

Legislation Text

File #: 030779, **Version:** 1

Repealing Subcode "B" (The Philadelphia Building Code) of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," and adopting and incorporating, with certain additions, deletions and amendments, the "2003 International Building Code" as the Philadelphia Building Code, all 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 repeal The Building Code, which appears as Subcode "B" of Title 4 of the Philadelphia Code, and adopt, with certain additions, deletions and amendments, the "2003 International Building Code" as published by the International Code Council as the Philadelphia Building Code, to achieve consistency with Act 45 as well as to make certain other technical and related changes; and

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. Subcode "B", entitled "The Philadelphia Building Code," of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," is deleted in its entirety.

Section 2. 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 4-200.0 TEXT OF SUBCODES

* * *

SUBCODE "B" (THE PHILADELPHIA BUILDING CODE)

Article B-1.0 Adoption of the "2003 International Building Code" with additions, deletions and amendments.

§B-1.1 The "2003 International Building Code" as published by the International Code Council is hereby adopted as the Building Code of the City of Philadelphia, with such additions, deletions and amendments as set forth in §B-1.2.

§B-1.2 The 2003 International Building 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.

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

§B-1.2.2 The numbers of all sections and subsections shall be preceded with the prefix “B-.”

§B-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.

§B-1.2.4 THE 2003 INTERNATIONAL BUILDING CODE:

CHAPTER 1
ADMINISTRATION

(Delete text of the Chapter in its entirety and substitute as follows)

SECTION B-101 GENERAL

B-101.1 Title. These provisions shall be known as the Philadelphia Building Code and shall be cited as such and will be referred to herein as “this code.”

B-101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. *Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code.*
2. *Existing buildings undergoing repair, alterations, additions or change of occupancy shall be permitted to comply with the Existing Building Code.*

B-101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. Appendices E, F, G, H and I are hereby adopted.

B-101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public safety, health and general welfare through 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 and to provide safety to fire fighters and emergency responders during emergency operations.

B-101.4 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 Philadelphia Administrative Code.

SECTION B-102 TEMPORARY STRUCTURES AND USES

B-102.1 General. The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

B-102.2 Conformance. Temporary; structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

B-102.3 Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final approval has been issued. The part covered by the temporary approval shall comply with the requirements specified for temporary lighting, heat or power in the Philadelphia Electrical

Code.

B-102.4 Termination of approval. The code official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

**CHAPTER 2
DEFINITIONS**

* * *

SECTION B-202 DEFINITIONS

* * *

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*], or a duly authorized representative]. *This term is interchangeable with the term “code official.”*

* * *

SOCIAL ENTERTAINMENT PURPOSES. *Dancing, entertainment by live music or a disc jockey, observing a theatrical or other performance or similar activities. The phrase shall not include the consumption of food and beverages, listening to a speaker or lecture, watching television, watching or participating in athletic events, or other similar activities.*

* * *

SPECIAL ASSEMBLY OCCUPANCY. *One of the following if 50 or more people congregate primarily for social entertainment purposes at such location at one or more times during the course of any year: nightclub; discotheque; cabaret; tavern; bar; restaurant; private club; banquet hall; and similar place of assembly without primarily fixed seating.*

* * *

**CHAPTER 3
USE AND OCCUPANCY CLASSIFICATION**

* * *

SECTION B-310 RESIDENTIAL GROUP R

* * *

B-310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I. Residential occupancies shall include the following:

* * *

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section B-101.2, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Adult and child care facilities that are within a single-family home are permitted to comply with the International Residential Code in accordance with Section B-101.2.

Pursuant to the Pennsylvania Uniform Construction Code Act, a dwelling unit where child day-care services are provided for less than 24 hours for 12 or fewer children is an R-3 occupancy where the dwelling unit is used primarily as a private residence and the provision of day care services is accessory to the principal use of the dwelling unit as a residence (See Section B-420).

* * *

**CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**

* * *

SECTION 402 COVERED MALL BUILDINGS

* * *

B-402.3 Lease plan. Each covered mall building owner shall [provide] *maintain on the premises and readily available* to both the building and fire departments [with] a lease plan showing the location of each occupancy and its exits after the certificate of occupancy has been issued. No modifications or changes in occupancy or use shall be made from that shown on the lease plan without prior approval of the building official.

* * *

SECTION 403 HIGH-RISE BUILDINGS

* * *

B-403.12 Stairway door operation. Stairway doors other than the exit discharge doors shall be permitted to be locked from stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center *where the fire command center is continuously staffed during any occupancy, or upon power failure. Where the fire command center is not continuously staffed during occupancy, the stairway doors shall unlock upon activation of the building fire alarm system or upon power failure.*

* * *

SECTION 406 MOTOR-RELATED OCCUPANCIES

* * *

B-406.4.2 Ventilation. A mechanical ventilation system shall be provided in accordance with the International Mechanical Code and Air Management Regulation XII as promulgated by the City of Philadelphia's Department of Public Health.

* * *

SECTION B-419 STORAGE OF REFUSE

B-419.1 General. Provisions for storage of refuse in new and existing buildings shall comply with the provisions of this section.

B-419.2 New uses. No new buildings and no changes in occupancy group of any existing building, where the use of the building will generate refuse as defined in Section 9-604 of The Philadelphia Code and which is to be disposed of by use of a dumpster as defined in Section 9-604 of The Philadelphia Code, shall be permitted unless indoor storage of refuse is provided for in accordance with regulations promulgated by the Department of Licenses and Inspections.

B-419.3 Existing uses. All buildings which contain uses which generate refuse, as defined in Section 9-604 of The Philadelphia Code, which are, on December 19, 1989, disposed of by use of a dumpster as defined in Section 9-604 of the Code, shall, where there is sufficient space available on the premises of the building, keep all dumpsters within enclosures constructed in accordance with regulations promulgated by the Department of Licenses and Inspections. In the event that a dumpster is maintained off the building premises on December 19, 1989, such dumpster shall not be enclosed and is permitted to be so maintained provided that there is no change in use of the building for which the dumpster is employed and for so long as it is placed and maintained in accordance with the provisions of Section 9-604 of The Philadelphia Code.

SECTION B-420 FAMILY CHILD DAY-CARE FACILITIES

B-420.1 Scope. This Section shall apply to any Family Child Day Care Facility, defined for purposes of this Section to include any facility that is covered by either Section B-420.1.1 or Section B-420.1.2. Family Child Day Care Facilities shall be regulated as specified in Sections B-420.1.1 through B-420.6.2.

B-420.1.1 Not within an R-3 occupancy. A facility that is not located within and accessory to a one- or two-family dwelling in which child day care services are provided for five or fewer children for periods of less than 24 consecutive hours is classified as a Family Child Day Care Facility. Such facilities shall be operated in accordance with The Philadelphia Code and Sections B-420.2 through B-420.4. Additionally, such a Family Child Day Care Facility shall conform to the requirements of the occupancy group in which the Family Child Day Care Facility is located.

B-420.1.2 Within a dwelling unit. A dwelling unit where child day care services are provided for 12 or fewer children shall be classified as an R-3 occupancy and as a Family Child Day Care Facility provided that:

1. The dwelling unit is contained within a one- or two-family dwelling;
2. Child day care services are provided for less than 24 hours;
3. The dwelling unit is used primarily as a private residence; and
4. The provision of day care services is accessory to the principal use of the dwelling unit as a residence.

Such facilities shall be operated in accordance with The Philadelphia Code and Sections B-420.2 through B-420.4 and either B-420.5 or F-420.6 as applicable.

B-420.2 License. A license to operate a Family Child Day Care Facility shall be obtained from the Department of Licenses and Inspections, which includes an annual fire inspection. No license shall be issued under this section unless the applicant has secured a Business Privilege License to the extent required by Title 19 of The Philadelphia Code.

B-420.3 Portable heating devices. Portable heating devices that produce an open flame shall not be used in buildings during the operating hours of a Family Child Day Care Facility.

B-420.4 Fire extinguisher. At least one portable fire extinguisher with a minimum rating of 2-A:10-B:C shall be mounted in the portion of the building used for family child day care and in kitchens and other cooking areas within the fire area containing the Family Child Day Care Facility.

B-420.5 Six or fewer children. Child day-care facilities that are classified as Group R-3 occupancies pursuant to Section B-310.1 and that provide day-care services to six or fewer children within and accessory to a one- or two-family dwelling shall comply with Sections B-420.2 through B-420.5.2.

B-420.5.1 Smoke alarms. A single station smoke alarm shall be installed in each story including basements. The smoke alarms shall be powered by the building wiring system or non-replaceable lithium batteries listed by Underwriters Laboratories® that are warranted for 10 years and shall sound an alarm when activated that is audible to persons in the dwelling unit's indoor child care spaces with all intervening doors closed. Where battery powered smoke alarms are used, the building owner shall keep the proof and date of purchase of the smoke alarms in the unit's fire drill logs.

B-420.5.2 Means of egress. The dwelling unit and the accessory child day-care facilities shall comply with the means of egress requirements for an R-3 occupancy and licensure under 55 Pa Code Chapter 3290 (relating to family child day care homes).

B-420.6 Seven to twelve children. Child day-care facilities that are classified as Group R-3 occupancies pursuant to Section B-310.1 and that provide day-care services to more than six but no more than twelve children within and accessory to a one- or two-family dwelling shall comply with Sections B-420.2 through B-420.4, B-420.6.1 and B-420.6.2.

B-420.6.1 Smoke alarms. Interconnected multiple station smoke alarms shall be installed in each story including basements. The smoke alarms shall be powered by the building wiring system and shall sound an alarm when activated that is audible to persons in the dwelling unit's indoor child care spaces with all intervening doors closed.

B-420.6.2 Means of egress. The dwelling unit and the accessory child day-care facilities shall comply with the means of egress requirements for an R-3 occupancy and licensure under 55 Pa Code Chapter 3280 (relating to group child day care homes).

**CHAPTER 5
GENERAL BUILDING HEIGHTS AND AREAS**

SECTION B-501 GENERAL

* * *

B-501.3 Emergency vehicle access. Where control of vehicular access to or on a premises is proposed, the control method shall provide for access by emergency vehicles. A control method shall not be considered an obstruction to emergency vehicle access where it consists of:

1. A padlock and chain, or
2. Collapsible bollards that are painted reflective white and that can be collapsed by use of a Philadelphia standard hydrant wrench.

* * *

**CHAPTER 8
INTERIOR FINISHES**

SECTION B-801 GENERAL

* * *

B-801.3 Lead-based materials. The use of lead-based paint, caulking, sealants, etc. is prohibited for use in new construction, additions and alterations in Group R occupancies and any child care occupancy.

* * *

CHAPTER 9
FIRE PROTECTION SYSTEMS
SECTION B-901 GENERAL

* * *

B-901.4 Threads. Threads provided for fire department connections to sprinkler systems, standpipes, yard hydrants or any other fire hose connection shall [be compatible with the connections used by the local fire department] *comply with NFPA 1963 and the provisions of Sections B-901.4.1 through B-901.4.2.*

B-901.4.1 Fire Department connections. *Fire Department connections shall have a minimum of two 2½-inch (64 mm) internal threaded swivel fittings having National Hose standard threads with caps.*

Exceptions

1. Dry standpipe systems with six-inch (152 mm) or larger risers shall have three 2½-inch (64 mm) female National Hose standard thread connections.
2. Limited area sprinkler systems are not required to have a Fire Department connection.

B-901.4.2 Standpipe hose outlet connections. Hose outlet connections on Class I and Class III standpipe systems (those for Fire Department use) shall have 2½-inch (64 mm) male National Hose standard thread fittings.

* * *

SECTION B-903
AUTOMATIC SPRINKLER SYSTEMS

* * *

B-903.3.7 Fire department connections. [The location of fire] Fire department connections shall be [approved by the building official] *located in accordance with Section F-912 of the Fire Code.*

* * *

SECTION B-905 STANDPIPE SYSTEMS

B-905.1 General. Standpipe systems shall be provided in new buildings and structures in accordance with this section. [Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved.] *Fire department connections shall be installed in accordance with Section F-912 of the Philadelphia Fire Code.* In buildings used for high-piled combustible storage, fire protection shall be in accordance with the International Fire Code.

B-905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14.

B-905.2.1 Pressure reducing devices. *Pressure reducing devices shall be used on new and existing standpipe systems as specified in Sections B-905.2.1.1 through B-905.2.1.3.*

B-905.2.1.1 Class I and Class III wet standpipes. *Where, and only where, static or residual water pressures at any Class I or Class III fire department use standpipe hose outlet exceed 175 psi (1207 kPa), approved pressure-regulating devices shall be installed to limit the pressure to 175 psi (1207 kPa). Such devices shall regulate pressure under flow and no-flow conditions and shall be adjusted to provide 175 psi (1207 kPa), or as close to that pressure as the adjustment will permit, without exceeding 175 psi (1207 kPa). The pressure on the inlet side of the pressure-regulating device shall not exceed the rated working pressure of the device.*

B-905.2.1.2 Class I dry standpipes. *No pressure regulating device shall be installed on any dry standpipe system having no permanent water supply.*

B-905.2.1.3 Class II and Class III standpipes. *Where residual water pressure at any Class II or Class III building occupant use standpipe hose outlet exceeds 100 psi (690 kPa), approved pressure-regulating devices shall be installed to limit the pressure to 100 psi (690 kPa).*

* * *

B-905.3.1 Building height. Class III *automatic wet* standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where

the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section B-903.3.1.1 or B-903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
3. [Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section B-905.5.
4.]Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

* * *

B-905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall have 2½ inch (64 mm) male National Hose standard threads and shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the [building official] Fire Department.

Where a building contains stairways in addition to the required exit stairways, the additional stairways are subject to this section where they meet the criteria for exit stairways, including the exit discharge criteria. Where an additional stairway discharges in accordance with Section B-1023.1, it is subject to the provisions of this section.

* * *

B-905.8 Dry standpipe. Dry standpipes shall not be installed.

Exceptions:

1. Where subject to freezing *automatic dry and semiautomatic dry standpipe systems are permitted* [and] in accordance with NFPA 14.
2. *Where otherwise permitted by Section B-905.*

* * *

SECTION B-907 FIRE ALARM AND DETECTION SYSTEMS

* * *

B-907.1.2 Equipment. Systems and their components shall be listed and approved for the purpose for which they are installed. *Installation of systems, devices, appliances and equipment shall be in accordance with the provisions of Section B-907 and NFPA 72.*

* * *

B-907.2.1 Group A. A manual fire alarm system shall be installed in accordance with NFPA 72 in *all* Group A occupancies having an occupant load of 300 or more *and in all Special Assembly Occupancies*. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.
2. *Manual fire alarm boxes are not required in Special Assembly Occupancies where the occupancy is protected throughout with a rate-of-rise heat detection system, provided one manual fire alarm box is installed in a location that is constantly attended by staff during periods of occupancy by the public.*

* * *

B-907.2.1.3 Special Assembly Occupancies. *In Special Assembly Occupancies, a shut-off (shunt trip) device shall be provided to automatically shut off electricity to circuits controlling audio equipment in the facility upon activation of the fire alarm system or automatic sprinkler system.*

* * *

B-907.2.3 Group E. A manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. Group E occupancies with an occupant load of less than 50, *where interconnected smoke alarms are installed in accordance with Section B-907.2.10 and a minimum of one smoke alarm is installed in each classroom or child care room.*

* * *

B-907.2.5 Group H. A manual fire alarm system shall be installed in Group H[-5] occupancies [and in occupancies used for the manufacture of organic coatings]. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 37, 39 and 40, respectively, of the International Fire Code.

B-907.2.6 Group I. A manual fire alarm system and an automatic fire detection system shall be installed [in] *throughout* Group I occupancies *except as modified by Sections B-907.2.6 through B-907.2.6.2.3.* An electrically supervised, automatic smoke detection system shall be provided in waiting areas that are open to corridors.

* * *

B-907.2.9 Group R-2. A manual fire alarm system shall be installed in Group R-2 occupancies [where:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit; or
3. The building contains more than 16 dwelling units or sleeping units].

* * *

B-907.2.10.1.2 Groups R-2, R-3[,] and R-4 [and I-1]. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3[,] and R-4 [and I-1] regardless of occupant load at all of the following locations:

* * *

[B-907.2.10.1.3 Group I-1. Single- or multiple-station smoke alarms shall be installed and maintained in sleeping areas in occupancies in Group I-1. Single- or multiple-station smoke alarms shall not be required where the building is equipped throughout with an automatic fire detection system in accordance with Section B-907.2.6.]

* * *

B-907.2.10.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit *or sleeping unit* in Group R-2[,] or R-3, [or] *throughout Group R-4,* or within an individual dwelling unit or sleeping unit in Group R-1, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit *or throughout the Group R-4 occupancy.* The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

* * *

B-907.2.24 Mixed residential and nonresidential occupancies. *Where a nonresidential occupancy is located below a residential occupancy, an automatic fire detection system shall be installed throughout the nonresidential occupancy. Fire alarm notification appliances shall be installed throughout buildings containing such mixed occupancies and shall be actuated by all automatic fire detection and manual fire alarm boxes in the building.*

Exceptions:

1. *The fire alarm system and automatic detection is not required where the non-residential occupancy is equipped throughout with an approved automatic sprinkler system installed in accordance with Section B-903.3.1.1 and the building has a local fire alarm that meets the notification requirements of Section B-907.9.2.*
2. *Where automatic fire detection is required in drinking and dining establishments that are below a residential occupancy, heat detectors shall be accepted in lieu of smoke detectors in kitchens, in patron areas designated for smoking, and in patron areas where skillet or sizzling type entrees such as fajitas are served.*

* * *

B-907.3.1 Location. Manual fire alarm boxes shall be located not more than 5 feet (1524 mm) from the entrance to each exit. Additional manual fire alarm boxes shall be located so that travel distance to the nearest box does not exceed 200 feet (60,960 mm).

Exceptions:

1. Manual fire alarm boxes shall not be required in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler system, the notification appliances will activate on sprinkler water flow and manual activation is provided from a normally occupied location.
2. Buildings of Group R-2 occupancy having a single exit and not exceeding three stories are not required to have a manual fire alarm box at each story. One manual fire alarm box is required in the exit stairway at the exit discharge.

* * *

B-907.3.4 Signs (Delete text of subsection and substitute as follows)

B-907.3.4 Signs. Each manual fire alarm box shall have a permanent sign mounted immediately adjacent to the box that reads: "IN CASE OF FIRE - SOUND ALARM AND CALL 911." It is permissible to substitute "FIRE DEPARTMENT" for "911."

* * *

B-907.8.1 Zoning indicator panel. A zoning indicator panel and the associated controls shall be provided [in an approved] at a visible location at the main entrance of the building or other location approved by the department. The visual zone indication shall lock in until the system is reset and shall not be cancelled by the operation of an audible-alarm silencing switch.

* * *

SECTION B-912 PRIVATE FIRE HYDRANTS

B-912.1 Fire hydrants. Fire hydrants installed on private property shall be located and installed in accordance with Section F-508.5 of the Philadelphia Fire Code and as directed by the Fire Department. Hydrants shall be Philadelphia Standard as specified by the Water Department. Hydrants shall not be installed on a water main less than 6 inches (152 mm) in diameter.

**CHAPTER 10
MEANS OF EGRESS**

* * *

SECTION B-1004 OCCUPANT LOAD

* * *

B-1004.3.1 Posting of outdoor assembly spaces. Outdoor areas of Group A occupancy on piers, decks, or similar spaces in which the means of egress is restricted by return through a building, passageways, gates, or similar components such that the immediate dispersal of occupants is not possible, shall be posted for the maximum occupant load based on the available width of such egress restrictions at 0.2 inches per occupant, but not exceeding an occupant density of five square feet per person.

* * *

SECTION B-1008 DOORS, GATES AND TURNSTILES

* * *

B-1008.1.8.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

* * *

5. Where an elevator lobby is separated from the remainder of the floor by partitions and doors and where the elevator lobby does not provide access to the required exits, the doors in the lobby partitions are permitted to be locked from the lobby side provided the doors conform to Section B-1008.1.3.4 or Section B-1008.1.8.6 with or without delayed locking arrangement.

* * *

B-1008.1.8.7 Stairway doors. Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

* * *

4. *In stairways serving more than four stories, where the floors served by the stairs are not located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access nor more than 30 feet (9144 mm) below the lowest level of exit discharge, doors are permitted to be locked from the side opposite the egress side, provided they unlock upon activation of the building fire alarm system or power failure to the locking device, and the doors are always openable from the egress side.*

* * *

SECTION B-1019 VERTICAL EXIT ENCLOSURES

* * *

B-1019.1.7 (Delete text of subsection and substitute as follows)

B-1019.1.7 Stairway floor number signs. *A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories. The sign shall contain the following information:*

1. *The floor level at which the sign is located.*
2. *The identification (name or designation) of the stair.*
3. *The direction to exit discharge using either words or arrows.*
4. *The number of floor levels to reach exit discharge.*
5. *Whether roof access is available from the stair for the fire department.*

Where access to the roof is not directly from the exit stair enclosure, but is available through a room or corridor accessed from the exit stair enclosure, the sign shall include the words "Indirect Roof Access." The exit stair landing at the floor level that provides the indirect roof access shall be provided with a properly oriented floor diagram. The floor diagram shall indicate the route to the door, stair or ladder that leads to the roof and be located at approximately eye level near the stair floor landing sign.

The floor level designation character shall be a minimum of 6-inches (152 mm) high and characters for the remaining information shall be a minimum of 1½ inches (38 mm) high. The sign shall be located 5 feet (1524 mm) above the floor landing in a position which is readily visible when the doors are in the open and closed positions.

* * *

CHAPTER 12 INTERIOR ENVIRONMENT

* * *

SECTION B-1204 TEMPERATURE CONTROL

* * *

B-1204.2 Required cooling. *Occupancies in Groups I-1, I-2, and R-4 shall be equipped with mechanical cooling equipment capable of maintaining an indoor ambient air temperature which does not exceed 81 degrees F. (27 degrees C.) in every habitable room measured three feet (914 mm) above the floor at approximately the center of the room. The design shall be based on an outside temperature of 100 degrees F. (38 degrees C.).*

Exception: *Where there are separate mechanical air cooling facilities for each dwelling unit or rooming unit, and such facilities are under the sole control of the occupant of the dwelling unit or rooming unit.*

SECTION 1205 LIGHTING

B-1205.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section B-1205.2 or shall be provided with artificial light in accordance with Section B-1205.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section B-1206.

B-1205.1.1 Habitable spaces. *Habitable spaces in Group R occupancies shall also comply with the natural light requirements of Sections PM-402.1 through PM-402.1.4 of the Philadelphia Property Maintenance Code.*

* * *

SECTION 1208 INTERIOR SPACE DIMENSIONS

* * *

B-1208.3 Room area. Every dwelling unit shall have at least one room that shall have not less than 120 square feet (13.9 m²) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m²). *Dwelling units, rooming units, dormitory units and hotel units shall also comply with the space and use requirements of Sections PM-404.1 through PM 404.2.1 of the Philadelphia Property Maintenance Code.*

* * *

**CHAPTER 14
EXTERIOR WALLS**

SECTION B-1401 GENERAL

* * *

B-1401.2 Construction documents. *Construction documents shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings.*

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system that was tested, where applicable, as well as the test procedure used.

* * *

**CHAPTER 16
STRUCTURAL DESIGN**

* * *

SECTION B-1612 FLOOD LOADS

* * *

B-1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for *The City of Philadelphia*," dated *December, 1978*, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

* * *

**CHAPTER 17
STRUCTURAL TESTS AND SPECIAL INSPECTIONS**

* * *

SECTION B-1711 ALTERNATIVE TEST PROCEDURE

* * *

B-1711.1 General. In the absence of approved rules or other approved standards, the building official shall make, or cause to be made, the necessary tests and investigations; or the building official shall accept duly authenticated reports from approved agencies in respect to the quality and manner of use of new materials or assemblies as provided for in Section [104.11] *A-203.0 of the Administrative Code*. The cost of all tests and other investigations required under the provisions of this code shall be borne by the permit applicant.

* * *

**CHAPTER 18
SOILS AND FOUNDATIONS**

* * *

SECTION B-1605 FOOTINGS AND FOUNDATIONS

* * *

B-1805.2.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of [the locality] *30 inches (762 mm)*;

* * *

**CHAPTER 26
PLASTIC**

* * *

SECTION B-2610 LIGHT-TRANSMITTING PLASTIC SKYLIGHT GLAZING

* * *

B-2610.7. Location. Where exterior wall openings are required to be protected in accordance with Section B-704, a skylight shall not be installed within 6 feet (1829 mm) of such exterior wall.

Exception. *Plastic skylights are permitted in Group R-3 occupancies within 6 feet (1829 mm) of the exterior wall, provided a minimum 1/4-inch thick wire glass skylight is installed below the plastic skylight and is supported by minimum 1-inch by 2-inch (25 mm by 51 mm) ledgers.*

* * *

**CHAPTER 29
[PLUMBING SYSTEMS] *RESERVED***

(Delete the Chapter in its entirety without substitution)

* * *

**CHAPTER 30
ELEVATORS AND CONVEYING SYSTEMS**

SECTION B-3001 GENERAL

* * *

B-3001.2 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, alteration, addition, repair, movement, equipment, removal, [and] maintenance, use and change in use of elevators, lifting devices and conveying systems and their components shall conform to [ASME A17.1, ASME A90.1, ASME B20.1, ALI ALCTV,] *Chapter 405 of the Pennsylvania regulations promulgated pursuant to the Pennsylvania Uniform Construction Code Act of 1999* and ASCE 24 for construction in flood hazard areas established in Section B-1612.3.

* * *

(Delete text and title of Subsection B-3001.4 in its entirety without substitution)

* * *

SECTION B-3005 CONVEYING SYSTEMS

* * *

B-3005.3 Conveyors. Conveyors and conveying systems shall comply with [ASME B20.1] *Chapter 405 of the Pennsylvania regulations promulgated pursuant to the Pennsylvania Uniform Construction Code Act of 1999.*

* * *

**CHAPTER 31
SPECIAL CONSTRUCTION**

* * *

SECTION B-3104 PEDESTRIAN WALKWAYS AND TUNNELS

* * *

B-3104.1.1 Over public way. *The installation of a pedestrian walkway over a public way or tunnel beneath a public way shall be subject to the approval of the Streets Department in addition to the provisions of Section B-3104.*

* * *

SECTION B-3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

* * *

F-3109.4.4 Location. *Above-ground swimming pools that are 12 feet or greater in maximum dimension and their appurtenances shall be located in the rear yard and shall be placed a minimum distance of 2 feet from property lines and buildings on the same lot to provide for maintenance of the pool and adjoining property. In-ground swimming pools shall be located in the rear yard and shall be a minimum distance from property lines equal to the depth of the pool adjoining such property lines.*

* * *

CHAPTER 32

(Delete the title and text of the Chapter without substitution)

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

SECTION B-3301 GENERAL

* * *

B-3301.3 Duration. *Temporary construction, scaffolding, and encroachments shall be removed from a construction site after the final inspection is made by the code official or within 30 days after the fulfillment of the requirements of the permit.*

SECTION B-3302 CONSTRUCTION SAFEGUARDS

* * *

B-3302.3 Hot work operations. *Cutting, welding or brazing operations shall be in accordance with the requirements of the Philadelphia Fire Code.*

* * *

CHAPTER 34

EXISTING STRUCTURES

SECTION B-3401 GENERAL

* * *

B-3401.3 Compliance with other codes. *Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, [International Private Sewage Disposal Code,] International Mechanical Code, International Residential Code and International Electrical Code.*

* * *

SECTION B-3404 FIRE ESCAPES

* * *

B-3404.2 Location. *Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than [7] 10 feet ([2134] 3048 mm) or more than [12] 14 feet ([3658] 4268 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).*

* * *

SECTION B-3406 CHANGE OF OCCUPANCY

B-3406.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy. [Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.]

* * *

SECTION B-3407 HISTORIC BUILDINGS

(Delete the section in its entirety without substitution)

* * *

SECTION B-3409 ACCESSIBILITY FOR EXISTING BUILDINGS

* * *

B-3409.1.1 Elevators in existing buildings. Regardless of whether any alteration or repair is undertaken in existing buildings, elevator control panel and floor indicator access for the visually impaired shall conform to the requirements of ICC/ANSI A117.1.

* * *

B-3409.7.13 Building entrances. Where building entrances are altered in such a manner as to change the dimensions of the door opening in the wall, to replace the lintel over the door opening, or where plans are presented to relocate or provide a new primary entrance, the entrance shall be made accessible unless the building has sufficient additional accessible entrances to comply with the requirements of B-1105 for new construction.

* * *

SECTION B-3410 COMPLIANCE ALTERNATIVES

* * *

B-3410.2 Applicability. Structures existing prior to *January 1, 1984*, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections B-3403 through B-3407. The provisions in Sections B-3410.2.1 through B-3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

B-3410.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

Exception: The provisions of Section B-3410 notwithstanding, the requirements of Sections B-903 “Automatic Sprinkler Systems” and B-905 “Standpipe Systems” shall apply to a change in occupancy.

B-3410.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barrier wall assemblies having a fire-resistance rating as required by Table B-302.3.2 for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section and Sections B-903 “Automatic Sprinkler Systems” and B-905 “Standpipe Systems.”

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with fire separation assemblies having a fire-resistance rating as required by Table B-302.3.2 for the separate occupancies, or with approved compliance alternatives, the provisions of this section and Sections B-903 “Automatic Sprinkler Systems” and B-905 “Standpipe Systems” which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

* * *

B-3410.3.1 Hazards. Where the building official determines that an unsafe condition exists, [as provided for in Section 115, such] the unsafe condition shall be abated in accordance with [Section 115] the *Philadelphia Property Maintenance Code*.

* * *

CHAPTER 35 REFERENCED STANDARDS

* * *

NFPA

* * *

1963-03 Standard for Fire Hose Connections B-901.4

* * *

Section 3. The provisions of Title 4 of The Philadelphia Code added by Section 2 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 4. 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.