City of Philadelphia

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

Legislation Details (With Text)

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File created:	5/10/2018			**In control:**	Committee on Licenses and Inspections
On agenda:				**Final action:**	6/21/2018

Title: Amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by amending Subcode "F" (The Philadelphia Fire Code) and Subcode "PM" (The Philadelphia Property Maintenance Code), to add sections requiring hard-wired interconnected smoke alarms in boarding homes; all under certain terms and conditions.

Sponsors: Council President Clarke, Councilmember Bass

Indexes: BUILDING CODE, HARD-WIRED SMOKE ALARMS

Code sections: SUBCODE "F" - (THE PHILADELPHIA FIRE CODE), SUBCODE "PM" - (THE PHILADELPHIA PROPERTY MAINTENANCE CODE), Title 4 - THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

Attachments: 1. CertifiedCopy18046400.pdf

Date	Ver.	Action By	Action	Result	Tally
7/18/2018	0	MAYOR	SIGNED		
6/21/2018	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/14/2018	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/14/2018	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
6/14/2018	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/11/2018	0	Committee on Licenses and Inspections	HEARING NOTICES SENT		
6/11/2018	0	Committee on Licenses and Inspections	HEARING HELD		
6/11/2018	0	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
5/10/2018	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by amending Subcode “F” (The Philadelphia Fire Code) and Subcode “PM” (The Philadelphia Property Maintenance Code), to add sections requiring hard-wired interconnected smoke alarms in boarding homes; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

(Matter added to The Philadelphia Code by these amendments shown in **bold**;
Matter deleted by these amendments shown by ~~strikethrough~~).

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

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TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

* * *

SUBCODE "F" (THE PHILADELPHIA FIRE CODE)

* * *

CHAPTER 9
FIRE PROTECTION SYSTEMS

* * *

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

* * *

*F-907.1.10 Group R-1**,** ~~and~~ R-2* ***and R-3*** *congregate living facilities. Existing Group R-1 and R-2 congregate living facilities shall have hard-wired, interconnected smoke alarms installed in accordance with NFPA 72 and Section 907.2.~~11~~**.10.**1 or 907.2.~~11~~**10.**2 as applicable of the Philadelphia Building Code. (Group R-l congregate living is ~~up~~ ~~to~~* ***more than*** *10 and Group R-2 congregate living is ~~up~~ ~~to~~* ***more than*** *16 occupants. See Chapter 2 under Occupancy Classifications for the complete definition of Group R-1 and R-2 congregate living facilities.)* ***Existing Group R-3 congregate living facilities shall have hard-wired, interconnected smoke alarms installed in accordance with F-907.1.10.1****.*

F-907.1.10.1 Hard-wired and interconnected smoke alarms in existing Group R-3 congregate living facilities. In addition to the requirements of Section F-907.2, hard-wired, interconnected smoke alarms complying with UL 217 shall be installed in accordance with Sections F-907.2.10.1.1 through F-907.2.10.1.3 and NFPA 72 (2016 edition) on each floor, including basements, of existing Group R-3 congregate living facilities.

Exceptions:

1. ***Buildings equipped with an automatic sprinkler system.***
2. ***Buildings equipped with hard-wired smoke alarms installed in compliance with the Building Code.***

F-907.1.10.1.1 Interconnection. The smoke alarms required by this Section F-907.1.10 shall be interconnected in such a manner that the activation of one alarm will activate all of the hard-wired alarms in the facility. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

F-907.1.10.1.2 Power source. The smoke alarms required by this Section F-907.1.10 shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

F-907.1.10.1.3 Retrofit of R-3 congregate living facilities. The smoke alarms required by this

Section F-907.1.10 shall be installed prior to December 31, 2019. Electrical permits for such installations shall be secured prior to July 1, 2019.

* * *

SECTION 2. Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

* * *

SUBCODE "PM" (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

* * *

CHAPTER 7
FIRE SAFETY REQUIREMENTS

* * *

[F]SECTION PM-704 FIRE PROTECTION SYSTEMS

* * *

PM-704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, **or** R-4 and in dwellings not regulated as Group R occupancies, 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. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:
1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind**, except for congregate living facilities as regulated by the Philadelphia Fire Code**.

2. **Except in congregate living facilities**, ~~S~~**s**moke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

SECTION 3. This Ordinance shall be effective October 1, 2018.