

City of Philadelphia



(Bill No. 240304-A)

AN ORDINANCE

Amending Subcode “A” (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code (The Building, Construction and Occupancy Code), to require proof of certain insurance certificates; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Subcode A of Title 4 of The Philadelphia Code is hereby amended to read as follows:

SUBCODE A. THE PHILADELPHIA ADMINISTRATIVE CODE

* * *

SECTION A-302. PERMITS

* * *

A-302.8.1 Insurance certificates: *An applicant, developer, and/or contractor who obtains a permit for new construction or demolition operations shall procure and maintain, in full force and effect for the duration of the operations, at applicant’s own expense, an insurance policy also naming the adjoining or adjacent address as an additional insured, and submit such certificate of insurance to the Department, which shall make this information publicly available and shall include such certificate of insurance in any notifications to adjacent or adjoining property owners pursuant to requirements under A-305.2.2.6. The policy shall afford comprehensive general liability insurance in accordance with insurance limits based on license types as determined by the Department, including products and completed operations coverage and contractual liability insurance covering any indemnification and hold harmless obligations.*

The holder of any permit authorizing any new construction activity shall maintain a true copy of the developer or contractor's certificate of insurance on the site of the operations open to public inspection upon request during the entire time that the construction permit or notice of permits issued by the Department is to be posted[,] *and shall supply a copy of the certificate of insurance to the adjoining or adjacent address(es). The applicant, developer and/or contractor shall notify the adjoining or adjacent address(es) in writing upon the expiration of coverage for any reason within ten (10) days.*

* * *

SECTION 2. This Ordinance shall become effective January 1, 2025.

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BILL NO. 240304-A continued

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Explanation:

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

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BILL NO. 240304-A continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 4, 2025. The Bill was Signed by the Mayor on January 20, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council