# City of Philadelphia

(Bill No. 260394)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by amending Subcode "B" (The Philadelphia Building Code) and adopting the 2021 edition of the "International Building Code," as published by the International Code Council, with various amendments thereto, as authorized by the Pennsylvania Uniform Construction Code Act, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Subcode "B" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Code," is hereby deleted and replaced with the following:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

* * *

SUBCODE "B" (THE PHILADELPHIA BUILDING CODE)

Article B-1.0 Adoption of the "2021 International Building Code," pursuant to the Pennsylvania Uniform Construction Code Act ("Act"), with state amendments and local amendments that were in effect prior to enactment of the Act or approved pursuant to Section 503 of the Act.

Section B-1.1 The "2021 International Building Code," as published by the International Code Council (copies of which are on file with the Department of Licenses and Inspections) is hereby adopted as the Philadelphia Building Code and is hereby incorporated as if fully set forth herein, subject to the following local amendments provided in this Subcode "B."

B-1.1.1 The numbers of all state and local amendments shall be preceded with the prefix "B-".

B-1.1.2 Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.

CHAPTER 1
SCOPE AND ADMINISTRATION

**[Delete the contents of this Chapter and substitute the following:]**

SECTION B-101 GENERAL

B-101.1 Title. These provisions shall be known as the Philadelphia Amendments to the International Building Code and will be referred to herein as the "Philadelphia Building Code" or "this code".

B-101.2 Scope. The provisions of the Philadelphia Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

> Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Philadelphia Residential Code (Subcode R).

B-101.2.1 Appendices. Appendices E, F, G, H, and I are hereby adopted.

B-101.3 Intent. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

B-101.4 Administrative provisions. This Chapter contains those provisions that are unique to the administration of this code. All other administrative provisions applicable to this code are as set forth in the Philadelphia Administrative Code.

B-101.5 Existing buildings. The provisions of the Philadelphia Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to, and relocation of existing buildings.

CHAPTER 2
DEFINITIONS

SECTION 202 DEFINITIONS

**[Add the following definition]**

COOL ROOF RATING COUNCIL (or CRRC): The Cool Roof Rating Council, Inc., an American National Standards Institute-accredited standards developer organization that created, maintains, and updates the ANSI/CRRC S100 standard, entitled "Standard Test Methods for Determining Radiative Properties of Materials."

* * *

**[Delete the definition of Flammable Gas and replace as follows:]**

[F] Flammable Gas. A material that is a gas at 68°F (20°C) or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure [a material that has a boiling point of 68°F (20°C) or less at 14.7 psia (101 kPa)] subdivided as follows:

1. Category 1A A gas that meets either of the following:

    a. Ignitable at 14.7 psia when in a mixture 13 percent or less by volume with air.

    b. A flammable range at 14.7 psia (101kPa) with air of at least 12 percent, regardless of the lower limit, unless data shows compliance with Category 1B.

2. Category 1B

    A gas that meets the flammability criteria for Category 1A, is not pyrophoric or chemically unstable, and meets one or more of the following:

    a. A lower flammability limit of more than 6 percent by volume in air; or
    b. A fundamental burning velocity of less than 3.9 in/s (10 cm/s)

The limits specified shall be determined at 14.7 psi (101 kPa) of pressure and a temperature of 68°F (20°C) in accordance with ASTM E681.

Where not otherwise specified, the term "flammable gas" includes both Category 1A and Category 1B.

* * *

CHAPTER 3
USE AND OCCUPANCY CLASSIFICATION

* * *

SECTION 305 EDUCATIONAL GROUP E

* * *

305.2: Group E, day care facilities.

* * *

**[Pursuant to the UCC, delete Section 305.2.3 and replace as follows:]**

B-305.2.3 Twelve or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having twelve or fewer children receiving such day care shall be classified as a Group R-3 occupancy and shall comply with the provisions of Section B-429 of this code.

* * *

SECTION 307 HIGH-HAZARD GROUP H

* * *

**[Revise Table B-307.1(1), Maximum Allowable Quantity Per Control Area of Hazardous Materials Posing a Physical Hazard, by deleting the "Flammable Gas" rows "Gaseous" and "Liquified" and replacing with the following, including the addition of note "r," as follows:]**

| Material | Class | Group when the maximum allowable quantity is exceeded | Storage[b] | | | Use-closed systems | | | Use-open systems | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Solid pounds (cubic feet) | Liquid gallons (pounds) | Gas (cubic feet at NTP) | Solid pounds (cubic feet) | Liquid gallons (pounds) | Gas (cubic feet at NTP) | Solid pounds (cubic feet) | Liquid gallons (pounds) |
| Flammable Gas | * * * | | | | | | | | | |
| | Gaseous | | | | | | | | | |
| | 1A and 1B (High BV)[r] | H-2 | NA | NA | 1,000[d,e] | NA | NA | 1,000[d,e] | NA | NA |
| | 1B (Low BV)[r] | | | | 162,500[d,e] | | | 162,500[d,e] | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Liquified | | | | | | | | | |
| | 1A and 1B (High BV)[r] | H-2 | NA | (150)[d,e] | NA | NA | (150)[d,e] | NA | NA | NA |
| | 1B (Low BV)[r] | | | (10,000)[d,e] | | | (10,000)[d,e] | | | |
| | | | | | | | | | | |

* * *

[r]. ”High BV” Category 1B flammable gas has a burning velocity greater than 3.9 in/s (10 cm/s). “Low BV” Category 1B flammable gas has a burning velocity of 3.9in/s (10 cm/s) or less

* * *

[F] B-307.4 High Hazard Group H-2. Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning shall be classified as Group H-2. Such materials include, but not limited to, the following:

* * *

**[Replace “Flammable Gases” with the following:]**

Category 1A Flammable gases
Category 1B Flammable gases having a burning velocity greater than 3.9 inches per second (10 cm/s).

* * *

[F] B-307.5 High Hazard Group H-3. Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following:

* * *

**[Add the following:]**

Category 1B Flammable gases having a burning velocity of 3.9 inches per second (10 cm/s) or less.

* * *

SECTION 308 INSTITUTIONAL GROUP I

* * *

B-308.2: Institutional Group I-1.

* * *

**[Add Section B-308.2.5 as follows:]**

B-308.2.5 Supervised environment. In the determination of what is a supervised environment for the purposes of classifying Group I-1 occupancies, the following description shall be used. Group I-1 applies to the care of residents who do not require chronic or convalescent medical or nursing care. Supervision involves responsibility for the safety of the residents while inside the building. For the purposes of this Section, supervision includes one or more of the following:

1. Daily awareness by the management of the resident's functioning and whereabouts; Making and reminding a resident of appointments;
2. The ability and readiness for intervention in the event of a resident experiencing a crisis;
3. Supervision in the area of nutrition and medication;
4. and Actual provision of transient medical care.

* * *

SECTION 310 RESIDENTIAL GROUP R

* * *

B-310.4: Residential Group R-3.

* * *

B-310.4.1: Care facilities within a dwelling.

* * *

**[Pursuant to the UCC, add Section B-310.4.1.1 as follows:]**

B-310.4.1.1 Child Day care facilities. A dwelling where child day-care services are provided for less than 24 hours for 12 or fewer children is an R-3 occupancy where the dwelling is used primarily as a private residence and the provision of day care services is accessory to the principal use of the dwelling as a residence (See Section B-429).

* * *

CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

* * *

SECTION 403 HIGH-RISE BUILDINGS

* * *

403.5: Means of egress and evacuation.

* * *

**[Delete Section 403.5.3 and replace as follows:]**

B-403.5.3 Stairway door operation. Stairway doors other than the exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously, without unlatching, upon a signal from the fire command center where the fire command center is continuously staffed during any occupancy, or upon power failure. Where the fire command center is not continuously staffed during occupancy, the stairway doors shall unlock upon activation of the building fire alarm system or upon power failure.

* * *

SECTION 406 MOTOR-RELATED OCCUPANCIES

B-406.1: General.

* * *

**[Add Section B-406.1.1 as follows:]**

B-406.1.1 Ventilation**.** A mechanical ventilation system shall be provided in open and enclosed public parking garages in accordance with Air Management Regulation XII as promulgated by the City of Philadelphia's Department of Public Health.

* * *

SECTION 414 HAZARDOUS MATERIALS

* * *

[F] 414.2: Control areas.

* * *

**[Delete Section 414.2.5 and replace as follows:]**

B-414.2.5 Hazardous materials in Group M display and storage areas and in Group Storage areas. Hazardous materials located in Group M and Group S occupancies shall be in accordance with Sections 414.2.5.1 through 414.2.5.4.

* * *

**[Add Table 414.2.5(3) as follows:]**

B-Table 414.2.5(3) Maximum Allowable Quantity of Low Burning Velocity Category 1B Flammable Gas in Group M and S Occupancies per Control Area[a]

| Category 1B (Low BV)[d] | Maximum Allowable Quantity Per Control Area | |
|---|---|---|
| | Sprinklered[b] | Nonsprinklered |
| Gaseous | 390,000 cu ft | 195,000 cu ft |
| Liquified | 40,000 lb[c] | 20,000 lb |

For SI: 1 pound= 0.454 kg, 1 square foot=0.0929 $m^2$, 1 cubic foot=0.028 $m^3$, 1 inch/second =2.54 cm/s

a. Control areas shall be separated from each other by not less than a1-hour fire barrier.
b. The building shall be equipped throughout with an approved automatic sprinkler system with minimum sprinkler design density of Ordinary Hazard Group 2 in the area where flammable gases are stored or displayed.
c. Where storage areas exceed 50,000 square feet in area, the maximum allowable quantities areallowed to be increased by 2 percent for each 1,000 square feet of area in excess of 50,000 square feet, up to not more than 100 percent of the table amounts. Separation of control areas is not required. The aggregate amount shall not exceed 80,000 pounds,
d. “Low BV” Category 1B flammable gas has a burning velocity of 3.9 in/s (10 cm/s) or less.

* * *

**[Add Section 414.2.5.4 as follows:]**

B-414.2.5.4 Flammable gas. The aggregate quantity of Category 1B flammable gas having a burning velocity 3.9 in/s (10 cm/s) or less stored and displayed within a single control area of a Group M occupancy or stored in a single control area of a Group S occupancy is allowed to exceed the maximum allowable quantities per control area specified in Table 307.1(1) without

classifying the building or use as a Group H occupancy, provided the materials are stored and displayed in accordance with the International Fire Code and quantities do not exceed the amounts specified in Table 414.2.5(3).

* * *

[F] 414.5: Inside Storage, dispensing and use.

* * *

[F] 414.5.1: Explosion Control.

* * *

**[Revise Table B-414.5.1, Explosion Control Requirements, to make an addition to the row "Flammable Gas" to add a note "j" as follows:]**

| Material | Category | Explosion Control Methods | |
|---|---|---|---|
| | | Barricade construction | Explosion (deflagration) venting or explosion (deflagration) prevention systems[b] |
| Hazard Category | | | |
| * | * | * | |
| Flammable gas | Gaseous | Not required | Required[j] |
| | Liquified | Not required | Required[j] |
| * | * | * | |

j. Not required for Category 1B Flammable Gases having a burning velocity not exceeding 3.9 in/s (10 cm/s).

* * *

SECTION 426 COMBUSTIBLE DUSTS, GRAIN PROCESSING, AND STORAGE

* * *

**Pursuant to the UCC, delete Section 426.1 and replace as follows:**

[F] B-426.1 General. The provisions of Sections 426.1.1 through 426.1.7 shall apply to buildings in which materials that produce combustible dusts are stored or handled. Buildings that store or handle combustible dusts shall comply with NFPA 652 and the applicable provisions of NFPA

61, NFPA 85, NFPA 120, NFPA 484, NFPA 654, NFPA 655 and NFPA 664 and the International Fire Code.

* * *

**[Add Section B-429 as follows:]**

SECTION B-429 FAMILY CHILD DAY CARE FACILITIES

B-429.1 General. Pursuant to the UCC, child day care facilities are permitted to operate in a one- or two-family dwelling unit (home) provided the facility conforms to Sections B-429.1.1 through B-429.4.2.

B-429.1.1 Child care facilities within a dwelling unit. A dwelling unit where child day care services are provided for 12 or fewer children shall be classified as an R-3 occupancy and as a Family Child Day Care Facility, provided that it is in accordance with 1 through 4.

1. The dwelling unit is contained within a one- or two-family dwelling.
2. Child day care services are provided for less than 24 hours.
3. The dwelling unit is used primarily as a private residence.
4. The provision of child day care services is accessory to the principal use of the dwelling unit as a residence.
5. The facility shall be operated in accordance with the Philadelphia Fire Code Section F-409.

B-429.2 Fire extinguisher. At least one portable fire extinguisher with a minimum rating of 2-A:10-B:C shall be mounted in the portion of the building used for the Family Child Day Care Facility and in kitchens and other cooking areas used by the Family Child Day Care Facility.

B-429.3 Six or fewer children. Family Child Day Care Facilities that are classified as Group R-3 occupancies pursuant to Section B-429.1.1 of the Philadelphia Building Code with six or fewer children shall comply with Sections B-429.3.1 through B-429.3.2.

B-429.3.1 Smoke alarms. A single-station smoke alarm shall be installed in each story including basements. The smoke alarms shall be powered by either the building wiring system or 10-year, nonremovable batteries, both of which shall be listed by Underwriters Laboratories and shall sound an alarm when activated that is audible to persons in the dwelling unit's indoor child care spaces with all intervening doors closed. Where battery powered smoke alarms are used, the building owner shall keep the proof and date of purchase of the smoke alarms in the unit's fire drill logs.

B-429.3.2 Means of egress. The dwelling unit and the accessory Family Child Day Care Facility shall comply with the means of egress requirements for an R-3 occupancy and licensure under 55 Pa. Code Chapter 3290 (relating to Family Child Day Care Facilities).

B-429.4 Seven to 12 children. Family Child Day Care Facilities that are classified as Group R-3 occupancies pursuant to Section B-429.1.1 of the Philadelphia Building Code that provide child day care services to more than six but no more than 12 children shall comply with Sections B-429.4.1 through B-429.4.2.

B-429.4.1 Smoke alarms. Interconnected, multiple-station smoke alarms shall be installed in each story including basements. The smoke alarms shall be powered by the building wiring system and shall sound an alarm when activated that is audible to persons in the dwelling unit's indoor childcare spaces with all intervening doors closed.

B-429.4.2 Means of egress. The dwelling unit and the accessory Family Child Day Care Facility shall comply with the means of egress requirements for an R-3 occupancy and licensure under 55 Pa. Code Chapter 3280 (relating to Group Child Day Care Facilities).

* * *

**[Add Section B-430 as follows:]**

SECTION B-430 SPECIAL ASSEMBLY OCCUPANCIES

B-430.1 General. Assembly Group A occupancies classified as Special Assembly Occupancies shall comply with the additional provisions of this Section.

B-430.2 Classification as a Special Assembly Occupancy. An Assembly Group A occupancy shall also be classified as a Special Assembly Occupancy if 50 or more people congregate primarily for social entertainment purposes as defined in Section 9-703 of The Philadelphia Code at such location at one or more times during the course of any year. Such facilities shall include but not be limited to any of the following: nightclub; discotheque; cabaret; tavern; bar; restaurant; private club; banquet hall; and similar place of assembly without primarily fixed seating.

B-430.3 Fire alarm. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all Special Assembly Occupancies. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: Manual fire alarm boxes are not required in Special Assembly Occupancies where the occupancy is protected throughout with a rate-of-rise heat detection system, provided one

manual fire alarm box is installed in a location that is constantly attended by staff during periods of occupancy by the public.

B-430.3.1 Activation of the fire alarm. In Special Assembly Occupancies, a shut-off (shunt trip) device shall be provided to automatically shut off electricity to circuits controlling audio equipment in the facility upon activation of the fire alarm system or automatic sprinkler system.

* * *

CHAPTER 7
FIRE AND SMOKE PROTECTION FEATURES

* * *

SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

* * *

**[Pursuant to the UCC, revise Section B-704.2 by deleting the exception as follows:]**

B-704.2 Column protection. Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.

~~Exception: Columns that meet the limitations of Section 704.4.1.~~

* * *

704.4 Protection of secondary structural members.

* * *

**[Pursuant to the UCC, delete Section B-704.4.1 and replace as follows:**

B-704.4.1 Light-frame construction. Studs and boundary elements that are integral elements in load-bearing walls of light-frame construction shall be permitted to have

required fire-resistance ratings provided by the membrane protection provided for the load-bearing wall.

* * *

SECTION 711 FLOOR AND ROOF ASSEMBLIES

* * *

711.3 Nonfire-resistance-rated floor and roof assemblies.

* * *

**[Add Section B-711.3.3 as follows:]**

B-711.3.3 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire- resistance rated shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an approved automatic sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where the aggregate area of the unprotected portions does not exceed 80 square feet (7.4 $m^2$) per story.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

* * *

CHAPTER 8
INTERIOR FINISHES

* * *

SECTION 803 WALL AND CEILING FINISHES

* * *

**[Pursuant to the UCC, delete Section B-803.3 and replace as follows:]**

B-803.3 Heavy timber exemption. In buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3, exposed portions of building elements complying with the requirements for buildings of heavy timber construction in Section 602.4 or Section 2304.11 shall not be subject to interior finish requirements except in interior exit stairways, interior exit ramps, and exit passageways.

* * *

CHAPTER 9
FIRE PROTECTION SYSTEMS

* * *

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

* * *

[F] 903.2 Where required.

[F] 903.2.11 Specific building areas and hazards.

* * *

**[Add Section B-903.2.11.7 as follows: ]**

B-903.2.11.7 Buildings 45 feet or more in height. An automatic sprinkler system shall be installed in the following areas of buildings that have one or more stories located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access:

1. Basements.
2. The level of exit discharge.

Exceptions:

1. Open parking structures.
2. Occupancies in Group F-2.
3. Buildings where all exterior walls have a fire separation distance of 5 feet (1524 mm) or greater.

* * *

[F] 903.3 Installation requirements.

* * *

[F] 903.3.1 Standards.

* * *

**[Pursuant to the UCC, delete Section 903.3.1.2 and replace with the following:]**

[F] B-903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or fewer above grade plane.
2. For other than R-2 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.
   For R-2 occupancies, the roof assembly is less than 45 feet (13716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from grade plane.

* * *

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

* * *

[F] 907.2 Where required—new buildings and structures.

* * *

[F] 907.2.3 Group E.

* * *

**[Add Section B-907.2.3.1 as follows:]**

[F] B-907.2.3.1 Occupant load of 50 or less. Where a manual fire alarm system is not provided in Group E occupancies with an occupant load of 50 or less, interconnected smoke alarms shall be

installed in accordance with Section 907.2.10 and a minimum of one smoke alarm shall be installed in each classroom or child care room.

* * *

[F] 907.6 Installation and monitoring

* * *

[F] 907.6.4 Zones.

* * *

**[Delete Section 907.6.4.1 and replace as follows:]**

[F] B-907.6.4.1 Zoning indicator panel. A zoning indicator panel and the associated controls shall be provided at a visible location at the main entrance of the building or other location approved by the Fire Department. The visual zone indication shall lock in until the system is reset and shall not be cancelled by the operation of an audible-alarm silencing switch.

* * *

**[Add Section B-919 as follows:]**

SECTION B-919 EMERGENCY VEHICLE ACCESS

B-919.1 Emergency vehicle access. Where control of vehicular access to or on a premises is proposed, the control method shall provide for access by emergency vehicles. A control method shall not be considered an obstruction to emergency vehicle access where it consists of:

1. A padlock and chain, or
2. Collapsible bollards that are painted reflective white and that can be collapsed by use of a Philadelphia standard hydrant wrench.

B-919.2 Fire apparatus access roads. Fire apparatus access roads shall be provided in accordance with Section F-503 of the Philadelphia Fire Code.

* * *

**[Add Section B-920 as follows:]**

SECTION B-920 PRIVATE FIRE HYDRANTS

B-920.1 Fire hydrants. Fire hydrants installed on private property shall be located and installed in accordance with Section F-507.5 of the Philadelphia Fire Code and as directed by the Fire Department. Hydrants shall be Philadelphia Standard as specified by the Water Department. Hydrants shall not be installed on a water main less than 6 inches (152 mm) in diameter.

* * *

CHAPTER 10
DOORS, GATES AND TURNSTILES

* * *

SECTION 1010 DOORS, GATES AND TURNSTILES

* * *

1010.2 Door Operations.

* * *

1010.2.4 Locks and latches.

* * *

**[Add Section B-1010.2.4.A as follows:]**

B-1010.2.4.A Locks and latches. Locks and latches shall be permitted to prevent operation of doors where an elevator lobby is separated from the remainder of the floor by partitions and doors; and where the elevator lobby does not provide access to the required exits, the doors in the lobby partitions are permitted to be locked from the lobby side provided the doors conform to Section 1010.12 or Section 1010.13 with or without delayed locking arrangement.

* * *

1010.2.7 Stairway doors.

* * *

**[Add Section B-1010.2.7.1 as follows:]**

B-1010.2.7.1 Stairway side door locking arrangement. Interior stairway means of egress doors may be openable from only the egress side in stairways serving more than four stories, where the floors served by the stairs are not located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access nor more than 30 feet (9144 mm) below the lowest level of exit discharge. Such doors are permitted to be locked from the side opposite the egress side, provided they unlock upon activation of the building fire alarm system or power failure to the locking device, and the doors are always openable from the egress side.

* * *

SECTION 1011 STAIRWAYS

* * *

1011.5 Stair treads and risers.

* * *

1011.5.2 Riser height and tread depth.

* * *

**[Pursuant to the UCC, delete Section 1011.5.2, Exception 3, and replace as follows:]**

Exceptions:

* * *

3. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 8.25 inches (210 mm); the minimum tread depth shall be 9 inches (229 mm); the minimum winder tread depth at the walk line shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 3/4 inch (19.1 mm) but not more than 1.5 inches (38 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

* * *

CHAPTER 12
INTERIOR ENVIRONMENT

SECTION 1201 GENERAL

**[Delete Section 1201.1 and replace as follows:]**

B-1201.1 Scope. The provisions of this Chapter shall govern ventilation, temperature control, lighting, yards and courts, sound transmission, room dimensions, surrounding materials, storage of refuse and rodent-proofing associated with the interior spaces of buildings.

* * *

**[Add Section B-1210 as follows:]**

SECTION B-1210 STORAGE OF REFUSE

B-1210.1 General. Provisions for storage of refuse in new and existing buildings shall comply with the provisions of this Section.

B-1210.2 New buildings. Newly constructed buildings shall provide an area for storage of refuse where the use of the building will generate refuse, as defined in Section 9-604 of The Philadelphia Code, and where such refuse is to be disposed of by use of a dumpster, as defined in Section 10-722 of The Philadelphia Code. The area of storage shall be located either inside the building or on the premises and enclosed on all sides.

B-1210.3 Change of occupancy. For buildings undergoing a change of occupancy, storage of refuse shall be provided in accordance with Section EB-306 of the Philadelphia Existing Building Code.

* * *

CHAPTER 15
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

* * *

SECTION 1504 PERFORMANCE REQUIREMENTS

* * *

**[Add Section B-1504.9 as follows:]**

B-1504.9 Reflectance. Roof Coverings over conditioned spaces on low-slope roofs (roof slope < 2:12) on newly constructed buildings and additions to existing buildings shall be rated by the Cool Roof Rating Council as having:

1. a minimum three-year aged solar reflectance of 0.62 and minimum three-year aged thermal emittance of 0.75; or,
2. a minimum Solar Reflectance Index of 75.

Exceptions:

1. An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants shall be permitted to comprise part or all of the roof area.
2. Walking surfaces of occupiable rooftops.
3. An area including and adjacent to rooftop photovoltaic and solar thermal equipment, totaling not more than three times the area that is covered with such equipment.

4. Limited roof areas as determined by regulations promulgated by the Department of Licenses and Inspections.
5. A roof, the area of which is less than three (3) percent of the gross floor area of the building.
6. Any roof or portion of a roof composed of glass, metal, clay or concrete tile or plastic/rubber intended to simulate clay or concrete tile, wood, or slate.

CHAPTER 16
STRUCTURAL DESIGN

* * *

SECTION 1608 SNOW LOADS

* * *

1608.2 Ground snow loads.

* * *

**[Add Section B-1608.2.1 as follows:]**

B-1608.2.1 Ground snow load for Philadelphia. For the City of Philadelphia, the ground snow load to be used in determining the design snow loads shall be 25 pounds per square foot (1.2 $kN/m^2$).

* * *

SECTION 1609 WIND LOADS

* * *

1609.3 Basic design wind speed.

* * *

**[Add Section B-1609.3.2 as follows:]**

B-1609.3.2 Basic design wind speed for Philadelphia. For the City of Philadelphia, the basic wind speed for the determination of wind loads shall be based on a 3-second gust and a minimum of 105 miles per hour (47 m/s) 3-second gust for Risk Category I buildings and other structures, 115 miles per hour (51 m/s) 3-second gust for Risk Category II buildings and other structures, and 130 miles per hour (58 m/s) 3-second gust for Risk Category III and IV buildings and other structures.

* * *

SECTION 1612 FLOOD LOADS

* * *

16.12.2 Design and construction.

* * *

**[Add Section B-1612.2.1 as follows:]**

B-1612.2.1 Elevation requirements for Philadelphia. The minimum elevation requirements shall be 1-1/2 feet (457 mm) above the base flood elevation or as specified in ASCE 24, whichever is higher.

Exception: Accessory structures need not be elevated or floodproofed to remain dry where they comply with all of the following requirements:

1. The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material, and equipment related to the principal use or activity;
2. The floor area shall not exceed 200 square feet;
3. The structure will have a low damage potential;
4. The structure will be located on the site so as to cause the least obstruction to the flow of flood waters;
5. Power lines, wiring, and outlets will be elevated to the elevation requirements of Section B-1612.2.1;
6. The structure shall not contain permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc.;
7. The structure shall not be used for storage of acetone; ammonia; benzene; calcium carbide; carbon disulfide; celluloid; chlorine; hydrochloric acid; hydrocyanic acid; magnesium; nitric acid and oxides of nitrogen; petroleum products (gasoline, fuel oil, and the like); phosphorus; potassium; sodium; sulfur and sulfur products; pesticides (including insecticides, fungicides, and rodenticides); or radioactive materials;
8. The structure shall not contain sanitary facilities; and
9. The structure shall be adequately anchored to prevent flotation, collapse, and lateral movement and shall be designed to automatically provide for the entry and exit of floodwater for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered design professional, or meet or exceed the following minimum criteria:
    a. minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space;
    b. the bottom of all openings shall be no higher than one (1) foot above grade
    c. openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

**[Delete Section 1612.3 and replace as follows:]**

B-1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for The City of

Philadelphia", dated December, 1978, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

* * *

SECTION 1613 EARTHQUAKE LOADS.

* * *

1613.2 Seismic ground motion values.

* * *

1613.2.1 Mapped acceleration parameters.

* * *

**[Add Section B-1613.2.1.1 as follows:]**

B-1613.2.1.1 Mapped acceleration parameters for Philadelphia. For the City of Philadelphia, the short period spectral response acceleration (Ss) shall be 0.20 (20%g) and the 1-second spectral response acceleration (S1) shall be 0.06 (6%g).

* * *

CHAPTER 17
SPECIALINSPECTIONS AND TESTS

* * *

SECTION 1704 SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION.

* * *

**[Delete Section 1704.6 and replace as follows:]**

B-1704.6 Structural observations. Where required by the provisions of Section 1704.6.1 or 1704.6.2 the owner or the owner's authorized agent performing or causing construction or demolition operations shall employ a registered design professional to perform structural observations. A design professional conducting structural observations under Section 1704.6.2 or 1704.6.3 shall also meet the provisions of Section 1704.2.1. Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other sections of this code.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

* * *

**[Add Sections B-1704.6.2 and B-1704.6.3 as follows:]**

B-1704.6.2 Structural observations of buildings or structures adjoining or adjacent to excavation, demolition or construction activity. Structural observations shall be provided by an approved agency for the proposed work and with respect to any other adjacent buildings and structures, as applicable, where any of the following conditions exist:

1. Excavation work to a depth of more than 5 feet (1524 mm) below adjacent grade within 10 feet (3048 mm) of an adjacent building or structure. Continuous structural observations shall be provided at all times during excavation work.

2. Excavation, new construction or demolition work occurs within 90 feet (27.43 m) of a building or structure designated as historic under Chapter 14-1000 of The Philadelphia Code on the subject property or abutting lot. Periodic structural observations shall be provided in accordance with an approved monitoring plan per Section B-3307.10.

3. Modification to a wall which is used for joint service between two buildings on separate lots, including demolition. Modifications shall include, but are not limited to, exposure of the wall; removal of perpendicular walls, floor diaphragms, or roof diaphragms; or addition of loading to the wall. Periodic structural observation shall be provided in accordance with an approved monitoring plan per Section B-3310 and shall be in addition to special inspections required by other sections of this code.

   Exceptions:

   1. Structural observation shall not be required for demolition performed under contract with the Department and in compliance with current Procurement Department specifications.

B-1704.6.3 Structural observations of historic buildings or structures. Structural observations shall be provided by an approved agency for an alteration to the structural system of, or a vertical

addition to, an existing building or structure designated as historic under Chapter 14-1000 of The Philadelphia Code. Periodic structural observations shall be provided in accordance with an approved monitoring plan per Section B-3309. Structural observations shall not be required under this Section B-1704.6.3 for either of the following:

1. One- and two-family dwellings.

2. Where no structural support of the existing portions of the building or structure to remain is required for the proposed work as determined by a registered design professional.

* * *

SECTION 1705 REQUIRED SPECIAL INSPECTIONS AND TESTS

* * *

B-1705.1 General.

* * *

B-1705.1.1 Special cases.

* * *

**[Add Sections B-1705.1.1.1 and B-1705.1.1.2 as follows:]**

B-1705.1.1.1 Identified special cases. Special inspections and tests shall be required for the proposed work identified in Sections B-1705.1.1.1.1 and B-1705.1.1.1.2.

B-1705.1.1.1.1 Underpinning. Underpinning of structures shall be subject to special inspections in accordance with the applicable provisions of Section 1705. In addition to the special inspection for structural stability, any new foundation elements installed as part of underpinning operations shall be subject to special inspection as a permanent installation in accordance with the applicable provisions of Chapter 17, including, but not limited to, special inspection for concrete, welding, and pile driving.

B-1705.1.1.1.1.1 Inspection program. Prior to commencement of work, the special inspector shall review the contractor's proposed sequence of operations and determine the areas of work that require design. Inspections of this work shall be continuous during the operations, and shall be conducted by a geotechnical, civil, or structural professional engineer licensed by the Commonwealth of Pennsylvania.

B-1705.1.1.1.2 Demolition. The following demolition operations shall be subject to special inspections in accordance with the applicable provisions of Chapter 17:

1. Complete demolition of a building in excess of three (3) stories or any structure in excess of 40 feet (12 192 mm) in height. These inspections shall be performed on a continuous basis until the structure is demolished to a height of 25 feet (7620 mm).
2. Where the use of mechanical demolition is recommended in writing by a licensed structural engineer, pursuant to Section B-3303.9. These inspections shall be performed on a continuous basis until the structure is demolished to a height of 15 feet (4572 mm).
3. Where mechanical demolition equipment, other than handheld devices, is to be used in the full or partial demolition of a building from within the building and with the mechanical equipment being supported by the building, or is to be used within the building to remove debris or move material. These inspections shall be performed on a continuous basis until the structure is demolished to a height of 15 feet (4572 mm).

Exception: Demolition performed under contract with the Department and in compliance with current Procurement Department Specifications.

B-1705.1.1.1.2.4 Inspection program. Prior to commencement of work, the special inspector shall review the permit documents, including the site safety demolition plan (also known as an engineering study), and become familiar with the reported demolition methods and details of any potential structural hazards to the project and adjoining properties.

B-1705.1.1.2 Records of special inspections for special cases. In addition to other reporting requirements established by this Chapter, a special inspection logbook shall be maintained at the special inspector's office and shall contain the following information:

1. Project identification, permit number and address.
2. Date and time of each inspection.
3. Names of personnel who performed each inspection.
4. Dates of off-site meetings, names of the participants and a summary of the conversations.
5. Any significant observations or instructions given related to any of the following:
   (a) Deviations from the design documents;
   (b) Anticipated field conditions;
   (c) Proper execution of the work;
   (d) Safe jobsite conditions; and
   (e) Precautions taken to maintain safe conditions, if work is stopped for any reason.

* * *

**[Add Section B-1705.21 as follows:]**

B-1705.21 Testing for Air Leakage

B-1705.21.1 Building Envelope Air Leakage Testing. Building envelope air leakage testing shall be performed in accordance with Sections C402.5 and R402.4 of the Energy Conservation Code, as applicable. Testing shall be conducted after all penetrations of the building envelope have been sealed. Testing shall verify compliance with the maximum allowable air-leakage rate and shall be conducted in accordance with ASTM E779, ASTM E1827, or ANSI/RESNET/ICC 380. ASTM E3158, or an equivalent method approved by the code official, may also be used for buildings subject to the commercial provisions of the Energy Conservation Code. A written report of the test results, including the measured air-leakage rate and testing conditions, shall be submitted to the building official prior to final inspection.

B-1705.21.2 Duct Leakage Testing. Duct leakage testing shall be performed in accordance with Section R403.3 of the Energy Conservation Code, as applicable to residential or multifamily portions of the building, to verify compliance with the maximum allowable leakage rates. Testing shall be performed at either rough-in or post-construction in accordance with ANSI/RESNET/ICC 380 or ASTM E1554. A written report of the duct leakage test results shall be submitted to the building official prior to final inspection.

* * *

SECTION 1707 ALTERNATIVE TEST PROCEDURE

**[Delete Section 1707.1 and replace as follows:]**

B-1707.1 General. In the absence of approved rules or other approved standards, the building official shall make, or cause to be made, the necessary tests and investigations; or the building official shall accept duly authenticated reports from approved agencies in respect to the quality and manner of use of new materials or assemblies as provided for in Section A-203 of the Administrative Code. The cost of all tests and other investigations required under the provisions of this code shall be borne by the permit applicant.

* * *

CHAPTER 18
SOILS AND FOUNDATIONS

* * *

SECTION 1809 SHALLOW FOUNDATIONS

* * *

1809.5 Frost protection.

* * *

**[Add Section B-1809.5.1 as follows:]**

B-1809.5.1 Frost line. The frost line for the City of Philadelphia is 30 inches (762 mm).

* * *

CHAPTER 27
ELECTRICAL

* * *

SECTION 2702 EMERGENCY AND STANDBY POWER SYSTEMS

[F] 2702.1 General

* * *

**[Add Sections B-2702.1.9 and B-2702.1.10 as follows:]**

B-2702.1.9 Unit battery systems. Unit storage battery systems shall be installed in accordance with this Chapter and these regulations. Where such systems utilize spotlight type of distribution, the projected light shall be directed toward means of egress doorways. Units shall be located to distribute light over the entire floor area, reducing glare and sharp shadows to a minimum.

1. Battery charger: Units shall contain a charger capable of charging the battery at a high rate and also at a trickle rate. The high rate charge shall be capable of replacing the maximum charge taken out in a 90-minute discharge period within 12 hours. The unit shall be designed to provide for automatic high rate charging and restoration to trickle rate or shall be provided with a manually operated two-position switch to control the charging rate. After power failure or when the battery becomes discharged so that the unit cannot provide 90-minute illumination at the required intensity, the battery shall be charged at a high rate until it becomes fully charged at which time the charging rate shall be reduced to the trickle rate. No device that could render the charger ineffective shall be permitted.

2. Test switch: Units shall be equipped with a test switch mounted outside of the cabinet and connected to simulate a power failure to the unit.
3. Signals: Units shall be equipped with a visual signal to indicate when the battery is being charged at the high rate.
4. Wiring and mounting: Units and lamps connected remote from the units shall be permanently mounted and connected in an approved manner. Units shall be mounted so that they can be readily tested, inspected, and serviced and shall be maintained in satisfactory working condition. No switch shall be used to cut off the remote lamps.
5. Testing: Unit storage battery systems shall be tested at least monthly and a record of such tests shall be maintained and made available for inspection by the code official.

B-2702.1.10 Gas generators. Generators employing natural gas as a fuel shall have the supply equipped with a separate shutoff valve. The valve shall be tagged "Emergency Power Supply – Not to be Shut Off During an Emergency".

* * *

CHAPTER 29
PLUMBING SYSTEMS

**[Delete the contents of this Chapter and replace with the following:]**

SECTION B-2901. PLUMBING CODE

Plumbing systems in buildings and structures regulated by this code shall be designed and constructed in accordance with the Philadelphia Plumbing Code (Subcode P).

* * *

CHAPTER 30
ELEVATORS AND CONVEYING SYSTEMS

**[Delete the contents of this chapter and replace with the following:]**

SECTION B-3001 GENERAL

B-3001.1 Scope. Except as otherwise provided for in this code, the design, construction, installation, alteration, addition, repair, movement, equipment, removal, maintenance, use and change in use of elevators, lifting devices and conveying systems and their components shall

conform to Chapter 405 of the UCC regulations and ASCE 24 for construction in flood hazard areas established in Section B-1612.3.

B-3001.2 Adoptions. The following sections and subsections of Chapter 30 are hereby adopted and incorporated herein:

3002.1 Hoistway enclosure protection.

3002.2 Number of elevator cars in a hoistway.

3002.4 Elevator car to accommodate ambulance stretcher.

3002.7 Common enclosure with stairway.

3004.2.1 Enclosure.

3004.3.1 Enclosure.

3005.4 Machine rooms, control rooms, machinery spaces, and control spaces.

SECTION 3006 ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION

SECTION 3007 FIRE SERVICE ACCESS ELEVATOR

SECTION 3008 OCCUPANT EVACUATION ELEVATORS

CHAPTER 31
SPECIAL CONSTRUCTION

* * *

SECTION 3104 PEDESTRIAN WALKWAYS AND TUNNELS

* * *

**[Delete Section 3104.6 and replace as follows:]**

B-3104.6 Over public way. Pedestrian walkways that extend over or encroach beneath a public way shall be subject to the approval of the Philadelphia Department of Streets in addition to the provisions of this Section.

* * *

SECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

* * *

**[Add Section B-3109.2 as follows:]**

B-3109.2 Residential swimming pools. Above ground residential swimming pools that are 12 feet or greater in maximum dimension and their appurtenances shall be located in the rear yard and shall be placed a minimum distance of 2 feet from property lines and buildings on the same lot to provide for maintenance of the pool and adjoining property. In-ground swimming pools shall be located in the rear yard and shall be a minimum distance from property lines equal to the depth of the pool adjoining such property lines.

* * *

CHAPTER 32
ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

**[Delete the contents of this Chapter and insert the following:]**

SECTION B-3201 GENERAL

Encroachments into the public right-of-way are regulated by Title 11 of The Philadelphia Code.

CHAPTER 33
SAFEGUARDS DURING CONSTRUCTION

SECTION 3301 GENERAL

* * *

**[Delete Section 3301.3 and replace as follows:]**

B-3301.3 Duration. Temporary construction, scaffolding, and encroachments shall be removed from a construction site after the final inspection is made by the code official or within 30 days after the fulfillment of the requirements of the permit.

* * *

SECTION 3302 CONSTRUCTION SAFEGUARDS

* * *

**[Delete Section 3302.3 and replace as follows:]**

B-3302.3 Fire safety during construction. Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of the Philadelphia Fire Code.

**[Add Section B-3302.4 as follows:]**

B-3302.4 Hot work operations. Cutting, welding or brazing operations shall be in accordance with the requirements of the Philadelphia Fire Code.

**[Add Section B-3302.5 as follows:]**

B-3302.5 Abandoned and discontinued operations.

B-3302.5.1 Barrier. If any construction or demolition operation is abandoned, discontinued or interrupted, a barrier meeting the requirements of Section 3306 shall be provided to protect the public from potential hazards on the site.

B-3302.5.2 Filling and grading. When permits have expired and when no permits have been issued within 3 months of the cessation of excavation operations, the lot shall be filled and graded to eliminate all steep slopes, holes, obstructions or similar sources of hazard. Fill shall be free of organic material and construction debris. The final surface shall be graded in such a manner as to drain the lot, eliminate pockets in the fill, and prevent the accumulation of water without damaging any foundations on the premises or on adjoining property.

SECTION 3303 DEMOLITION

* * *

3303.4 Vacant lot.

* * *

**[Add Section B-3303.4.1 as follows:]**

B-3303.4.1 Site grading after demolition. Where a structure is demolished or removed and no new construction is contemplated, the vacant lot shall be graded in accordance with the Building Code. The following demolition material shall not be used as backfill: combustible and fibrous material including metal, reinforcing steel, wood, plastic, plaster, ceramic, roofing materials, trash, household garbage or ash, and any other such debris. The fill shall be covered with a uniform layer of clean, inert, granular material 4 inches or more in depth. Existing concrete paving may remain as a covering. The owner and/or the general contractor for the demolition shall be responsible for compliance with this regulation.

* * *

**[Delete Section 3303.7 and replace as follows:]**

B-3303.7 Fire safety during demolition. Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of the Philadelphia Fire Code.

**[Add Sections B-3303.8 through B-3303.14 as follows:]**

B-3303.8 Protection of adjoining property during demolition. Demolition operations shall not commence until the applicable adjoining property protection is in place as required by Sections B-3303 and B-3307.

> B-3303.8.1 Safety zone. A safety zone shall be maintained around all demolition areas to prevent non- authorized persons from entering such zone. Where mechanical demolition equipment, other than handheld devices, is to be used for the demolition of a building, the safety zone shall be equal to or greater than half the height of the building to be demolished. Such safety zone may be reduced at a rate in ratio to the extent of demolition, as demolition occurs. For example, at the time fifty percent (50%) of the demolition is complete, the safety zone may be reduced by fifty percent (50%).

B-3303.9 Mechanical demolition equipment. Mechanical demolition equipment shall not be used where a building or portion thereof occupied by one or more persons is located within the safety zone or where the structure undergoing demolition is physically connected to a structure not being demolished.

Exception: When the use of mechanical demolition is recommended and endorsed in writing by a professional structural engineer licensed in the Commonwealth of Pennsylvania and Special Inspections are performed pursuant to Section B-1705.1.1.1.2.

B-3303.9.1 Mechanical demolition and excessive wind. Mechanical demolition equipment shall not be used when average wind speed is at or in excess of 20 miles per hour as reported by the National Weather Service.

Exception: When use of such equipment is authorized by the Department for the protection of health and safety or upon a determination that site conditions and precautions established to protect safety reduce the risk of potential harm to a low level.

B-3303.10 Demolition sequence. Any structural member that is being dismembered shall not support any load other than its own weight. No wall, chimney, or other structural part shall be left at any time in such condition that it may collapse or be toppled by wind, vibration or any other cause. The method of removal of any structural member shall not destabilize remaining members. All handling and movement of material or debris shall be controlled such that it will not develop unaccounted impact loads on the structure.

B-3303.10.1 Structural steel, reinforced concrete, and heavy timber buildings. Structural steel, reinforced concrete, and heavy timber buildings, or portions thereof, shall be demolished column length-by-column length and tier-by-tier. Structural members shall be chained or lashed in place to prevent any uncontrolled swing or drop. In buildings of "skeleton-steel" construction, the steel framing may be left in place during the demolition of masonry. Where this is done, all steel beams, girders, and similar structural supports shall be cleared of all loose material as the masonry demolition progresses downward.

Exception: Where the design applicant has demonstrated the adequacy of alternate means of demolition through plans, calculations, or the establishment of safety zones, as appropriate, the Department may accept such alternative means of demolition.

B-3303.10.2 Masonry buildings with wooden floors. Demolition of masonry buildings with wooden floors shall comply with the following requirements:

1. Demolition of walls and partitions shall proceed in a systematic manner, and all work above each tier of floor beams shall be completed before any of the supporting structural members are disturbed.
2. Masonry walls, or other sections of masonry, shall not be loosened or permitted to fall upon the floors of the building in such masses as to exceed the safe carrying capacities of the floors or the stability of structural supports.
3. No wall section which is more than one story or 12 feet (3658 mm) in height shall be permitted to stand alone without lateral bracing designed by a registered design professional, unless such wall was originally designed and constructed to stand

without such lateral support, and is in a condition safe enough to be self- supporting. All walls shall be left in a stable condition at the end of each shift.

4. Structural or load-supporting members on any floor shall not be cut or removed until all stories above such a floor have been demolished and removed. This provision shall not prohibit the cutting of floor beams for the disposal of materials or for the installation of equipment necessary to safely complete the demolition, so long as the cutting does not negatively impact the safety of the floor system being cut.

B-3303.11 Management of hazards. Prior to the commencement of, and during, demolition operations, hazards shall be removed, in accordance with Sections B-3303.11.1 through B-3303.11.5.

B-3303.11.1 Dust. Dust-producing operations shall be wetted down to the extent necessary to control the dust.

B-3303.11.2 Dust control fencing. A dust control fabric shall be securely attached to all temporary perimeter protection fencing. The material shall be a minimum of five feet in height with a minimum blockage of fifty percent (50%). Information placed on the fabric shall be limited to identification of the responsible Demolition Contractor and any information required by law.

B-3303.11.3 Materials chutes. For the purpose of this subsection, a materials chute is a slide, closed in on all sides, through which material is moved from a high place to a lower one. No material shall be dropped more than twenty feet to any point lying outside of the exterior walls of a building or outside of a structure, except through the use of a materials chute. All materials chutes, or sections thereof, shall be entirely enclosed, except for openings equipped with closures at or about floor level for the insertion of materials. At all stories below the top floor, such openings shall be kept closed when not in use. Chutes shall be designed and constructed of such strength as to eliminate failure due to impact of materials or debris loaded therein.

B-3303.11.4 Fuel. Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing fuel and located in the area authorized to be demolished by the permit shall be purged of such fuel.

Exception: Pipes, tanks, boilers, or similar devices containing fuel located in the area authorized to be demolished by the permit and which will not be disturbed during the course of the demolition operation may, in lieu of being purged, be safeguarded so as to prevent damage to such devices during the course of demolition operations.

B-3303.11.5 Demolition debris. Materials from demolition shall not be stored overnight on a sidewalk, street or surrounding lot, as may otherwise be permitted, unless placed in a construction dumpster licensed pursuant to Section 11-610 of The Philadelphia Code, or in a dump truck, debris transfer trailer or other motor vehicle licensed under the

Pennsylvania Motor Vehicle Code. Loose material shall be removed upon completion of demolition activity at the end of each day, and the area of temporary storage swept clean.

Exception: Where the Streets Department has authorized the closure of such sidewalk or street and the sidewalk, street or surrounding lot is enclosed as part of the safety zone established by the demolition contractor pursuant to Section B-3303.8.1.

B-3303.12 Removal of foundations and slabs. Where a building, or any portion, has been demolished to grade, the floor slab or foundation of such building, or portion, shall be removed and the site backfilled to grade.

Exceptions:

1. Cellar floors may remain provided the cellar floor slab is broken up to the extent necessary to provide ground drainage that prevents accumulation of water, and also provided that all fixtures or equipment that would cause voids in the fill are removed.
2. Where a floor slab or foundation is to remain and not be backfilled, a waiver approved by the Department shall be obtained. Such request for waiver shall be accompanied by a statement and drawings prepared by a registered design professional demonstrating the necessity for retaining the existing floor slab or foundation for future construction or site remediation, as well as demonstrating positive drainage to an approved place of disposal.

B-3303.13 Retaining walls. Walls, which serve as retaining walls to support earth or adjoining structures, shall not be demolished until such earth has been properly braced or adjoining structures have been properly underpinned. Walls, which are to serve as retaining walls for backfill, shall not be so used unless capable of safely supporting the imposed load.

B-3303.14 Special inspection. Special inspection of demolition activities shall be required in accordance with Sections B-3303.14.1 and B-3303.14.2.

Exception: Demolition performed under contract with the Department and in compliance with current Procurement Department Specifications.

B-3303.14.1 Mechanical demolition. Where mechanical demolition equipment, other than handheld devices, is to be used in the full or partial demolition of a building from within the building, or is to be used within the building to remove debris or move material, such demolition operation shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.

B-3303.14.2 Demolition of tall structures. Demolition of a building in excess of three (3) stories or any structure in excess of 40 feet (12 192 mm) in height shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.

* * *

SECTION 3306 PROTECTION OF PEDESTRIANS

* * *

3306.2 Walkways.

**[Add Sections B-3306.2.1 and B-3306.2.2 as follows:]**

B-3306.2.1 Sidewalk Closures. Where the Streets Department authorizes the sidewalk to be fenced or closed, the fence shall be a minimum of 6 feet in height. The fence shall be installed to the extent necessary to effectively close off the site.

B-3306.2.2 Demolition. Where sidewalks and streets are located within the safety zone as defined in Section B-3303.8, the sidewalk and parking and/or traffic lane(s) within the safety zone shall be closed during demolition activities unless, upon approval by a professional engineer, the Department determines that public safety is adequately protected with such sidewalk or lane left open. A permit shall be obtained from the Streets Department prior to such closures.

* * *

**[Delete Section 3306.7 and replace as follows:]**

B-3306.7 Covered walkways. Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 300 psf (14.4 kN/m $^2$) for the entire structure.

Exceptions:

1. Covered walkways shall be permitted to support a design live load not less than 150 psf (7.2 kN/m$^2$) when serving a building or structure less than one hundred feet in height, provided there is no construction materials or equipment storage thereon.
2. Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6 kN/m$^2$) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:
    a. Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.

b. Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
c. Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
d. Joists resting on the stringers shall be not less than 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) on center.
e. The deck shall be planks not less than 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification not less than 23/32 inch (18.3 mm) thick nailed to the joists.
f. Each post shall be knee braced to joists and stringers by members not less than 2 inches by 4 inches (51 mm by 102 mm); 4 feet (1219 mm) in length.
g. A curb that is not less than 2 inches by 4 inches (51 mm by 102 mm) shall be set on edge along the outside edge of the deck.

* * *

SECTION 3307 PROTECTION OF ADJOINING PROPERTY

* * *

**[Add Sections B-3307.3 through B-3307.12 as follows:]**

B-3307.3 License to enter adjoining property. The responsibility of affording any license to enter adjoining property shall rest upon the owner of the adjoining property involved. It is the responsibility of the person making or causing construction or demolition operations to obtain any necessary license to enter adjoining property from the owner of such property prior to the start of work impacting or potentially impacting the adjoining property. If the person who causes the construction, demolition, or excavation work is denied a license to enter by the adjoining property owner, and the building undergoing work is an imminent danger to the adjoining property, as determined by the Department, such duty to preserve and protect the adjacent property shall devolve to the owner of the adjoining property.

B-3307.4 Physical examination. A physical examination of such adjoining property shall be conducted by the person causing the construction or demolition operations prior to the commencement of the operations and at reasonable periods during the progress of the work. Observed conditions shall be recorded by the person causing the construction or demolition operations, and such records shall be made available to the Department upon request.

B-3307.5 Soil or foundation work affecting adjoining property. Whenever soil or foundation work occurs, regardless of the depth of such, the person who performs or causes such work shall,

at all times during the course of such work and at his or her own expense, preserve and protect from damage any adjoining or adjacent structures, including but not limited to footings and foundations.

B-3307.5.1 Additional safeguards during excavation. The person causing the excavation shall support the vertical and lateral load of the adjoining or adjacent structure by proper foundations, underpinning, or other equivalent means where the level of the foundation of the adjoining or adjacent structure is at or above the level of the bottom of the new excavation.

B-3307.6 Underpinning. Whenever underpinning is required to preserve and protect an adjacent property from construction, demolition, or excavation work, the person who causes such work shall, at his or her own expense, underpin the adjacent building.

B-3307.7 Construction loads supported by existing party walls. The structural adequacy of existing party walls shall be examined by a registered design professional where any construction or demolition work requires the placement of construction materials or equipment upon an existing building or structure supported by the party wall. Any such party wall found through examination to be in an unsafe or imminently dangerous condition as defined by the Philadelphia Property Maintenance Code shall be immediately reported to the Department. Any party wall found through examination to be structurally inadequate to support proposed construction loads shall be strengthened in an approved manner prior to the placement of any construction loads.

B-3307.7.1 Support of party walls. Where a party wall will be affected by excavation, regardless of the depth, the person who causes the excavation to be made shall preserve such party wall at his or her own expense so that it shall be, and shall remain, in a safe condition. Where an adjoining party wall is intended to be used by the person causing an excavation to be made, and such party wall is in good condition and sufficient for the uses of the existing and proposed buildings, it shall be the duty of the person excavating to protect the party wall and support it by proper foundations, so that it remains insofar as possible as safe as it was before the excavation was commenced.

B-3307.8 Interior walls exposed after demolition. Interior walls that become exterior walls as the result of a demolition shall comply with Chapter 14 of the Building Code. All cornices, where cut shall be sealed. All loose material shall be removed, and all voids shall be filled with a suitable material. Such walls shall have wall coverings installed that comply with the applicable provisions of Chapter 14 of the Building Code. The walls shall be carefully examined by a competent person designated by the permit holder to ascertain the condition and adequacy of the party wall to accept the required wall covering. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected.

The exposed portions of the wall may be temporarily protected from weather damage by tarpaulins, waterproof paper, or other temporary means approved for use by the code official for a maximum period of 60 days. Such temporary protection shall be maintained in a weatherproof condition.

The exterior of foundation walls that enclose interior space of a structure adjoining a structure that has been demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code prior to backfilling. The person responsible for the demolition shall be responsible for compliance with this regulation.

B-3307.9 Preconstruction survey. A preconstruction survey documenting the condition of all adjoining or adjacent buildings or structures shall be prepared and submitted to the building official where the construction or demolition involves any of the following:

1. Excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjoining or adjacent building.
2. Excavation, new construction or demolition work occurring within 90 feet (27.43 m) of a building or structure designated as historic under Chapter 14-1000 of The Philadelphia Code on the subject property or abutting lot.
3. Modification to a wall which is used for joint service between two buildings on separate lots, including demolition. Modifications shall include, but are not limited to, exposure of the wall, removal of perpendicular walls, floor diaphragms, or roof diaphragms; or addition of loading to the wall.
4. Severing of any structural, roof, or wall covering element extending continuously across the property line onto adjoining property.

B-3307.9.1 Preconstruction surveys of buildings or structures shall include the following information:

1. Documentation of adjoining or adjacent buildings that may be impacted by construction or demolition operations, including but, including height, number of stories, construction type, and identification of any element not limited to identification of any visible structural, roof, or wall covering elements extending continuously across the property line. If the work included in the application for permit includes demolition or construction above the roof line of any building or structure on adjoining property, include identification of locations of any visible bulkheads, chimneys, mechanical equipment, parapets, skylights, or vertical extensions of fire walls on the roof of any adjoining or adjacent building.
2. Documentation of the existing conditions of all adjacent or adjoining buildings, which shall include the location extent and dimension of any visible cracks or pronounced deformations or misalignment of the building or structure's entire exterior envelope.

3. Photographs of the adjoining or adjacent buildings or structures showing, at a minimum: (1) the elevation as visible from any public right-of-way and (2) photographs of any locations or elements identified in B-3307.9.1 or B-3307.9.2.
4. Statement, signed by a representative of the entity performing structural observations in accordance with Chapter 17, confirming that existing conditions identified in this preconstruction survey will be monitored throughout the construction or demolition operation.

B-3307.10 Protection of roofs. Whenever any building is to be constructed or demolished above the roof of an adjoining building, it shall be the duty of the person causing such work to protect from damage at all times during the course of such work and at his or her own expense the roof, skylights, other roof outlets, and equipment located on the roof of the adjoining building, and to use every reasonable means to avoid interference with the use of the adjoining building during the course of such work.

Adjoining roof protection shall be secured to prevent dislodgement by wind. Where construction or demolition work occurs at a height of at least 48 inches (1219 mm) above the level of the adjoining roof, adjoining roof protection shall consist of 2 inches (51 mm) of flame-retardant foam under 2 inches (51 mm) of flame-retardant wood plank laid tight and covered by flame-retardant plywood, or shall consist of equivalent protection acceptable to the Department, and shall extend to a distance of at least 12 feet (3658 mm) from the edge of the building being constructed or demolished.

B-3307.11 Notification. The owner or owner's agent performing or causing construction or demolition operations shall provide written notification of the following activity to the adjoining property owner:

1. Excavation exceeding a depth of five (5) feet below adjacent grade, excluding digging, trenching, or boring for utilities or geotechnical exploration, that is within ten (10) feet of an adjacent structure.
2. Modification to a fire wall which is used for joint service between two buildings on separate lots, including demolition or underpinning.
3. Excavation, new construction or demolition work occurring within 90 feet of a designated historic building or structure on an abutting lot.
4. Severing of any structural, roof, or wall covering element extending continuously across the property line onto adjoining property.
5. Demolition activity that results in the exposure of a wall of an adjacent or adjoining building.

Such notification shall describe the nature of work, estimated schedule and duration, and shall include the pre-construction survey, plans or details depicting work that may affect the adjoining or adjacent property, details of monitoring to be performed on the adjoining property, protection proposed to be installed on the adjoining property, a copy of the contractor's Certificate of Insurance for general liability, and contact information for the project.

Notification shall be delivered to the adjacent property owner at the address registered with the City of Philadelphia Office of Property Assessment and the resident of the adjoining property, if different from owner.

B-3307.11.1 Initial Notification shall be delivered prior to submission of the permit application.

1. The permit application shall include the adjacent property owner's signature affirming receipt of notification and statement of owner's rights on a form established by the Department.
2. If the party carrying out the construction or demolition is unable to obtain the adjacent property owner's signature of receipt, evidence of delivery and reasonable attempt to acquire signature must be provided. In the absence of the adjacent property owner's signature of receipt, no construction or demolition permit shall be issued less than 60 days after either permit application submission or the date that notice was transmitted, whichever comes later.

B-3307.11.2 Final notification shall be delivered at least 10 calendar days prior to commencement of work updating the construction schedule and providing any changes to the detail required for the Initial Notification under Section B-3307.11. The party carrying out the construction or demolition shall be responsible to notify the adjacent property owner and resident of any significant modifications required during construction or demolition operations that may have an impact on adjacent property.

Exceptions:

1. Notification shall not be required for demolition performed under contract with the Department and in compliance with current Procurement Department specifications.
2. The time periods prescribed under B-3307.11.1 and B-3307.11.2 shall be waived for work performed under private contract that is necessary to abate an unsafe or imminently dangerous condition, as determined by the Department.

B-3307.11.3 The Department may provide notice to the owner or resident of the adjoining property of permit application submission, the property owner's rights, and contact information for the permit applicant.

B-3307.12 Monitoring. Construction or demolition operations shall be monitored by a licensed special inspector in accordance with Chapter 17. Operations shall be monitored in accordance with an approved monitoring plan specifying scope, frequency, and acceptable tolerances.

* * *

SECTION 2. This Bill shall be effective July 1, 2026.

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 4, 2026. The Bill was Signed by the Mayor on June 12, 2026.



Elizabeth McCollum
Chief Clerk of the City Council