



City of Philadelphia

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

BILL NO. 190866

Introduced October 31, 2019

Councilmember Squilla

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Subcode A of Title 4 of The Philadelphia Code, entitled "The Philadelphia Administrative Code," and Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions concerning building permits in the /NCO, Neighborhood Conservation Overlay District, and making related changes, all 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 "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 3 PERMITS

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SECTION A-305 CONSTRUCTION DOCUMENTS

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A-305.2.2.4 Requisite approvals. The following approvals shall be required before a demolition permit may be issued:

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7. Philadelphia City Planning Commission approval is required per Title 14 of the Philadelphia Code.
8. *A building permit for the construction, expansion, or alteration of a new or existing building is required per Title 14 of The Philadelphia Code.*
- [8.] 9. Authorization of the owner of the property in the form of an affidavit or a signed statement to the effect that the proposed work is authorized by the owner. The Department is authorized to accept electronic confirmation of such authorization.

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SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-504. /NCO, Neighborhood Conservation Overlay District

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(1.1) Permits.

- (a) The regulations applicable to each /NCO district are divided into zoning regulations and design standards. Compliance with the provisions of the zoning regulations shall be a prerequisite to the issuance of a zoning permit. Compliance with the provisions of the design standards shall be a prerequisite to the issuance of a building permit.
- (b) *No building permit shall be issued for the demolition of a principal building located within an /NCO district unless a building permit has been issued for the construction, expansion, or alteration of a new or existing principal building on the same lot.*

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SECTION 3. This Ordinance shall become effective immediately.