

City of Philadelphia



(Bill No. 190866)

AN ORDINANCE

Amending Subcode A of Title 4 of The Philadelphia Code, entitled "The Philadelphia Administrative Code," and Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions concerning building permits in the /NCO, Neighborhood Conservation Overlay District, and making related changes, 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

* * *

SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

* * *

CHAPTER 3 PERMITS

* * *

SECTION A-305 CONSTRUCTION DOCUMENTS

* * *

A-305.2.2.4 Requisite approvals. The following approvals shall be required before a demolition permit may be issued:

* * *

7. Philadelphia City Planning Commission approval is required per Title 14 of the Philadelphia Code.
8. *A building permit for the construction, expansion, or alteration of a new or existing building is required per Title 14 of The Philadelphia Code.*
- [8.] 9. Authorization of the owner of the property in the form of an affidavit or a signed statement to the effect that the proposed work is authorized by the owner. The Department is authorized to accept electronic confirmation of such authorization.

* * *

City of Philadelphia

BILL NO. 190866 *continued*

Certified Copy

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-504. *NCO*, Neighborhood Conservation Overlay District

* * *

(1.1) Permits.

(a) The regulations applicable to each *NCO* district are divided into zoning regulations and design standards. Compliance with the provisions of the zoning regulations shall be a prerequisite to the issuance of a zoning permit. Compliance with the provisions of the design standards shall be a prerequisite to the issuance of a building permit.

(b) *No building permit shall be issued for the demolition of a principal building located within an NCO district unless a building permit has been issued for the construction, expansion, or alteration of a new or existing principal building on the same lot.*

* * *

SECTION 3. This Ordinance shall become effective immediately.

City of Philadelphia

BILL NO. 190866 continued

Certified Copy

City of Philadelphia

BILL NO. 190866 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 12, 2019. The Bill was Signed by the Mayor on December 30, 2019.



Michael A. Decker
Chief Clerk of the City Council