

City of Philadelphia



(Bill No. 210902)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by amending Subcode “A” (The Philadelphia Administrative Code) and Subcode “PM” (The Philadelphia Property Maintenance Code) and other related sections of The Philadelphia Code to add provisions related to the abatement of rats and other vermin in the City of Philadelphia, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 is amended as follows:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE.

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SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 11. REQUIREMENTS CONCERNING RAT ABATEMENT

SECTION A-1101 GENERAL

A-1101.1 Definitions: The following definitions apply to this Chapter:

“Structural Pest Control.” The control of household pests, including but not limited to rodents, vermin and insects which may invade households or structures.

A-1101.2 Requirements prior to demolition, full rehab, or new construction with excavation. Prior to any demolition, full rehabilitation, or new construction with excavation, the owner of the site shall prepare a rodent control management plan for the detection, inspection, and treatment of rodents at the site. At a minimum, the plan shall include provisions for abatement of the site by a licensed structural pest control company.

A-1101.3 Record Maintenance. The owner of the site shall maintain a written record of the plan and any pest control measures performed by pest management professionals at the site and include any reports and receipts prepared by the structural pest control company. The plan and records shall be maintained at the site until construction is completed and shall be open to inspection upon request by employees of the department.

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A-1101.3 The Department of Public Health and the Department of Licenses and Inspection is authorized to issue regulations to implement and enforce this Chapter.

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SUBCODE "PM" (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

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CHAPTER 3 GENERAL REQUIREMENTS

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SECTION PM-309 PEST ELIMINATION

PM-309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

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PM-309.6 Vacant lots. The owner of a vacant lot is required to perform yearly inspections and rat remediation by a licensed pest control company. Certification of each inspection and remediation must be filed with the department within seven days of completion.

Exception: Side yards or lots that are continuously maintained as a garden are not subject to this requirement.

The Department of Public Health and the Department of Licenses and Inspections is authorized to issue regulations to implement and enforce PM-309.6.

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SECTION 2. This Ordinance shall be effective immediately.

Explanation:

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 February 24, 2022. The Bill was Signed by the Mayor on March 2, 2022.



Michael A. Decker
Chief Clerk of the City Council