

City of Philadelphia



(Bill No. 180176)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by adopting the 2018 edition of the "International Codes" as published by the International Code Council, with previously adopted amendments thereto, as authorized by the Pennsylvania Uniform Construction Code Act, to amend the following Philadelphia subcodes: Building Code, Existing Building Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, and Performance Code for Buildings and Facilities; 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 Subcode "B" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Code," is hereby repealed in its entirety and replaced with a new Subcode "B" to read as follows:

SUBCODE "B" (THE PHILADELPHIA BUILDING CODE)

Article B-1.0 Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Building Code" with state amendments, and local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.

§ B-1.1 The "2018 International Building Code" as published by the International Code Council is hereby adopted as the Philadelphia Building Code, with amendments as set forth in § B-1.2.

§ B-1.2 The "2018 International Building Code", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.

§ B-1.2.1 The numbers of all state and local amendments shall be preceded with the prefix "B-".

§ B-1.2.2 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

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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-101.4 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 3

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USE AND OCCUPANCY CLASSIFICATION

SECTION 305 EDUCATIONAL GROUP E

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 308 INSTITUTIONAL GROUP I

Add Section 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;*
- 2. Making and reminding a resident of appointments;*
- 3. The ability and readiness for intervention in the event of a resident experiencing a crisis;*
- 4. Supervision in the area of nutrition and medication; and*
- 5. Actual provision of transient medical care.*

SECTION 310 RESIDENTIAL GROUP R

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

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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

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.

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

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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 409.2 through 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 child care 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

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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.*

Exceptions: *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 B-711 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.*

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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 m²) 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 9 FIRE PROTECTION SYSTEMS

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Add Section B-907.2.3.1 as follows:

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.*

Delete Section 907.6.4.1 and replace as follows:

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 Sections B-919 as follows:

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.*

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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 Sections B-920 as follows:

SECTION B-920 PRIVATE FIRE HYDRANTS

B-916.1 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 MEANS OF EGRESS

SECTION 1010 DOORS, GATES AND TURNSTILES

Add Section B-1010.1.9.4.1 as follows:

B-1010.1.9.4.1 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 1010.1.9.8 or Section 1010.1.9.9 with or without delayed locking arrangement.*

Add Section B-1010.1.9.12.1 as follows:

B-1010.1.9.12.1 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 (22860 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*

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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

Pursuant to the UCC, delete Section 1011.5.2, Exception #3 and replace as follows:

B-1011.5.2, Exception #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.*

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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 Energy Star rated as highly reflective.

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. Roof areas used as outdoor recreation space by the occupants of the building.*
- 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.*

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1608 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/m²).

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SECTION 1609 WIND LOADS

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

Insert Section B-1612.2.1 as follows:

B-1612.2.1 Elevation requirements for Philadelphia. *The minimum elevation requirements shall be 1 ½ 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*

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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. 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

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 STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SECTION B-1705 REQUIRED SPECIAL INSPECTIONS AND TESTS

Add Sections B-1705.1.1.1 and B-1705.1.1.2 as follows:

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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 (12192 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.*

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B-1705.1.1.1.2.1 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.*

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-203.0 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

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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

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".*

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CHAPTER 29 PLUMBING SYSTEMS

Delete the contents of this Chapter and insert the following text:

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

SECTION 3001 GENERAL

Delete Section 3001.3 and replace as follows:

***B-3001.3 Referenced standards.** 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.*

Delete Section 3001.5 in its entirety without substitution

SECTION 3004 CONVEYING SYSTEMS

Delete Section 3004.3 and replace as follows:

***B-3004.3 Conveyors.** Conveyors and conveying systems shall comply with Chapter 405 of the UCC regulations.*

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.*

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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 text:

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:

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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

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:

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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 50% of the demolition is complete, the safety zone may be reduced by 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.*

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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.*

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B-3303.11.1.2 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 50%. Information placed on the fabric shall be limited to identification of the responsible Demolition Contractor and any information required by law.*

B-3303.11.1.3 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 § 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.*

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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 (12192 mm) in height shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.*

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SECTION 3306 PROTECTION OF PEDESTRIANS

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 (maintaining the Exceptions) 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/m²) 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/m²) 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/m²) 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.*

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- 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-3307.2 through B-3307.8 as follows:

B-3307.2 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. 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-3307.2.1 Notification. *Where a construction or demolition project will require access to adjoining property, in order to protect the adjoining property or otherwise, written notification shall be provided to the adjoining property owner a minimum of 10 days prior to the commencement of work. Such notification shall describe the nature of work, estimated schedule and duration, details of monitoring to be performed on the adjoining property, protection proposed to be installed on the adjoining property, and contact information for the project.*

B-3307.3 Physical examination. *A physical examination of such adjoining property shall be conducted by the person causing the construction or demolition operations prior to*

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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-3307.4 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 structures, including but not limited to footings and foundations.*

B-3307.4.1 Additional safeguards during excavation. *The person causing the excavation shall support the vertical and lateral load of the adjoining structure by proper foundations, underpinning, or other equivalent means where the level of the foundation of the adjoining structure is at or above the level of the bottom of the new excavation.*

B-3307.4.2 Preconstruction survey. *No excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjacent building shall commence until the person causing an excavation to be made has documented the existing conditions of all adjacent buildings in a preconstruction survey. Preconstruction surveys shall be maintained by the contractor and made available to the Department upon request.*

B-3307.5 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-3307.6 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-3307.6.1 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*

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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-3307.7 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 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-3307.8 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.

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SECTION 2. Subcode “EB” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Existing Building Code,” is hereby repealed in its entirety and replaced with a new Subcode “EB” to read as follows:

SUBCODE "EB" (THE PHILADELPHIA EXISTING BUILDING CODE)

Article EB-1.0 Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Existing Building Code" with state amendment, and local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.

§ **EB-1.1** The "2018 International Existing Building Code" as published by the International Code Council is hereby adopted as the Philadelphia Existing Building Code with amendments as set forth in § EB-1.2.

§ **EB-1.2** The "2018 International Existing Building Code", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.

§ **EB-1.2.1** The numbers of all state and local amendments shall be preceded with the prefix "EB-".

§ **EB-1.2.2** 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 entire Chapter and substitute the following.

SECTION EB-101 GENERAL

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

EB-101.2 Scope. The provisions of the Philadelphia Existing Building Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

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 not more than three stories

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above grade plane in height, shall comply with this code or the Philadelphia Residential Code (Subcode R).

EB-101.3 Intent. *The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.*

EB-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 set forth in the Administrative Code (Subcode A).*

EB-101.5 Safeguards during construction. *The provisions of Chapter 33 of the International Building Code with amendments (Subcode B) shall apply to the construction safeguards required for all building construction and demolition.*

EB-101.6 Preliminary meeting. *When requested by the code official, the code official shall meet with the permit applicant prior to the application for a construction permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.*

EB-101.6.1 Building evaluation. *The code official is authorized to require an existing building to be evaluated by a registered design professional based on the circumstances agreed upon at the preliminary meeting. The design professional shall notify the code official if any potential noncompliance with the provisions of this code is identified.*

EB-101.7 Work on individual components or portions. *Where the code official determines that a component or a portion of a building or structure is required by certain provisions of this code to be repaired, strengthened or replaced, only that specific component or portion shall be required to be repaired, strengthened, or replaced unless more is specifically required by other provisions of this code.*

EB-101.8 Correction of violations of other codes. *Repairs or alterations mandated by the property maintenance or fire code or mandated by any licensing ordinance or regulation shall conform to the requirements of that code, regulation or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.*

EB-101.9 Unsafe buildings and equipment. *Unsafe buildings and equipment shall be regulated by the Philadelphia Property Maintenance Code (Subcode PM).*

EB-101.10 Special inspections. *Special inspections shall be required in accordance with the International Building Code.*

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EB-101.11 Appendices. No appendices are adopted as a part of this code.

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 301 ADMINISTRATION

Add Section EB-301.6 as follows:

EB-301.6 Fire Code compliance. Alterations, additions and changes of occupancy complying with Section 301.3.1, 301.3.2 or 301.3.3 of this code in buildings complying with the Philadelphia Fire Code shall be considered in compliance with the provisions of this code.

Add Section EB-306 as follows:

EB-306 STORAGE OF REFUSE

EB-306.1 General. Provisions for storage of refuse in existing buildings shall comply with the requirements of this Section.

EB-306.2 Change of occupancy. An area for the storage of refuse shall be provided where there is a change of occupancy group of an existing building where the use 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.

EB-306.3 Alterations with no change of occupancy. All buildings which contain uses in existence, shall maintain indoor storage of refuse required by Section EB-306.2 as established on December 19, 1989. Uses in existence prior to this date shall, where there is sufficient space available on the premises, keep all dumpsters within enclosures constructed in accordance with regulations promulgated by the Department of Licenses and Inspections. In the event that a dumpster is maintained off the building premises on December 19, 1989, such dumpster shall not be enclosed and is permitted to be so maintained provided that there is no change in use of the building for which the dumpster is employed and for so long as it is placed and maintained in accordance with the provisions of Section 10-722 of The Philadelphia Code.

Add Section EB-307 as follows:

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SECTION EB-307 SPECIAL ASSEMBLY OCCUPANCIES

EB-307.1 Scope. *The alteration, addition or change of occupancy of all existing buildings, including those identified as historic buildings, shall comply with the provisions of Sections EB-307.2 through EB-307.4.*

EB-307.2 General. *Assembly Group A occupancies classified as Special Assembly Occupancies shall comply with the additional provisions of this Section.*

EB-307.3 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.*

EB-307.4 Fire alarm. *A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 of the Philadelphia Building Code shall be installed in all Special Assembly Occupancies.*

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.*

EB-307.4.1 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 5 PRESCRIPTIVE COMPLIANCE

SECTION 504 FIRE ESCAPES

Delete Section 504.2 and replace as follows:

EB-504.2 Location. *Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 10 feet (3048 mm) or*

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more than 14 feet (4268 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

CHAPTER 13 PERFORMANCE COMPLIANCE METHODS

SECTION 1301 GENERAL

Delete Section 1301.3.1 and replace as follows:

***EB-1301.3.1 Hazards.** Where the code official determines that an unsafe condition exists as provided for in the Philadelphia Property Maintenance Code (Subcode PM), such unsafe condition shall be abated in accordance with that code.*

CHAPTER 15 CONSTRUCTION SAFEGUARDS

Delete entire Chapter and replace with the following:

See Section EB-101.5 Safeguards during construction.

SECTION 3. Subcode “EC” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Energy Conservation Code,” is hereby repealed in its entirety and replaced with a new Subcode “EC” to read as follows:

SUBCODE "EC" (THE PHILADELPHIA ENERGY CONSERVATION CODE)

***Article EC-1.0** Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Energy Conservation Code" with local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.*

***§ EC-1.1** The "2018 International Energy Conservation Code" as published by the International Code Council are hereby adopted as the Energy Conservation Code of the City of Philadelphia, with amendments as set forth in § EC-1.2.*

***§ EC-1.2** The "2018 International Energy Conservation Code", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.*

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§ EC-1.2.1 The numbers of all local amendments shall be preceded with the prefix "EC-".

§ EC-1.2.2 Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.

IECC—COMMERCIAL PROVISIONS

CHAPTER 1 SCOPE AND ADMINISTRATION

Delete Section C101 and substitute the following:

SECTION EC-C101 SCOPE AND GENERAL REQUIREMENTS

***EC-C101.1 Title.** These provisions shall be known as the Philadelphia Amendments to the International Energy Conservation Code (IECC) and will be referred to herein as the "Philadelphia Energy Conservation Code" or "this code".*

***EC-C101.2 Scope.** The IECC Commercial Provisions of this code apply to commercial buildings and their sites, associated systems and equipment.*

***EC-C101.3 Intent.** This code shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.*

***EC-C101.4 Applicability.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.*

***EC- C101.4.1 Mixed occupancy.** Where a building includes both residential and commercial occupancies, each occupancy shall be separately considered and meet the applicable provisions of IECC—Commercial Provisions or IECC—Residential Provisions.*

***EC-C101.5 Compliance.** Commercial buildings shall meet the provisions of the IECC – Commercial provisions. Residential buildings shall meet the provisions of IECC-Residential Provisions.*

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

EC-C101.5.1 Compliance materials. *The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code.*

EC-C101.6 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 set forth in the Administrative Code.*

EC-C101.7 Appendices. *No appendices are adopted as a part of this code.*

Delete Sections C103.3 through C103.5

Delete Sections C107 through C109

IECC—RESIDENTIAL PROVISIONS

CHAPTER 1 SCOPE AND ADMINISTRATION

Delete Section R101 and substitute the following:

SECTION EC-R101 SCOPE AND GENERAL REQUIREMENTS

EC-R101.1 Title. *These provisions shall be known as the Philadelphia Amendments to the International Energy Conservation Code (IECC) and will be referred to herein as the “Philadelphia Energy Conservation Code” or “this code”.*

EC-R101.2 Scope. *The IECC Residential Provisions of this code apply to residential buildings and their sites, associated systems and equipment.*

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

EC-R101.3 Intent. *This code shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and*

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techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

EC-R101.4 Applicability. *Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.*

EC- R101.4.1 Mixed occupancy. *Where a building includes both residential and commercial occupancies, each occupancy shall be separately considered and meet the applicable provisions of IECC—Commercial Provisions or IECC—Residential Provisions.*

EC-R101.5 Compliance. *Residential buildings shall meet the provisions of IECC-Residential Provisions. Commercial buildings shall meet the provisions of the IECC – Commercial provisions.*

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

EC-R101.5.1 Compliance materials. *The code official shall be permitted to approve specific computer software, worksheets, compliance manuals and other similar materials that meet the intent of this code.*

EC-R101.6 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 set forth in the Administrative Code.*

EC-R101.7 Appendices. *No appendices are adopted as a part of this code.*

Delete R103.3 through R103.5

Delete R104, R108 and R109

SECTION 4. Subcode “G” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Fuel Gas Code,” is hereby repealed in its entirety and replaced with a new Subcode “G” to read as follows:

SUBCODE "G" (THE PHILADELPHIA FUEL GAS CODE)

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Article G-1.0 Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Fuel Gas Code" with local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.

§ G-1.1 The "2018 International Fuel Gas Code" as published by the International Code Council is hereby adopted as the Fuel Gas Code of the City of Philadelphia, with amendments as set forth in § G-1.2.

§ G-1.2 The "2018 International Fuel Gas Code", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.

§ G-1.2.1 The numbers of all local amendments shall be preceded with the prefix "G-".

§ G-1.2.2 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 entire Chapter and substitute the following.

SECTION G-101 (IFGC) GENERAL

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

G-101.2 Scope. The Philadelphia Fuel Gas Code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections G-101.2.1 through G- 101.2.5.

Exceptions:

Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the Philadelphia Residential Code (Subcode R).

G-101.2.1 Gaseous hydrogen systems. Gaseous hydrogen systems shall be regulated by Chapter 7.

G-101.2.2 Piping systems. These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 psig (140 kPa gauge) or less,

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except as provided in Section 402.7. Coverage shall extend from the point of delivery to the outlet of the equipment shutoff valves. Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

G-101.2.3 Gas appliances. *Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air, and venting and connections to piping systems.*

G-101.2.4 Systems, appliances and equipment outside the scope. *This code shall not apply to the following:*

- 1. Portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system.*
- 2. Installation of farm appliances and equipment such as brooders, dehydrators, dryers and irrigation equipment.*
- 3. Raw material (feedstock) applications except for piping to special atmosphere generators.*
- 4. Oxygen-fuel gas cutting and welding systems.*
- 5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.*
- 6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.*
- 7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.*
- 8. LP-gas installations at utility gas plants.*
- 9. Liquefied natural gas (LNG) installations.*
- 10. Fuel gas piping in power and atomic energy plants.*
- 11. Proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters.*
- 12. LP-gas equipment for vaporization, gas mixing and gas manufacturing.*
- 13. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.*
- 14. Installation of LP-gas systems for railroad switch heating.*
- 15. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.*
- 16. Except as provided in Section 401.1.1, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.*
- 17. Building design and construction, except as specified herein.*
- 18. Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).*

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19. *Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.*

G-101.2.5 Other fuels. *The requirements for the design, installation, maintenance, alteration and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the Philadelphia Mechanical Code (Subcode M).*

G-101.3 Appendices. *No appendices are adopted as a part of this code.*

G-101.4 Intent. *The purpose of this code is to establish minimum standards to provide a reasonable level of safety, health, property protection and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems.*

G-101.5 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 Administrative Code (Subcode A).*

SECTION G-102 (IFGC) INSPECTIONS AND TESTING

G-102.1 Evaluation and follow-up inspection services. *Prior to the approval of a prefabricated construction assembly having concealed work and the issuance of a permit, the code official shall require the submittal of an evaluation report from an approved agency on each prefabricated construction assembly. The report shall indicate the complete details of the installation, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information and other data as necessary for the code official to determine conformance to this code.*

Exception: *Manufactured and Industrialized housing pursuant to Section A-102.12 of the Administrative Code (Subcode A).*

G-102.1.1 Follow-up inspection. *Except where ready access is provided to installations, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct in-plant inspections to ensure conformance to the approved evaluation report or shall accept inspection reports from an approved independent inspection agency. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request. The installation shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.*

G-102.1.2 Test and inspection records. *Required test and inspection records shall be available to the code official at all times during the fabrication of the installation and the erection of the building.*

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G-102.2 Testing. *Installations shall be tested as required in this code and in accordance with Sections G-102.2.1 through G-102.2.3. Tests shall be made by the permit holder after notifying the code official, who shall have the authority to observe the tests.*

G-102.2.1 New, altered, extended or repaired installations. *New installations and parts of existing installations, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.*

G-102.2.2 Apparatus, instruments, material and labor for tests. *Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder.*

G-102.2.3 Reinspection and testing. *Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be reinspected or re-tested and the results resubmitted to the code official as appropriate.*

SECTION 5. Subcode "M" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Mechanical Code," is hereby repealed in its entirety and replaced with a new Subcode "M" to read as follows:

SUBCODE "M" (THE PHILADELPHIA MECHANICAL CODE)

Article M-1.0 *Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Mechanical Code" with local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.*

§ M-1.1 *The "2018 International Mechanical Code" as published by the International Code Council is hereby adopted as the Philadelphia Mechanical Code, with local amendments as set forth in § G-1.2.*

§ M-1.2 *The "2018 International Mechanical Code", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.*

§ M-1.2.1 *The numbers of all local amendments shall be preceded with the prefix "M-".*

§ M-1.2.2 *Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.*

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CHAPTER 1 SCOPE AND ADMINISTRATION

Delete entire Chapter and substitute the following.

SECTION M-101 GENERAL

M-101.1 Title. *These provisions shall be known as the Philadelphia Amendments to the International Mechanical Code, and will be referred to herein as the “Philadelphia Mechanical Code” or “this code.”*

M-101.2 Scope. *The Philadelphia Mechanical Code shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the Philadelphia Fuel Gas Code (Subcode G).*

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

M-101.3 Appendices. *No appendices are adopted as a part of this code.*

M-101.4 Intent. *The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical systems.*

M-101.5 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 Administrative Code.*

M-101.6 Conflicts. *Pursuant to the Pennsylvania Uniform Construction Code Act, a provision of the “International Mechanical Code” does not apply if the provision conflicts with the Boiler and Unfired Pressure Vessel Law (35 P. S. §§ 1331.1—1331.9).*

SECTION M-102 INSPECTIONS AND TESTING

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M-102.1 Evaluation and follow-up inspection services. *Prior to the approval of a prefabricated construction assembly having concealed work and the issuance of a permit, the code official shall require the submittal of an evaluation report from an approved agency on each prefabricated construction assembly. The report shall indicate the complete details of the mechanical system, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information and other data as necessary for the code official to determine conformance to this code.*

Exception: *Manufactured and Industrialized housing pursuant to Section A-102.12 of the Administrative Code.*

M-102.1.1 Follow-up inspection. *Except where ready access is provided to mechanical systems, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct in-plant inspections to ensure conformance to the approved evaluation report or shall accept inspection reports from an approved independent inspection agency. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request. The mechanical system shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.*

M-102.1.2 Test and inspection records. *Required test and inspection records shall be available to the code official at all times during the fabrication of the mechanical system and the erection of the building; or such records as the code official designates shall be filed.*

M-102.2 Testing. *Mechanical systems shall be tested as required in this code and in accordance with Sections M-102.2.1 through M-102.2.3. Tests shall be made by the permit holder after notifying the code official, who shall have the authority to observe the tests.*

M-102.2.1 New, altered, extended or repaired systems. *New mechanical systems and parts of existing systems, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.*

M-102.2.2 Apparatus, instruments, material and labor for tests. *Apparatus, instruments, material and labor required for testing a mechanical system or part thereof shall be furnished by the permit holder.*

M-102.2.3 Reinspection and testing. *Where any work or mechanical system does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or system shall then be reinspected or re-tested and the results resubmitted to the code official as appropriate.*

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SECTION 6. Subcode “PC” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Performance Code for Buildings and Facilities,” is hereby repealed in its entirety and replaced with a new Subcode “PC” to read as follows:

SUBCODE "PC" (THE PHILADELPHIA PERFORMANCE CODE FOR BUILDINGS AND FACILITIES)

Article PC-1.0 Pursuant to the Pennsylvania Uniform Construction Code Act, adoption of the "2018 International Code Council (ICC) Performance Code for Buildings and Facilities" with local amendments which legally existed prior to the Act or have been enacted pursuant to Section 503 of the Act.

§ PC-1.1 The "2018 Performance Code for Buildings and Facilities" as published by the International Code Council is hereby adopted as the Philadelphia Performance Code for Buildings and Facilities, with local amendments as set forth in § PC-1.2.

§ PC-1.2 The "2018 ICC Performance Code for Buildings and Facilities", copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following additions.

§ PC-1.2.1 The numbers of all local amendments shall be preceded with the prefix "PC-".

§ PC-1.2.2 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 GENERAL ADMINISTRATIVE PROVISIONS

SECTION PC-101 GENERAL

PC-101.1 Supplemental administrative provisions. Administrative provisions of the Philadelphia Administrative Code and the other subcodes of the Philadelphia Building Construction and Occupancy Code shall supplement the performance provisions for plan review, permit issuance, inspection, certificate of occupancy or compliance and enforcement.

PC-101.2 Appendices. Appendices A, B, C, D and E of the 2018 ICC Performance Code for Buildings and Facilities are hereby adopted and incorporated as a part of this code.

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SECTION 7. The provisions of this Ordinance shall be effective October 1, 2018, and upon taking effect replace and supersede previously adopted Regulations of the Department of Licenses and Inspections related to Subcode B and Subcode M.

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 May 24, 2018. The Bill was Signed by the Mayor on June 6, 2018.



Michael A. Decker
Chief Clerk of the City Council