

Legislation Text

File #: 170091-A, **Version:** 1

Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by amending Subcode “A” (“The Philadelphia Administrative Code”) and Subcode “B” (“The Philadelphia Building Code”) to add and revise certain provisions relating to the demolition of buildings and structures, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Subcode A of 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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SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 3
PERMITS

SECTION A-301 APPLICATION FOR PERMIT

A-301.1 Permits required: An application shall be submitted to the department for the activities listed in Sections A-301.1.1 through A-301.1.6 and these activities shall not commence without a permit being issued in accordance with Section A-302.0. Where the scope of work includes demolition, moving or removal of a structure *greater than one story or greater than 500 square feet*, a separate application and permit for such work shall be required. Where the scope of work includes more than one lot, a separate permit shall be required for each lot.

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A-301.5 Contents of application: Every permit application shall, to the extent applicable:

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10. In addition to the above, a Demolition Permit Application shall include all of the following:

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c. Site Safety Plan. A site safety demolition plan or complete "engineering survey" as

required by the Occupational Safety and Health Administration (OSHA) regulations developed by a competent person shall be submitted. The plan must address the methods used to carry out the demolition, as well as the proposed measures for protecting adjoining structures, property and pedestrians. A schedule of the demolition activities shall be developed as part of demolition planning. At a minimum, the plan shall include the *minimum information required by Section A-305.2.1.15.1 ("Site Safety Plan.")*.

[following:

1. Details on the type of construction and condition of the structure(s) to be demolished, including photographs of the structure and the site that accurately depict its present condition.
2. Inspection details on the structural conditions of the adjoining properties.
3. Description of the means and methods for protection of the adjacent structures.
4. Description of the method of demolition to be used.
5. Details on any potential hazards.
6. Underground utility confirmation number.
7. Description of any safety exposures and environmental issues.]

- d. A site plan which includes the *information required by Section A-305.2.1.15.2 ("Site Plan")*.

[following information shall be submitted.

1. Identification of elements listed below with the distance between each element and the structure(s) to be demolished:
 - a) Property lines.
 - b) Adjacent walkways, streets, and easements.
 - c) All existing buildings, including height, number of stories, and construction type.
 - d) Neighboring structures on adjacent lots, including height, number of stories, and construction type.
 - e) Location of utilities within the work area.
2. The extent of demolition, including underground removal.
3. Planned pedestrian protections.]

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SECTION A-305 CONSTRUCTION DOCUMENTS

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A-305.2 Contents. The construction documents shall contain the following information as required by the technical codes and additional provisions of the Department.

A-305.2.1 Building Code. Specific requirements of the Building Code include the items or data included in A-305.2.1.1 through A-305.2.1.15.

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A-305.2.1.15 Demolition. Construction documents for demolition shall be submitted in accordance with subsections A-305.2.1.15.1 through A-305.2.1.15.3.

Exception: Construction documents for demolition are not required for demolition of a one-story structure of 500 square feet or less when no other structures are located within ten (10) feet of the structure, unless the Department determines that provision of such documents is necessary to address health and safety concerns.

A-305.2.1.15.1 Site Safety Plan. A site safety demolition plan or complete "engineering survey" as required by the Occupational Safety and Health Administration (OSHA) regulations developed by a competent person shall be submitted. The plan must address the methods used to carry out the demolition, as well as the proposed measures for protecting adjoining structures, property and pedestrians. A schedule of the demolition activities shall be developed as part of demolition planning. At a minimum, the plan shall include the following:

1. Details on the type of construction and condition of the structure(s) to be demolished, including photographs of the structure and the site that accurately depict its present condition.
2. Inspection details on the structural conditions of the adjoining properties.
3. Description of the means and methods for protection of [the] adjacent structures *and public right-of-ways*.
4. Description of the method of demolition to be used.
5. Details on any potential hazards.
6. Underground utility confirmation number.
7. Description of any safety exposures and environmental issues.
8. *In cases where the demolition requires Special Inspections in accordance with Section B-3303, the site safety plan shall be approved by a professional engineer licensed by the Commonwealth of Pennsylvania. The plan shall include the name and address of the licensed engineer and shall be signed, sealed and dated by the engineer in accordance with the professional licensing laws. Submission of the plan by the demolition contractor constitutes agreement by the contractor to follow and carry out the plan.*

A-305.2.1.15.2 Site Plan. A site plan which includes the following information shall be submitted:

1. Identification of elements listed below with the distance between each element and the structure (s) to be demolished:
 - a) Property lines.
 - b) *Location and widths of [A]adjacent walkways, streets, and easements.*
 - c) All existing buildings, including height, number of stories, and construction type.
 - d) Neighboring structures on adjacent lots, including height, number of stories, and construction type.
 - e) Location of utilities within the work area.
 - f) *Trees, light and other utility poles, street furniture and other items of a height of 8 feet or more not considered structures located on adjacent lots or public right-of-ways potentially impacted by the demolition.*
 - g) *Location of all construction fences and sidewalk sheds around work site.*

2. The extent of demolition, including underground removal.
3. Planned pedestrian protections.

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SECTION 2. Subcode B of Title 4 of The Philadelphia Code is amended to read as follows. In this Section 2, *italics* and [brackets] have the meaning set forth in Code subsection B-1.2.1. Matter added to The Philadelphia Code in this Section 2 is set forth in Bold. Matter deleted from the Code is set forth in ~~Strikethrough~~:

SUBCODE "B" (THE PHILADELPHIA BUILDING CODE)

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CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS

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SECTION 1704 SPECIAL INSPECTIONS

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B-1704.15 Special cases. Special inspections shall be required for proposed work that is, in the opinion of the building official, unusual in its nature, such as, but not limited to, the following examples:

1. Construction materials and systems that are alternatives to materials and systems prescribed by this code.
2. Unusual design applications of materials described in this code.
3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code.

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B-1704.15.2 Demolition. The following demolition operations shall be subject to special inspections in accordance with Sections B-1704.15.2.1 and B-1704.15.3:

*1. Complete demolition of a building in excess of three (3) stories or any structure in excess of 40 feet (12192 mm) in height. These inspections shall be performed on a continuous basis until the structure is demolished to a height of ~~40~~ **25** feet (~~3048~~ **7620** mm).*

2. Where the use of mechanical demolition is recommended in writing by a licensed structural engineer, pursuant to Section 3303.9. These inspections shall be performed on a continuous

basis until the structure is demolished to a height of ~~10~~ 15 feet (~~3048~~ 4572 mm).

*3. Where mechanical demolition equipment, other than handheld devices, is to be used in the full or partial demolition of a building from within the building **and with the mechanical equipment being supported by the building**, or is to be used within the building to remove debris or move material. These inspections shall be performed on a ~~periodic~~ **continuous** basis **until the structure is demolished to a height of 15 feet (4572 mm).***

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CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

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SECTION B-3306 PROTECTION OF PEDESTRIANS

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B-3306.2 Walkways.

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B-3306.2.2 Demolition. Where sidewalks and streets are located within the safety zone as defined in Section B-3303.8, the sidewalk and parking and/or traffic lane(s) within the safety zone shall be closed during demolition activities unless, upon approval by a professional engineer, the Department determines that public safety is adequately protected with such sidewalk or lane left open. A permit shall be obtained from the Streets Department prior to such closures.

SECTION 3. 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.