



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 180745

Introduced September 13, 2018

Councilmember Squilla

**Referred to the
Committee on Licenses and Inspections**

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by amending Subcode “B” (The Philadelphia Building Code), and Subcode “F” (The Philadelphia Fire Code), to add sections requiring fire sprinklers in portions of certain buildings, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY
CODE

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SUBCODE “B” (THE PHILADELPHIA BUILDING CODE)

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**CHAPTER 9
FIRE PROTECTION SYSTEMS**

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SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

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Add Section B-903.2.11.7 as follows:

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

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

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Exceptions:

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

SECTION 2. Title 4 of The Philadelphia Code is hereby amended to read as follows: (Matter added to The Philadelphia Code by these amendments shown in **bold**; Matter deleted by these amendments shown by ~~strikethrough~~).

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

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SUBCODE "F" (THE PHILADELPHIA FIRE CODE)

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CHAPTER 9

FIRE PROTECTION SYSTEMS

* * *

SECTION F-903 AUTOMATIC SPRINKLER SYSTEMS

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F-903.2 Where required. Approved automatic sprinkler systems in existing buildings and structures shall be provided in the locations described in Sections F903.2.1 through 903.2.—87. Where a system is required to be installed to comply with this section it shall be installed in accordance with this section and Section 903 of the Philadelphia Building Code.

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F-903.2.4 High-rise buildings. An automatic fire extinguishing system shall be installed throughout existing high-rise buildings.

Exception: Portions of high-rise buildings occupied by Group R-2 occupancies without a change in occupancy since December 18, 1991 (Bill 1466).

F-903.2.4.1 High-rise Group R-2 occupancies. An automatic fire extinguishing system shall be installed in the following areas of existing Group R-2 occupancies in the portions of the high-rise building to which the requirements of Section F-903.2.4 do not apply:

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1. Basements in accordance with Sections F-903.2.2 and F-903.2.7.

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~~F-903.2.7 Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire department.~~

~~F-903.2.8 Fire department connections for sprinkler systems. Fire department connections for sprinkler systems shall be in accordance with Section 912. Buildings 45 feet or more in height. An automatic sprinkler system shall be installed in the following areas of existing buildings that have one or more occupied floors located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access:~~

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

Exceptions:

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

F-903.2.7.1 Retrofit of buildings. Buildings required by this Section to have automatic sprinkler systems installed shall complete the required installation by December 31, 2021.

F-903.2.7.1.1 Required compliance documents. The owner of every building of 5 stories or more in height shall submit to the Department of Licenses and Inspections for approval one of the following by July 1, 2019:

1. A written description of the methods and schedule for compliance with this Section.
2. A site plan prepared by a registered design professional indicating that the fire separation distance of all exterior walls of the building are 5 feet (1524 mm) or greater and therefore the building is not subject to this Section.
3. An elevation plan prepared by a registered design professional indicating that the existing building does not have one or more occupied floors located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access.
4. A statement sealed by a registered design professional indicating that the existing building meets an exception for occupancy and therefore the building is not subject to this Section.
5. Proof that automatic sprinklers were previously installed in the areas required by this Section and have been certified pursuant to Section 915.

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F-903.2.7.1.2 Retrofit schedule. Proof of compliance with the automatic sprinkler system installation requirements of this Section shall be submitted to the Department in the form of a certification pursuant to Section 915. The required certification shall be submitted prior to January 1, 2022.

F-903.3 Installation requirements of sprinkler systems. Automatic sprinkler systems required to be installed to comply with this code shall be designed and installed in accordance with Sections F-903.3.1 and 903.3.1 through F-903.3.4.

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F-903.3.2 Hose threads. Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire department.

F-903.3.4 Fire department connections for sprinkler systems. Fire department connections for sprinkler systems shall be in accordance with Section F-912.

SECTION 3. The provisions of this Ordinance are subject to review under the Pennsylvania Construction Code Act (Act 45 of 1999, P.L. 491, as amended) and shall become effective 35 days after the date of enactment unless a challenge has been filed with the Secretary of the Pennsylvania Department of Labor and Industry pursuant to the requirements of Section 503 of Act 45 of 1999, as amended (35 P.S. sec. 7210.503). The Commissioner of the Department of Licenses and Inspections shall provide written certification to the Chief Clerk within ten days of the filing of any challenge, and further such certification regarding the resolution of any challenge.