

Legislation Text

File #: 030782, Version: 1

Amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by adopting and incorporating, with certain additions, deletions and amendments, the 2003 International Residential Code for One- and Two-Family Dwellings as the Philadelphia Residential Code, under certain terms and conditions.

WHEREAS, as required by Pennsylvania Act 45 of November 10, 1999 (35 P.S. §7210.501(a)), the City must adopt standards consistent with those set forth in the Pennsylvania Uniform Construction Code; and

WHEREAS, the purpose of this Bill is to adopt, with certain additions, deletions and amendments, the 2003 International Residential Code for One- and Two-Family Dwellings, as published by the International Code Council, as The Philadelphia Residential Code, which will appear as Subcode "R" in Title 4, to achieve consistency with Act 45 as well as to make certain other technical and related changes;

WHEREAS, separate bills are being introduced to add and amend other Subcodes included within Title 4; NOW THEREFORE,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Section 1. Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code" is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING
CONSTRUCTION AND OCCUPANCY CODE

CHAPTER 4-100.0 LISTING OF SUBCODES

§4-101.0 Listing of Subcodes. This title shall consist of the following subcodes:

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() Subcode "R" (The Philadelphia Residential Code)

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CHAPTER 4-200.0 TEXT OF SUBCODES

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SUBCODE "R" (THE PHILADELPHIA RESIDENTIAL CODE)

Article R-1. Adoption of International Code Council (ICC) "2003 International Residential Code for One- and Two-Family Dwellings," with additions, deletions and amendments.

§R-1.1 The 2003 International Residential Code for One- and Two-Family Dwellings, as published by the International Code Council, is hereby adopted as the Residential Code of the City of Philadelphia, with such additions, deletions and amendments as set forth in §R-1.2.

§R-1.2 The 2003 International Residential Code, copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following additions, deletions and amendments, including errata issued by the International Code Council:

§R-1.2.1 [Brackets] indicate matter deleted. *Italics* indicate matter added.

§R-1.2.2 The numbers of all sections and subsections shall be preceded with the prefix “R” in addition to the prefix established in the adopted document.

§R-1.2.3 Throughout the code, references to “International” codes or “ICC” codes shall be deemed to refer to the “Philadelphia” codes of the same name.

§R-1.2.4 THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

CHAPTER 1 ADMINISTRATION

(Delete the Chapter in its entirety and substitute the following)

SECTION R-R101 TITLE, SCOPE AND PURPOSE

R-R101.1 Title. *These provisions shall be known as the Philadelphia Residential Code, shall be cited as such and will be referred to herein as “this code.”*

R-R101.2 Scope. *The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.*

Exception: *Existing buildings undergoing repair, alteration, additions, and change of occupancy shall be permitted to comply with the Existing Building Code.*

R-R101.3 Purpose. *The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare, through affordability, structural strength, means of egress, facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.*

R-R101.4 Administrative provisions. *This chapter contains those provisions that are unique to the administration of this code. All other administrative provisions applicable to this code are as set forth in the Administrative Code.*

R-R101.5 Appendices. *Sections AE501 through AE503 and AE601 through AE605 of Appendix E*

(“Manufactured Housing Used as Dwellings”) and Appendix G (“Swimming Pools, Spas and Hot Tubs”) are hereby adopted. No other appendices shall apply.

**CHAPTER 2
DEFINITIONS**

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SECTION R-R202 DEFINITIONS

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BUILDING OFFICIAL. The [officer or other designated authority] *Commissioner of Licenses and Inspections or a duly authorized representative*, charged with the administration and enforcement of this code. *This term is interchangeable with the term “code official.”*

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**CHAPTER 3
BUILDING PLANNING**

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SECTION R-R301 DESIGN CRITERIA

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TABLE R-R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED ^e (mph)	SEISMIC DESIGN CATEGORY ^g	SUBJECT TO DAMAGE				WINTER DESIGN TEMP ^f	ICE SHIELD UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARD S ^h	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ^k
			Weather ^a	Frost line depth	Termite	Decay					
25 psf	90	C	Severe	30 in	Modest to moderate	Slight	14 ° F	NO	(a) 1979 (b) 8/2/96	438	55.9 ° F

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**CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS**

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SECTION R-M1302 APPROVAL

R-M1302.1 General. All appliances shall be listed and bear the label of an approved agency unless otherwise approved in accordance with Section [R104.11] *A-203 of the Philadelphia Administrative Code*.

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**CHAPTER 24
FUEL GAS**

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SECTION R-G2403 GENERAL DEFINITIONS

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CODE OFFICIAL. The [officer or other designated authority] *Commissioner of Licenses and Inspections or his or her duly authorized representative* charged with the administration and enforcement of this code[, or a duly authorized representative].

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SECTION R-G2404 GENERAL

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R-G2404.3 Listed and labeled. Appliances regulated by this code shall be listed and labeled unless otherwise approved in accordance with Section [R104.11] *A-203 of the Philadelphia Administrative Code*. The approval of unlisted appliances in accordance with Section [R104.11] *A-203 of the Philadelphia Administrative Code* shall be based upon approved engineering evaluation.

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Part VII - Plumbing

Chapters 25 through 32

(Delete Chapters in their entirety and insert the following text)

Plumbing systems in buildings and structures regulated by this code shall be designed and constructed in accordance with the Philadelphia Plumbing Code.

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Section 2. The provisions of Title 4 of The Philadelphia Code added by Section 1 of this Ordinance, so far as they are the same as existing provisions of The Philadelphia Code, shall be construed as a continuation of such provisions and not as new enactments.

Section 3. This Ordinance shall take effect as follows:

(a) From the time of adoption of this Ordinance until January 1, 2004, an applicant for a permit under one or more of the subcodes of Title 4 of The Philadelphia Code shall have the option of proceeding under the provisions of Title 4 as amended by this Ordinance, or under the provisions of Title 4 as they existed immediately prior to adoption of this Ordinance.

(b) Effective January 1, 2004, the provisions of this Ordinance shall apply.

(c) *Notwithstanding any provision of this Ordinance to the contrary, at the option of the permit applicant, this Ordinance shall not apply to:*

(1) *new buildings or renovations to existing buildings for which an application for a building permit has been made to the City prior to the effective date of this Ordinance; or*

(2) *new buildings or renovations to existing buildings on which a contract for design or construction has been signed prior to the effective date of this Ordinance.*