

Legislation Text

File #: 020758, **Version:** 1

Amending Title 4 of The Philadelphia Code, Subcode “A,” (The Philadelphia Administrative Code), by amending provisions relating to fees assessed for certain licenses and permits and amending provisions relating to the posting of certain permits and licenses; amending Subcode “PM,” (The Philadelphia Property Maintenance Code), by amending provisions to consolidate licenses relating to residential dwellings; and amending Title 19 of The Philadelphia Code, Section 19-2602, relating to fees assessed for business privilege licenses; 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

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SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 3 PERMITS

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SECTION A-302.0 PERMITS

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A-302.7 Posting of permits and licenses: Permits and licenses shall be kept on the premises designated therein at all times and shall be readily available for inspection by the code official. A true copy of permits authorizing construction activity shall be posted on the site of the operations, open to public inspection during the entire time of the prosecution of the work for which the permit has been issued.

Exception: [Multiple-family dwelling license, rooming house license or residential rental property license] *Housing inspection license*, where there is no on-premises management office.

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CHAPTER 9 FEES

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SECTION A-902.0 BUILDING AND MECHANICAL CODE FEES

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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

Exception: R-3 Use Group

500 square feet or less - \$25.00

Greater than 500 square feet - \$25.00 plus \$40.00 for each additional 100 square feet or fraction thereof

For alterations and repairs:

500 square feet or less - \$100.00

Greater than 500 square feet - \$100.00 plus [30.00] \$38.00 for each additional 100 square feet or fraction thereof

Exception: The permit fee shall, at the applicant's selection, be based upon 2% of the contract value for construction regulated by the Building and Mechanical Codes, when such value is substantiated by the submission of a valid contract. The fee so calculated shall not be less than \$100.00.

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A-902.2.3 Fast form: For work included in the Fast Form Building Permit procedure, the fees shall be as set forth in Sections A-902.2.3.1 through A-902.2.3.10.

Exception: The fee for each of the following for a property in the R-3 Use Group shall be \$25.00 per dwelling unit.

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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 the R-3 Use Group shall be \$25.00 per dwelling unit.

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Fence walls - Concrete and masonry \$100.00

[Accessory to a one- or two-family dwelling (each) \$50.00

All other properties (each) \$100.00]

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Ramps \$100.00

[Accessory to a one- or two-family dwelling (each) \$50.00

All other properties (each) \$100.00]

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Swimming pools[:] \$100.00

[Above-ground (each) \$25.00
In ground (each) \$100.00]

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A-902.2.7 Heating, Ventilating and Air Conditioning (HVAC) Systems: [For the installation of ductwork the fee shall be \$10.00 for each register or diffuser served by the ductwork]

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.

A-902.2.7.2 For the rough-in of ductwork where separate from complete installation the fee shall be \$125.00.

SECTION A-905.0 PLUMBING CODE FEES

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A-905.3 Plumbing permit fees: The permit fee for plumbing work shall be as specified in Sections A-905.3.1 through A-905.3.4.

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A-905.3.2 Existing buildings: The permit fee for construction or reconstruction of plumbing in existing buildings shall be [\$40.00] \$50.00 for the first seven fixtures and \$20.00 for each additional fixture.

A-905.3.3 Existing fixtures: The permit fee for installation of piping to existing fixtures shall be [\$40.00] \$50.00 for the first seven fixtures. For each additional fixture, the fee shall be \$5.00 per water line and \$10.00 per waste line.

A-905.3.4 Water distribution: The permit fee for the installation of water distribution pipe from the curb stop or wells to the interior of the building shall be as follows:

1. ¾-inch to 1-½ inch pipe [\$60.00] \$75.00
2. 2 and 3-inch pipe [\$75.00] \$93.75 95.00
3. 4-inch and larger pipe [\$100.00] \$125.00

A-905.4 Pre-paid permits: The department is authorized to print application blanks which shall be sold to registered Master Plumbers for the sum of [\$40.00] \$25.00, \$50.00 or [\$60.00] \$75.00 each. Such completed applications shall be accepted by the department for replacements and installations as payment of the fees herein provided. *The purchase of a \$25.00 permit shall allow for the replacement of a lateral and house trap in an existing one family dwelling.* The purchase of a [\$40.00] \$50.00 permit shall allow the installation or replacement of a lateral, house trap, house drain, stack, area drain, rainwater conductor and waste lines up to 7 fixtures in existing one-family dwellings. The purchase of a [\$60.00] \$75.00 permit shall allow the installation, repair or replacement of water distribution pipe ¾" or less, together with the additional installation, repair or replacement of a lateral up to 6" provided the required street opening and footway permits are obtained.

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A-905.6 Annual permit: Where the work is for minor repairs, maintenance or replacement, the department is authorized to issue an annual permit for a fee of [\$1,000.00] \$1,250.00 to businesses, institutions, or residential complexes which employ a registered master plumber on their staff.

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SECTION A-906.0 PROPERTY MAINTENANCE CODE FEES

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A-906.1 General: Fees for licenses related to activity regulated by the Property Maintenance Code shall be as set forth in this section.

A-906.2 [Multiple-family dwelling] *Housing Inspection* license: The annual license fee to operate [a multiple-family] *any residential dwelling for rental or lodging purposes, including but not limited to any one-family, two-family or multiple dwelling or any rooming house*, shall be [\$25.00] *\$30.00* for each dwelling *or rooming* unit with a maximum annual fee of [\$10,000] *\$12,000* per dwelling.

A-906.2.1 [Reserved] *Owner unit exemption: For one and two-family dwellings, the \$30.00 license fee is waived for a dwelling unit occupied by an owner listed on the title deed to the property.*

A-906.2.2 Agency fee: The maximum annual aggregate fee paid by an agency or authority in the business of providing low cost or public housing shall be \$250,000.00.

A-906.3 [Rooming house license: The annual license fee to operate a rooming house shall be \$25.00 for each rooming unit with a maximum annual fee of \$10,000 per rooming house.] *Reserved*

A-906.4 [Residential rental property license: The annual license fee to operate a one-family dwelling, two-family dwelling and/or rooming unit(s) therein which are offered for rent, shall be \$25.00 per dwelling unit and rooming unit.] *Reserved*

[A-906.4.1 Owner unit exception: The \$25.00 license fee is waived for a dwelling unit occupied by an owner listed on the title deed to the property.]

A-906.5 Vacant property license: The annual license fee to own a vacant lot, vacant building or vacant wharf, pier or dock shall be [\$25.00] *\$30.00* per vacant lot and [\$25.00] *\$30.00* per vacant structure.

A-906.6 Removal of [exception] *exemption*: The license for the proper number of units shall be obtained and the related fee paid not later than ten days following the vacating by an owner of a unit [excepted] *exempted* by Section[s] A-906.2.1. [or A-906.4.1.]

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SUBCODE "PM" (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

CHAPTER 1 ADMINISTRATION

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SECTION PM-102.0 LICENSING

PM-102.1 Multiple-family dwellings: No person shall operate a multiple-family dwelling without first obtaining a [multiple-family dwelling] *housing inspection* license from the Department. Every person applying for a license shall supply such information as the Department requires and shall pay an annual fee as set forth in the administrative code.

PM-102.1.1 Special Requirement In Educational Housing Districts: In addition to the other conditions for obtaining a license under this Section, no person shall be issued a [multiple-family dwelling] *housing inspection* license for a property located in an Educational Housing District in which the total number of students living in the building exceeds 25, or in which the percentage of dwelling units in the building in which at least one student lives exceeds 25% of the dwelling units of such building, and no such license shall be renewed, unless such person obtains a certification from the Department stating that within the last ninety days the property has been inspected by the Department and is in substantial compliance with the requirements of the Building Construction and Occupancy Code. The fee for such an inspection shall be established by the Department by regulation. For purposes of this subsection, the terms "Educational Housing District" and "student" shall have the meanings as defined in Chapter 10-1800 of the Code.

PM-102.2 Rooming houses: No person shall operate a rooming house, dormitory or hotel without first obtaining a [rooming house] *housing inspection* license from the Department. Every person applying for a license shall supply such information as the Department requires and shall pay an annual fee as set forth in the administrative code.

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PM-102.3 Residential rental properties: No person shall offer for rent a one-family dwelling, two-family dwelling or rooming unit therein without first obtaining a [residential rental property] *housing inspection* license from the Department, provided that [the residential rental property] *an individual housing inspection* license need not be obtained if [a multiple-family dwelling license] *one* has been issued for the building in which the dwelling or rooming unit is located. Every person applying for a license shall supply such information as the Department requires and shall pay an annual fee as set forth in the administrative code.

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SECTION 2. Title 19 of The Philadelphia Code is amended to read as follows:

TITLE 19. FINANCE, TAXES AND COLLECTIONS

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CHAPTER 19-2600. BUSINESS PRIVILEGE TAXES

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§19-2602. Licenses.

- (1) Every person desiring to engage in or to continue to engage in any business within the City of Philadelphia shall, whether or not such person maintains a place of business in the City, prior to engaging in such business, procure a business privilege license from the Department of Licenses and Inspections.
- (2) Two (2) types of business privilege licenses as required by subsection 19-2602(1) shall be issued, subject to all other provisions of this Section;
 - (a) A permanent license shall be issued upon payment of a fee of [two hundred (200)] *two hundred fifty (250)* dollars.
 - (a) A temporary license, valid for a period not to exceed three (3) consecutive days and not renewable, shall be issued upon payment of a fee of one hundred (100) dollars.

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SECTION 3. This Ordinance shall be effective January 1, 2003.

Explanation:

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