



Legislation Text

File #: 170903, Version: 0

Amending Section B-3303 of Title 4 of The Philadelphia Code, entitled "Demolition," by amending requirements regarding site grading and use of mechanical equipment; and adding requirements regarding materials chutes, dust control fencing and storage of demolition debris; and making technical changes; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section B-3303 of Title 4 of The Philadelphia Code is amended to read as follows.

In this ordinance, *italics* and [brackets] have the meaning set forth in Code subsection B-1.2.1 of Title 4.

Matter added to The Philadelphia Code is set forth here in **Bold**. Matter deleted from the Code is set forth in ~~Strikethrough~~.

TITLE 4. THE PHILADELPHIA BUILDING  
CONSTRUCTION AND OCCUPANCY CODE

\* \* \*

SUBCODE "B" (THE PHILADELPHIA BUILDING CODE)

\* \* \*

CHAPTER 33  
SAFEGUARDS DURING CONSTRUCTION

\* \* \*

SECTION B-3303 DEMOLITION

\* \* \*

*B-3303.4.1 Site grading after demolition. Where a structure is demolished or removed and no new construction is contemplated, the vacant lot shall be graded in accordance with the Building Code. The following demolition material shall not be used as backfill: combustible and fibrous material including metal, reinforcing steel, wood, plastic, plaster, ceramic, roofing materials, trash, household garbage or ash, and any other such debris. The fill shall be covered with a uniform layer of clean, inert, granular material 4 inches or more in depth. A layer of asphalt or Existing concrete paving may be substituted remain as a covering. The owner and/or the general contractor for the demolition shall be responsible for compliance with this regulation.*

\* \* \*

*B-3303.9 Mechanical demolition equipment. Mechanical demolition equipment shall not be used where a building or portion thereof occupied by one or more persons is located within the safety zone. In no case shall mechanical demolition equipment be used **zone** or where the structure undergoing demolition is physically connected to a structure not being demolished.*

*Exception: When the use of mechanical demolition is recommended and endorsed in writing by a professional structural engineer licensed in the Commonwealth of Pennsylvania and Special Inspections are performed pursuant to Section B-1704.15.2.*

***B-3303.9.1 Mechanical demolition and excessive wind. Mechanical demolition equipment shall not be used when average wind speed is at or in excess of 20 miles per hour as reported by the National Weather Service.***

*Exception: When use of such equipment is authorized by the Department for the protection of health and safety or upon a determination that site conditions and precautions established to protect safety reduce the risk of potential harm to a low level.*

\* \* \*

*~~B-3303.11 Hazards to be removed.~~ **Management of hazards.** Prior to the commencement of, and during, demolition operations, hazards shall be ~~removed,~~ **managed** in accordance with Sections B-3303.11.1 through ~~B-3303.11.2.~~ **B-3303.11.5.***

*B-3303.11.1 Dust. Dust producing operations shall be wetted down to the extent necessary to control the dust.*

***B-3303.11.1.2 Dust control fencing.** A dust control fabric shall be securely attached to all temporary perimeter protection fencing. The material shall be a minimum of five feet in height with a minimum blockage of 50%. Information placed on the fabric shall be limited to identification of the responsible Demolition Contractor and any information required by law.*

***B-3303.11.1.3 Materials chutes.** For the purpose of this subsection, a materials chute is a slide, closed in on all sides, through which material is moved from a high place to a lower one. No material shall be dropped more than twenty feet to any point lying outside of the exterior walls of a building or outside of a structure, except through the use of a materials chute. All materials chutes, or sections thereof, shall be entirely enclosed, except for openings equipped with closures at or about floor level for the insertion of materials. At all stories below the top floor, such openings shall be kept closed when not in use. Chutes shall be designed and constructed of such strength as to eliminate failure due to impact of materials or debris loaded therein.*

*~~B-3303.11.2~~ **B-3303.11.4 Fuel.***

\* \* \*

***B-3303.11.5 Demolition debris.** Materials from demolition shall not be stored overnight on a sidewalk, street or surrounding lot, as may otherwise be permitted, unless placed in a construction dumpster licensed pursuant to § 11-610 of the Philadelphia Code, or in a dump truck, debris transfer trailer or other motor vehicle licensed under the Pennsylvania Motor Vehicle Code. Loose material shall be removed upon completion of demolition activity at the end of each day, and the area of temporary storage swept clean.*

***Exception: Where the Streets Department has authorized the closure of such sidewalk or street and the sidewalk, street or surrounding lot is enclosed as part of the safety zone established by the demolition contractor pursuant to Section B-3303.8.1.***

\* \* \*

SECTION 2. This Ordinance shall become effective 35 days after adoption into law unless a challenge has been filed with the Secretary of the Pennsylvania Department of Labor and Industry pursuant to Section 503 of the Pennsylvania Construction Code Act (Act 45 of 1999, P.L. 491, as amended, 35 P.S. sec. 7210.503), in which case it shall become effective upon resolution of such challenge.