Legislation Details (With Text)

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File created:	5/16/2024			**In control:**	Committee on Licenses and Inspections
On agenda:				**Final action:**	

Title: Amending Title 4 of the Philadelphia Code ("The Philadelphia Building Construction and Occupancy Code"), by revising Subcode PM ("The Philadelphia Property Maintenance Code") to clarify provisions related to the Necessary Urgent Repair Program and make technical changes, all under certain terms and conditions.

Sponsors: Councilmember Jones, Councilmember Landau, Councilmember Harrity

Indexes: BUILDING CODE, PROPERTY MAINTENANCE CODE

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

Attachments: 1. Bill No. 24047100

Date	Ver.	Action By	Action	Result	Tally
9/16/2024	0	Committee on Licenses and Inspections			
9/16/2024	0	Committee on Licenses and Inspections			
9/16/2024	0	Committee on Licenses and Inspections			
6/3/2024	0	Committee on Licenses and Inspections			
6/3/2024	0	Committee on Licenses and Inspections			
6/3/2024	0	Committee on Licenses and Inspections			
5/16/2024	0	CITY COUNCIL	Introduced and Referred		

Amending Title 4 of the Philadelphia Code ("The Philadelphia Building Construction and Occupancy Code"), by revising Subcode PM ("The Philadelphia Property Maintenance Code") to clarify provisions related to the Necessary Urgent Repair Program and make technical changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. 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)

* * *

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CHAPTER 9
ADDITIONAL SPECIAL REQUIREMENTS

* * *

SECTION PM-906. NECESSARY URGENT REPAIR PROGRAM.

(1) Definitions. For purposes of this Section, the following terms shall have the following meanings:

[“Department.” The Department of Licenses and Inspections.]

“Qualifying Multi-Family Building.” A residential building that has a Household Living Use pursuant to Section 14-601(2)(a)(.3) of the Philadelphia Zoning Code and, in which, a public nuisance is present.

“Qualifying Vacant Single-Family Building.” A residential building that has been unoccupied for one year or more, has a Household Living Use pursuant to Section 14-601(2)(a)(.1) of the Philadelphia Zoning Code and, in which, the presence of a public nuisance is significantly impacting a neighboring property.

* * *

(3) The Department *of Licenses and Inspections* may, by regulation, designate additional significant violations of the Philadelphia Property Maintenance Code that shall be considered public nuisances and have the same effect as significant violations listed in Section PM-906(2) of this Code.

* * *

(5) Failure to repair any such public nuisance within one (1) month of provision of reasonable notice of the existence of the public nuisance, including a summary of the repairs to be completed, shall authorize the Department *of Licenses and Inspections or the Department of Planning and Development* to cause the public nuisance to be repaired.

(a) If, at the time of the notice, the owner or authorized agent of the Qualifying Multi-Family Building or Qualifying Vacant Single-Family Building is engaged in a good-faith effort to repair the public nuisance at least as soon as it could be corrected by the Department *of Licenses and Inspections or the Department of Planning and Development* the Department *or Departments* shall not commence any repairs unless and until the owner or authorized agent interrupts or ceases the repairs or the Department *or Departments* determines that emergency repairs or temporary safeguards are required.

(6) The owner shall be responsible for, and shall be billed for, all expenses incurred by the Department *or Departments* pursuant this Section PM-906, which, after a period of non-payment of thirty (30) days, shall be filed as a lien against the property.

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate matter added.

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