

Legislation Text

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Amending Subcode "A" (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by amending the fee schedule for various construction related activities; and amending Section 14-1706 of The Philadelphia Code, entitled "Schedule of Fees," by amending the fees for the issuance of real estate certifications; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION
AND OCCUPANCY CODE

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CHAPTER 4-200. TEXT OF SUBCODES

SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 9 FEES

* * *

SECTION A-902.0 BUILDING, FUEL GAS AND MECHANICAL CODE FEES

A-902.1 General: Fees for permits, appeals, certificates and administrative services related to activity regulated by the Building, Fuel Gas and Mechanical Codes shall be as set forth in this section.

A-902.2 Construction: Permit fees for new construction, additions, alterations, demolition, occupancy and repairs shall be as set forth in Sections A-902.2.1, except as otherwise specified in Sections A-902.2.2 through A-902.2.10.

A-902.2.1 Constructed area: The permit fee for new construction, additions, alterations and repairs shall be based on the constructed area as follows:

For new construction and additions:

500 square feet or less \$100.00

Greater than 500 square feet \$100.00
plus \$50.00 for each additional 100
square feet or fraction thereof above
500 square feet.

Exceptions:

1. For Group R-3 and U Occupancies

500 square feet or less [\$25.00] \$50.00
Greater than 500 square feet. [\$25.00] \$50.00
plus \$40.00 for each additional 100 square feet
or fraction thereof *above 500 square feet.*

2. For Manufactured and Industrialized Housing pursuant to the Manufactured Housing Construction and Safety Standards Authorization Act, Act 192 of 1982, P.L. 676 (35 P.S. §§ 1656.1 -- 1656.9) and the Industrialized Housing Act, Act 70 of 1972, P.L. 286 (35 P.S. §§ 1651.1 -- 1651.12) respectively, the building permit fee shall be \$350.00 per building.

3. For initial tenant fit-out of a newly constructed building the fee shall be \$10.00 per 100 square feet or fraction thereof with a minimum fee of \$100.00.

For alterations and repairs:

500 square feet or less \$100.00
Greater than 500 square feet \$100.00
plus [\$38.00] \$40.00 for each additional 100
square feet or fraction thereof above
500 square feet.

Exceptions:

1. For Group R-3 and U Occupancies

500 square feet or less. [\$25.00] \$50.00
Greater than 500 square feet \$100.00
plus \$40.00 for each additional
100 square feet or fraction thereof
above 500 square feet

2. For alterations and repairs, the permit fee shall, at the applicant's selection, be based upon 2% of the contract value for construction regulated by the Building, Fuel Gas and Mechanical Codes, when such value is substantiated by the submission of a valid contract, except that the minimum fee shall be \$100.00.

A-902.2.2 Demolition: Fees for permits for demolition shall be \$10.00 per 100 square feet or

fraction thereof, but shall not exceed \$25,000. Where the permit application includes the erection of a new structure at the same site, no demolition fee shall be required.

[Exceptions] *Exception:*

[1.] For the demolition of non-bearing partitions the fee shall be as follows:

In space 4,000 square feet or less \$50.00
In space more than 4,000 square feet \$50.00
plus \$3.00 per each additional
100 square feet above 4,000 square feet

[2. For the demolition of non-bearing partitions in Group R-3 occupancies, the fee shall be \$25.00.]

A-902.2.3 Minor Alterations: Where the scope of the work to be performed is limited to the items listed below, the fees shall be as set forth in Sections A-902.2.3.1 through A-902.2.3.5.

* * *

[Exception. The fee for all of the foregoing minor alterations for a property in Group R-3 occupancy shall be \$25.00.]

* * *

A-902.2.5 Miscellaneous items: Fees for miscellaneous items shall be as listed below:

Exception: The fee for each of the following for a property in Group R-3 occupancy shall be [\$25.00] \$50.00.

* * *

A-902.2.6 Fire Suppression Equipment: For the installation or alteration of fire suppression systems, the fee shall be as follows, except that the minimum fee shall be \$100.00:

* * *

A-902.2.6.1 Minor alterations: Fees for minor alterations to fire suppression systems shall be as listed below:

For relocation of fire sprinklers:

20 sprinklers or less \$50.00
More than 20 sprinklers \$50.00
plus \$3.00 per each additional sprinkler above 20

[Exception: The fee for a property in Group R-3 occupancy shall be \$25.00.]

A-902.2.7 Mechanical Systems:

A-902.2.7.1 For the installation of ductwork the fee shall be \$10.00 for each register or diffuser served by the ductwork, except that the minimum fee shall be \$100.00.

A-902.2.7.2 For the installation of fuel gas piping systems and equipment as regulated by the Philadelphia International Fuel Gas Code, the fee shall be 2% of the contract value for construction when such value is substantiated by the submission of a valid contract, except that the minimum fee shall be \$100.00.

Exception: The fee for Group R-3 occupancy shall be [~~\$25.00~~] *\$50.00*.

A-902.2.7.3 For the installation of appliances regulated by the mechanical code such as fireplaces (masonry and factory built), boilers, air conditioning units and heat pumps, the fee shall be \$100.00 for each appliance.

Exception: The fee for Group R-3 occupancy shall be [~~\$25.00~~] *\$50.00* for each appliance.

A-902.2.7.4 For the installation of commercial cooking exhaust systems and related components the fee shall be \$100.00 per hood.

A-902.2.7.5 Minor alterations: Fees for minor alterations to mechanical systems shall be as listed below:

* * *

[Exception: The fee for minor alterations to mechanical systems in Group R-3 occupancy shall be \$25.00.]

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Section 2. Section 14-1706 of The Philadelphia Code is amended to read as follows:

TITLE 14. ZONING AND PLANNING.

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CHAPTER 14-1700. ADMINISTRATION AND ENFORCEMENT.

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§ 14-1706. Schedule of Fees.

The department is authorized to require a non-refundable filing fee to be charged upon application for a zoning permit. The amount of the fee shall be determined by regulations of the department. The filing fee shall be applied as a credit to the permit fee. The following are the fees to be paid under the requirements of this Title; except that no permit fees shall be required of any person applying for a use registration permit for a family day care home pursuant to Section 14-203(1)(g) and any school based mental health clinic.

(a) For permit processing and document reviews:

* * *

8. Certification of Zoning District Classification [\$50.00] *\$100.00*

* * *

(b) Application for a "Certification Statement" required for transfer of real estate pursuant to Pennsylvania Act 652 of 1961, [fifty (\$50.00)] *one hundred (\$100.00)* dollars.

[(c) In addition to the fees in subsection (a)(8) or (b) above, the applicant shall pay an additional fifty (\$50.00) dollar fee for accelerated processing of the application for each "Certification Statement" or for certification of the District classification of any property.]

[(d)] (c) ***

[(e)] (d) ***

[(f)] (e) ***

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[Brackets] indicate matter deleted.
Italics indicate matter added