

City of Philadelphia



(Bill No. 070821)

AN ORDINANCE

Amending Subcode “A” (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code,” by amending certain administrative and enforcement provisions and the fee schedule for various construction related activities, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

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CHAPTER 4-200. TEXT OF SUBCODES

SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 3 PERMITS

SECTION A-301 APPLICATION FOR PERMIT

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A-301.1 Permits required: An application shall be submitted to the department for the activities listed in Sections A-301.1.1 through A-301.1.5 and these activities shall not commence without a permit being issued in accordance with Section A-302.0. Where the scope of work includes more than one lot, a separate permit shall be required for each lot.

A-301.1.1 Building permits: A building permit is required for the following activities:

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City of Philadelphia

BILL NO. 070821 continued

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8. *Clearing, grubbing or earth disturbance of any land in excess of 5,000 square feet. No building permit shall be issued unless an erosion control plan has been approved for the site pursuant to applicable state and local stormwater-management requirements.*

* * *

A-301.2 Permits not required: Permits shall not be required for the activities listed in Sections A-301.2.1 through A-301.2.5 and the regulations promulgated pursuant thereto. Exemptions from permit requirements of this code or the technical codes shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of The Philadelphia Code.

A-301.2.1 Building permits: A building permit shall not be required for the following activities. This subsection does not exempt any activity from any other applicable permit requirements under The Philadelphia Code, including Section 14-2007 relating to historic designations.

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22. *Replacement of non-fire-resistance rated windows and doors in one- and two-family dwellings without structural change (no change in shape or size of existing openings).*

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A-301.8 Time limitation of application: An application for a permit for any proposed work shall be deemed to have been abandoned [six months] *60 days* after the date of any request by the Department for information from the applicant or 60 days after notification by the Department that the application is approved and available for pick-up, [whichever is sooner,] unless the applicant provides any requested information to the Department and has taken the necessary steps to pick up the permit from the Department. The code official may grant one or more extensions of time for additional periods not exceeding 90 days each if there is reasonable cause.

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A-302.2 Suspension of permit: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. The code official is authorized, for reasonable cause,

City of Philadelphia

BILL NO. 070821 continued

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to extend in writing the time for commencing the work for a period not exceeding six months upon written request of the permittee. No permit shall be extended more than once. In order to proceed with the work authorized by an expired permit, a new permit shall be obtained.

Exception: Zoning and use registration permits *and permits issued in connection with imminently dangerous or unsafe structures or conditions.*

* * *

A-302.2.3 Permits related to imminently dangerous and unsafe structures or conditions.

1. *For permits issued in connection with imminently dangerous structures or conditions (see PM-308.1), the permit shall become invalid if the work does not commence within 48 hours after issuance or does not progress continuously until the structure or condition is made safe, unless the permit is otherwise extended by the Department.*

2. *For permits issued in connection with an unsafe structure or condition (see PM-307.1), the permit shall become invalid if the work does not commence within 10 days after permit issuance or does not progress continuously until the structure or condition is made safe, unless the permit is otherwise extended by the Department.*

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CHAPTER 9 FEES

SECTION A-901.0 GENERAL

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A-901.11 Administrative fees: For items that require the Department to perform administratively, the fee schedule is listed below, *provided, however, that the Department is authorized to establish by regulation an alternative fee for any such activities, which alternative fee shall supersede the fee listed below. The fee for services that are provided shall be in addition to any permit or license fee set forth in this Chapter.*

City of Philadelphia

BILL NO. 070821 continued

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

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

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

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

For new construction and additions:

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

Exceptions:

1. For Group R-3 and U Occupancies
500 square feet or less\$25.00
Greater than 500 square feet.....\$25.00
plus \$40.00 for each additional
100 square feet or fraction thereof

2. For Manufactured and Industrialized Housing pursuant to the Manufactured Housing Construction and Safety Standards Authorization Act, Act 192 of 1982, P.L. 676 (35 P.S. §§ 1656.1 -- 1656.9) and the Industrialized Housing Act, Act 70 of 1972, P.L. 286 (35 P.S. §§ 1651.1 -- 1651.12) respectively, the building permit fee shall be [~~\$50.00~~] *\$350.00 per building* [per transported unit in addition to the fees for any work to be done on site as specified elsewhere in this Chapter].

City of Philadelphia

BILL NO. 070821 continued

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

For alterations and repairs:

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

Exceptions:

1. *For Group R-3 and U Occupancies*
500 square feet or less.....\$25.00
Greater than 500 square feet\$100.00
plus \$40.00 for each additional
100 square feet or fraction thereof
above 500 square feet

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

[Exception: For alterations and repairs, the permit fee shall, at the applicant's selection, be based upon 2% of the contract value for construction regulated by the Building, Fuel Gas and Mechanical Codes, when such value is substantiated by the submission of a valid contract. The fee so calculated shall not be less than \$100.00.]

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

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

City of Philadelphia

BILL NO. 070821 continued

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

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

[A-902.2.3 Fast form: For work included in the Fast Form Building Permit procedure, the fees shall be as set forth in Sections A-902.2.3.1 through A-902.2.3.10.]

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

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

A-902.2.3.1 For exterior wall covering:

4000 square feet or less..... \$50.00
More than 4000 square feet \$50.00
plus \$3.00 per each additional
100 square feet above 4000
square feet

A-902.2.3.2 For replacement of roof covering:

4000 square feet or less..... \$50.00
More than 4000 square feet \$50.00
plus \$3.00 per each additional
100 square feet above 4000
square feet

A-902.2.3.3 For replacement of windows and doors:

20 openings or less..... \$50.00
More than 20 openings \$50.00
plus \$3.00 per each additional
opening above 20 openings

City of Philadelphia

BILL NO. 070821 continued

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A-902.2.3.4 For replacement of a porch floor having a maximum area of:

200 square feet \$50.00

[A-902.2.3.5 For relocation of fire sprinklers:

20 sprinklers or less \$50.00

More than 20 sprinklers \$3.00
per sprinkler

A-902.2.3.6 For relocation of HVAC diffusers or registers with flexible connectors:

20 units or less \$50.00

More than 20 units \$ 3.00
per unit

A-902.2.3.7 For warm air heating apparatus installation connected to a flue or chimney:

Each unit \$50.00

A-902.2.3.8 For demolition of non-bearing partitions:

In space 4,000 square feet or less \$50.00

In space more than 4,000 square feet..... \$3.00
per 100 square feet]

[A-902.2.3.9] A-902.2.3.5 For the installation of roll-down security gates:

For each gate \$50.00

[A-902.2.3.10 For the installation of ductwork within a single tenant space and the capacity of the equipment is equal to or less than 2000 cfm:

For each installation..... \$50.00]

City of Philadelphia

BILL NO. 070821 continued

Certified Copy

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

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

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

Antennas -- Roof- or ground-mounted (each)	\$100.00
Canopies (each)	\$100.00
[Commercial cooling extinguishing systems (each)	\$100.00
Commercial cooking exhaust systems and related components (per hood)	\$100.00]
Fence walls -- Concrete and masonry	\$100.00
Fences (each) -- Non-masonry, exceeding 6 feet high	\$100.00
[Fireplaces -- Masonry and factory built (each)	\$100.00]
Harbor structures without buildings (each)	\$500.00
<i>Installation, removal or filling with inert material of flammable or combustible liquid storage tanks: (each tank)</i>	<i>\$100.00</i>
Marquees (each)	\$200.00
Outdoor decks (each)	\$100.00
Ramps	\$100.00
Retaining walls more than two feet above the lower ground level	\$100.00
Sidewalk and shelter platforms (each)	\$100.00
Signs:	
Accessory	\$100.00
Outdoor advertising devices	\$250.00
<i>Site preparation (clearing, grubbing and earth movement):</i>	
<i>Areas not exceeding 20,000 square feet</i>	<i>\$100.00</i>
<i>Areas in excess of 20,000 square feet</i>	<i>\$100.00</i>
<i>Plus \$5.00 per each additional</i>	

City of Philadelphia

BILL NO. 070821 continued

Certified Copy

1000 square feet in excess of
20,000 square feet
Swimming pools.....\$100.00

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

For each sprinkler head or suppression nozzle.....\$10.00
For the installation of a backflow prevention device on a fire suppression system (where presented as a separate permit).....\$100.00
For each standpipe riser (per floor)\$50.00
For each yard hydrant.....\$50.00
For each fire pump\$250.00
For commercial cooking extinguishing systems (each).....\$100.00

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

For relocation of fire sprinklers:
20 sprinklers or less\$50.00
More than 20 sprinklers\$50.00
plus \$3.00 per each additional sprinkler above 20

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

A-902.2.7 [Heating, Ventilating and Air Conditioning (HVAC)] *Mechanical Systems:*

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

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

City of Philadelphia

BILL NO. 070821 continued

Certified Copy

Exception: The fee for Group R-3 occupancy shall be \$25.00

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

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

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

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

A-902.2.7.5.1 For relocation of HVAC diffusers or registers with flexible connectors:

20 units or less.....\$50.00
More than 20 units\$50.00
plus \$3.00 per each additional
unit above 20

A-902.2.7.5.2 For warm air heating apparatus installation connected to a flue or chimney:

Each unit.....\$50.00

A-902.2.7.5.3 For the installation of ductwork within a single tenant space and the capacity of the equipment is equal to or less than 2000 cfm:

Each installation.....\$50.00

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

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City of Philadelphia

BILL NO. 070821 continued

Certified Copy

A-902.2.10 Undetermined items: For items of construction or alteration that are not included in Sections A-902.2.1 through A-902.2.9, the fee shall be two-percent of the total value of construction, but not less than [\$50.00] *\$100.00*.

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SECTION A-905 PLUMBING CODE FEES

A-905.1 General: Fees for permits and licenses related to activity regulated by the Plumbing Code shall be as set forth in this section.

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A-905.3 Plumbing permit fees: The permit fee for plumbing work shall be as specified in Sections A-905.3.1 through A-905.3.4.

A-905.3.1 *New building construction and additions:* The permit fee for construction of plumbing in new buildings or additions shall be \$180.00 for the first seven fixtures [and] *plus* \$18.00 for each additional fixture, [including drainage and water piping.] *which permit shall authorize the installation of all plumbing for the new construction or addition.*

Exception: The permit fee for the construction of plumbing in additions to a Group R-3 occupancy shall be \$25.00 for the first seven fixtures plus \$18.00 for each additional fixture, which permit shall authorize the installation of all plumbing for the addition.

A-905.3.2 *Alterations and [E]xisting buildings:* The permit fee for construction or reconstruction of plumbing in existing buildings shall be [\$50.00] *\$100.00* for the first seven fixtures and [\$20.00] *\$15.00* for each additional fixture.

Exception: The fee for the first seven fixtures in Group R-3 occupancy shall be \$25.00 and for each additional fixture the fee shall be \$15.00.

[A-905.3.3 Existing fixtures: The permit fee for installation of piping to existing fixtures shall be \$50.00 for the first seven fixtures. For each additional fixture, the fee shall be \$5.00 per water line and \$10.00 per waste line.]

[A-905.3.4] A-905.3.3 *Water distribution:* The permit fee for the installation *or replacement* of water distribution pipe from the curb stop or wells to the interior of the building shall be as follows:

City of Philadelphia

BILL NO. 070821 continued

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[A-905.4 Pre-paid permits: The department is authorized to print application blanks which shall be sold to registered Master Plumbers for the sum of \$25.00, \$50.00 or \$75.00 each. Such completed applications shall be accepted by the department for replacements and installations as payment of the fees herein provided. The purchase of a \$25.00 permit shall allow for the replacement of a lateral and house trap in an existing one family dwelling. The purchase of a \$50.00 permit shall allow the installation or replacement of a lateral, house trap, house drain, stack, area drain, rainwater conductor and waste lines up to 7 fixtures in existing one-family dwellings. The purchase of a \$75.00 permit shall allow the installation, repair or replacement of water distribution pipe ¾" or less, together with the additional installation, repair or replacement of a lateral up to 6" provided the required street opening and footway permits are obtained.]

A-905.3.4 Repair/Replacement: For the repair or replacement of the plumbing items listed below, the fee shall be as follows:

*Water and/or waste lines\$100.00 for first seven fixtures
plus \$15.00 for each
additional fixture*

Exception: The fee for the first seven fixtures in Group R-3 occupancy shall be \$25.00 and for each additional fixture the fee shall be \$15.00.

Stacks\$50.00

Exception: The fee for Group R-3 occupancy shall be \$25.00.

*House drains, traps
and fresh air inlets.....\$50.00*

Exception: The fee for Group R-3 occupancy shall be \$25.00.

*Area drains and
rain conductors\$50.00*

Exception: The fee for Group R-3 occupancy shall be \$25.00.

*Laterals less than
or equal to 6 inches\$50.00 each*

City of Philadelphia

BILL NO. 070821 continued

Certified Copy

Exception: The fee for Group R-3 occupancy shall be \$25.00.

Laterals greater than 6 inches.....\$100.00

Exception: The fee for Group R-3 occupancy shall be \$50.00.

*Combination lateral and house trap
less than or equal to 6 inches.....\$100.00*

Exception: The fee for Group R-3 occupancy shall be \$25.00.

*Combination of a lateral up to 6 inches
and a water distribution pipe ¾ inch or less.....\$75.00*

Water heater\$25.00

*Fixture replacement (no piping).....\$50.00 for first seven fixtures
plus \$5.00 for each additional fixture*

Exception: The fee for Group R-3 occupancy shall be \$25.00.

* * *

[Brackets] indicate matter deleted.
Italics indicate matter added

City of Philadelphia

BILL NO. 070821 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 1, 2007. The Bill was Signed by the Mayor on November 15, 2007.

A handwritten signature in black ink, reading "Patricia Rafferty". The signature is written in a cursive style with a large, stylized initial "P".

Patricia Rafferty
Chief Clerk of the City Council