



City of Philadelphia

City Council
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Philadelphia, PA 19107

Legislation Details (With Text)

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On agenda: **Final action:** 5/19/2022

Title: Amending Subcode "A" (The Philadelphia Administrative Code) of Title 4 (The Philadelphia Building Construction and Occupancy Code) of The Philadelphia Code, by amending Section A-703, entitled "Special Certificate of Inspection," to enhance building safety requirements for educational occupancies, all under certain terms and conditions.

Sponsors: Councilmember Green, Councilmember Squilla, Councilmember Gym, Councilmember Henon, Councilmember Gilmore Richardson, Councilmember Domb, Councilmember Brooks, Councilmember Bass

Indexes:

Code sections: Title 4 - THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

Attachments: 1. Bill No. 210685-AA03, As Amended on Floor 5-12-22.pdf, 2. CertifiedCopy210685-AA03

Date	Ver.	Action By	Action	Result	Tally
6/1/2022	3	MAYOR	SIGNED		
5/19/2022	2	CITY COUNCIL	READ AND PASSED	Pass	16:0
5/12/2022	3	CITY COUNCIL	AMENDED		
5/12/2022	3	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
5/12/2022	2	CITY COUNCIL	READ		
3/31/2022	1	CITY COUNCIL	READ		
3/31/2022	2	CITY COUNCIL	AMENDED		
3/31/2022	2	CITY COUNCIL	ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING.		
11/18/2021	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
11/18/2021	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
11/18/2021	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
11/5/2021	0	Committee on Licenses and Inspections	HEARING NOTICES SENT		
11/5/2021	0	Committee on Licenses and Inspections	HEARING HELD		
11/5/2021	0	Committee on Licenses and Inspections	AMENDED		
11/5/2021	1	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
9/17/2021	0	CITY COUNCIL	Introduced and Referred		

Amending Subcode “A” (The Philadelphia Administrative Code) of Title 4 (The Philadelphia Building Construction and Occupancy Code) of The Philadelphia Code, by amending Section A-703, entitled “Special Certificate of Inspection,” to enhance building safety requirements for educational occupancies, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section A-703 of Subcode “A” of Title 4 of The Philadelphia Code is hereby amended to read as follows:

SECTION A-703 SPECIAL CERTIFICATE OF INSPECTION

A-703.1 Special occupancy requirement for structures in Group E occupancy: No structure in Group E occupancy, the Educational occupancy, as defined in Subcode "B" of Title 4 owned or operated by an entity to which the City provides substantial funding, shall be occupied unless a current special certificate of inspection has been issued in connection with such structure.

* * *

A-703.2 Issuance of special certificates of inspection: Special certificates of inspection shall be issued on the following basis:

* * *

4. The Department shall not issue a special certificate of inspection unless the building has been inspected for fire, safety, electrical, lead paint, water quality, *asbestos*, and all other property-related hazards and:

* * *

E. the Health Department or a testing agency certified by the Pennsylvania Department of Labor and Industry has certified, within the previous three years and four months, that the building is in substantial compliance with the best practices for testing, remediation, abatement, cleaning, and management of asbestos, and other property-related hazards not otherwise regulated in this Section as identified by the Managing Director no less than six months prior to the issuance of the special certificate of inspection.

(.1) The owner of the educational occupancy shall post the results of the testing required by this Section at each particular educational occupancy to a generally available website within ten days of receipt of the results.

F. The Managing Director shall identify any additional property-related hazards as well as best practices regarding the identification and remediation of all property-related hazards after considering the recommendations of the Facility Safety and Improvement Advisory Group, which shall consist of the following appointments by the Mayor:

(.1) One representative of the School District of Philadelphia;

(.2) One representative of the Philadelphia Federation of Teachers;

- (.3) One representative of the Service Employees International Union Local 32BJ;*
- (.4) One representative of the Commonwealth Association of School Administrators
Local 502;*
- (.5) One parent-representative of Philadelphia Home & Schools Council;*
- (.6) One parent-representative of Philadelphia School Advisory Councils;*
- (.7) One parent who advocates on environmental justice, health, construction, or related
matters;*
- (.8) One expert on environmental testing and abatement who is unaffiliated with the
School District of Philadelphia;*
- (.9) One representative of Laborers District Council of the Metropolitan Area of
Philadelphia and Vicinity;*
- (.10) One representative of International Association of Heat and Frost Insulators and
Allied Workers Local 14;*
- (.11) One representative of the Philadelphia Building & Construction Trades Council;*
- (.12) One representative of the Council of the City of Philadelphia; and*
- (.13) No fewer than one and not more than three students of Philadelphia schools, who
may serve in a non-voting capacity.*

SECTION 2. This Ordinance shall be effective with respect to special certificates of inspection required for occupancy for one-third of School District of Philadelphia-funded schools on and after August 1, 2023; one-third of such schools on and after August 1, 2024; and the remaining third of such schools on and after August 1, 2025. The specific schools with respect to which such certificates are required by such deadlines shall be determined by the Managing Director, in consultation with the School District, and a listing of all such schools, and the deadline for the applicable certificate for each school, shall be filed with the Chief Clerk of Council by August 1, 2022.