregoing minor alterations for a property in Group R-3 occupancy shall be \$25.00.]

\* \* \*

A-902.2.5 Miscellaneous items: Fees for miscellaneous items shall be as listed below:

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Exception: The fee for each of the following for a property in Group R-3 occupancy shall be [~~\$25.00~~] *\$50.00*.

\* \* \*

A-902.2.6 Fire Suppression Equipment: For the installation or alteration of fire suppression systems, the fee shall be as follows, except that the minimum fee shall be \$100.00:

\* \* \*

A-902.2.6.1 Minor alterations: Fees for minor alterations to fire suppression systems shall be as listed below:

For relocation of fire sprinklers:

20 sprinklers or less .....\$50.00  
More than 20 sprinklers .....\$50.00  
plus \$3.00 per each additional sprinkler above 20

[Exception: The fee for a property in Group R-3 occupancy shall be \$25.00.]

A-902.2.7 Mechanical Systems:

A-902.2.7.1 For the installation of ductwork the fee shall be \$10.00 for each register or diffuser served by the ductwork, except that the minimum fee shall be \$100.00.

A-902.2.7.2 For the installation of fuel gas piping systems and equipment as regulated by the Philadelphia International Fuel Gas Code, the fee shall be 2% of the contract value for construction when such value is substantiated by the submission of a valid contract, except that the minimum fee shall be \$100.00.

Exception: The fee for Group R-3 occupancy shall be [~~\$25.00~~] *\$50.00*.

A-902.2.7.3 For the installation of appliances regulated by the mechanical code such as fireplaces (masonry and factory built), boilers, air conditioning units and heat pumps, the fee shall be \$100.00 for each appliance.

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Exception: The fee for Group R-3 occupancy shall be [\$25.00] *\$50.00* for each appliance.

A-902.2.7.4 For the installation of commercial cooking exhaust systems and related components the fee shall be \$100.00 per hood.

A-902.2.7.5 Minor alterations: Fees for minor alterations to mechanical systems shall be as listed below:

\* \* \*

[Exception: The fee for minor alterations to mechanical systems in Group R-3 occupancy shall be \$25.00.]

\* \* \*

Section 2. Section 14-1706 of The Philadelphia Code is amended to read as follows:

## TITLE 14. ZONING AND PLANNING.

\* \* \*

### CHAPTER 14-1700. ADMINISTRATION AND ENFORCEMENT.

\* \* \*

#### § 14-1706. Schedule of Fees.

The department is authorized to require a non-refundable filing fee to be charged upon application for a zoning permit. The amount of the fee shall be determined by regulations of the department. The filing fee shall be applied as a credit to the permit fee. The following are the fees to be paid under the requirements of this Title; except that no permit fees shall be required of any person applying for a use registration permit for a family day care home pursuant to Section 14-203(1)(g) and any school based mental health clinic.

(a) For permit processing and document reviews:

\* \* \*

8. Certification of Zoning District Classification..... [\$50.00] *\$100.00*

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\* \* \*

(b) Application for a "Certification Statement" required for transfer of real estate pursuant to Pennsylvania Act 652 of 1961, [fifty (\$50.00)] *one hundred (\$100.00)* dollars.

[(c) In addition to the fees in subsection (a)(8) or (b) above, the applicant shall pay an additional fifty (\$50.00) dollar fee for accelerated processing of the application for each "Certification Statement" or for certification of the District classification of any property.]

[(d)] (c) \*\*\*

[(e)] (d) \*\*\*

[(f)] (e) \*\*\*

\* \* \*

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

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 5, 2008. The Bill was Signed by the Mayor on June 18, 2008.



Patricia Rafferty  
Chief Clerk of the City Council