



City of Philadelphia

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

BILL NO. 260392

Introduced April 23, 2026

Councilmember Driscoll for Council President Johnson

**Referred to the
Committee on Licenses and Inspections**

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled "The Philadelphia Building Construction and Occupancy Code," by amending Subcode "G" (The Philadelphia Fuel Gas Code), Subcode "PC" (The Philadelphia Performance Code for Buildings and Facilities), and Subcode "EB" (The Philadelphia Existing Building Code), and adopting the 2021 editions of the "International Fuel Gas Code," "Performance Code for Buildings and Facilities," and "International Existing Building Code," as published by the International Code Council, with amendments thereto, as authorized by the Pennsylvania Uniform Construction Code Act, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The contents of Subcode "G" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Fuel Gas Code," are hereby deleted and replaced with the following:

SUBCODE "G" (THE PHILADELPHIA FUEL GAS CODE)

Article G-1.0 Adoption of the "2021 International Fuel Gas Code," pursuant to the Pennsylvania Uniform Construction Code Act ("Act"), with state amendments and local amendments that were in effect prior to enactment of the Act or approved pursuant to Section 503 of the Act.

§ G-1.1 The "2021 International Fuel Gas Code," as published by the International Code Council, is hereby adopted as the Fuel Gas Code of the City of Philadelphia and is incorporated as if fully set forth herein, subject to the amendments provided in this Subcode G.

§ G-1.1.1 The numbers of all local amendments shall be preceded with the prefix "G-".

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§ G-1.1.2 Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.

CHAPTER 1 SCOPE AND ADMINISTRATION

[Delete contents of entire Chapter and replace as follows:]

SECTION G-101 (IFGC) GENERAL

G-101.1 Title. These provisions shall be known as the Philadelphia Amendments to the International Fuel Gas Code and will be referred to herein as "The Philadelphia Fuel Gas Code" or "this code".

G-101.2 Scope. The Philadelphia Fuel Gas Code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections G-101.2.1 through G-101.2.5.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the Philadelphia Residential Code (Subcode R).

G-101.2.1 Gaseous hydrogen systems. Gaseous hydrogen systems shall be regulated by Chapter 7.

G-101.2.2 Piping systems. These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 psig (140 kPa gauge) or less, except as provided in Section 402.7. Coverage shall extend from the point of delivery to the outlet of the equipment shutoff valves. Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

G-101.2.3 Gas appliances. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air, and venting and connections to piping systems.

G-101.2.4 Systems, appliances and equipment outside the scope. This code shall not apply to the following:

1. Portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system.
2. Installation of farm appliances and equipment such as brooders, dehydrators, dryers and irrigation equipment.
3. Raw material (feedstock) applications except for piping to special atmosphere generators.

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4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.
7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.
8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas piping in power and atomic energy plants.
11. Proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas equipment for vaporization, gas mixing and gas manufacturing.
13. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.
14. Installation of LP-gas systems for railroad switch heating.
15. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
16. Except as provided in Section 401.1.1, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
17. Building design and construction, except as specified herein.
18. Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).
19. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

G-101.2.5 Other fuels. The requirements for the design, installation, maintenance, alteration and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the Philadelphia Mechanical Code (Subcode M).

G-101.3 Appendices. No appendices are adopted as a part of this code.

G-101.4 Intent. The purpose of this code is to establish minimum standards to provide a reasonable level of safety, health, property protection and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems.

G-101.5 Administrative provisions. This Chapter contains those provisions that are unique to the administration of this code. All other administrative provisions applicable to this code are as set forth in the Administrative Code (Subcode A).

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SECTION G-102 (IFGC) INSPECTIONS AND TESTING

G-102.1 Evaluation and follow-up inspection services. Prior to the approval of a prefabricated construction assembly having concealed work and the issuance of a permit, the code official shall require the submittal of an evaluation report from an approved agency on each prefabricated construction assembly. The report shall indicate the complete details of the installation, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information and other data as necessary for the code official to determine conformance to this code.

Exception: Manufactured and Industrialized housing pursuant to Section A-102.12 of the Administrative Code (Subcode A).

G-102.1.1 Follow-up inspection. Except where ready access is provided to installations, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct in-plant inspections to ensure conformance to the approved evaluation report or shall accept inspection reports from an approved independent inspection agency. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request. The installation shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.

G-102.1.2 Test and inspection records. Required test and inspection records shall be available to the code official at all times during the fabrication of the installation and the erection of the building.

G-102.2 Testing. Installations shall be tested as required in this code and in accordance with Sections G-102.2.1 through G-102.2.3. Tests shall be made by the permit holder after notifying the code official, who shall have the authority to observe the tests.

G-102.2.1 New, altered, extended or repaired installations. New installations and parts of existing installations, which have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose leaks and defects.

G-102.2.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder.

G-102.2.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be reinspected or re-tested, and the results resubmitted to the code official as appropriate.

SECTION 2. The contents of Subcode "PC" of Title 4 of The Philadelphia Code, entitled "The

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Philadelphia Performance Code for Buildings and Facilities,” are hereby deleted and replaced with the following:

SUBCODE "PC" (THE PHILADELPHIA PERFORMANCE CODE FOR BUILDINGS AND FACILITIES)

Article PC-1.0 Adoption of the "2021 International Code Council (ICC) Performance Code for Buildings and Facilities," pursuant to the Pennsylvania Uniform Construction Code Act (“Act”), with state amendments and local amendments that were in effect prior to enactment of the Act or approved pursuant to Section 503 of the Act.

§ PC-1.1 The "2021 International Performance Code for Buildings and Facilities," as published by the International Code Council, is hereby adopted as the Philadelphia Performance Code for Buildings and Facilities of the City of Philadelphia and is incorporated as if fully set forth herein, subject to the amendments provided in this Subcode PC.

§ PC-1.1.1 The numbers of all local amendments shall be preceded with the prefix "PC-".

§ PC-1.1.2 Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.

CHAPTER 1 GENERAL ADMINISTRATIVE PROVISIONS

[Delete the contents of Chapter 1 and replace as follows:]

SECTION PC-101 GENERAL

PC-101.1 Supplemental administrative provisions. Administrative provisions of the Philadelphia Administrative Code and the other subcodes of the Philadelphia Building Construction and Occupancy Code shall supplement the performance provisions for plan review, permit issuance, inspection, certificate of occupancy or compliance and enforcement.

PC-101.2 Appendices. Appendices A, B, C, D and E of the 2021 ICC Performance Code for Buildings and Facilities are hereby adopted and incorporated as a part of this code.

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SECTION 3. The contents of Subcode “EB” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Existing Building Code,” are hereby deleted and replaced with the following:

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SUBCODE "EB" (THE PHILADELPHIA EXISTING BUILDING CODE)

Article EB-1.0 Adoption of the "2021 International Existing Building Code," pursuant to the Pennsylvania Uniform Construction Code Act ("Act"), with state amendments and local amendments that were in effect prior to enactment of the Act or approved pursuant to Section 503 of the Act.

§ EB-1.1 The "2021 International Existing Building Code," as published by the International Code Council, is hereby adopted as the Existing Building Code of the City of Philadelphia and is incorporated as if fully set forth herein, subject to the amendments provided in this Subcode EB.

§ EB-1.1.1 The numbers of all local amendments shall be preceded with the prefix "EB-".

§ EB-1.1.2 Throughout the code, references to "International" codes or "ICC" codes shall be deemed to refer to the "Philadelphia" codes of the same name.

CHAPTER 1 SCOPE AND ADMINISTRATION

[Delete contents of entire Chapter and replace as follows:]

SECTION EB-101 GENERAL

EB-101.1 Title. These provisions shall be known as the Philadelphia Amendments to the International Existing Building Code and will be referred to herein as the "Philadelphia Existing Building Code" or "this code".

EB-101.2 Scope. The provisions of the Philadelphia Existing Building Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the Philadelphia Residential Code (Subcode R).

EB-101.3 Intent. The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

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EB-101.4 Administrative provisions. This Chapter contains those provisions that are unique to the administration of this code. All other administrative provisions applicable to this code are set forth in the Administrative Code (Subcode A).

EB-101.5 Safeguards during construction. The provisions of Chapter 33 of the International Building Code with amendments (Subcode B) shall apply to the construction safeguards required for all building construction and demolition.

EB-101.6 Preliminary meeting. When requested by the code official, the code official shall meet with the permit applicant prior to the application for a construction permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.

EB-101.6.1 Building evaluation. The code official is authorized to require an existing building to be evaluated by a registered design professional based on the circumstances agreed upon at the preliminary meeting. The design professional shall notify the code official if any potential noncompliance with the provisions of this code is identified.

EB-101.7 Work on individual components or portions. Where the code official determines that a component or a portion of a building or structure is required by certain provisions of this code to be repaired, strengthened or replaced, only that specific component or portion shall be required to be repaired, strengthened, or replaced unless more is specifically required by other provisions of this code.

EB-101.8 Correction of violations of other codes. Repairs or alterations mandated by the property maintenance or fire code or mandated by any licensing ordinance or regulation shall conform to the requirements of that code, regulation or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

EB-101.9 Unsafe buildings and equipment. Unsafe buildings and equipment shall be regulated by the Philadelphia Property Maintenance Code (Subcode PM).

EB-101.10 Special inspections. Special inspections shall be required in accordance with the International Building Code.

EB-101.11 Appendices. No appendices are adopted as a part of this code.

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CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

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SECTION 301 ADMINISTRATION

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[Add Section EB-301.5 as follows:]

EB-301.5 Fire Code compliance. Alterations, additions and changes of occupancy complying with Section 301.3.1, 301.3.2 or 301.3.3 of this code in buildings complying with the Philadelphia Fire Code shall be considered in compliance with the provisions of this code.

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[Add Section EB-310 as follows:]

SECTION EB-310 STORAGE OF REFUSE

EB-310.1 General. Provisions for storage of refuse in existing buildings shall comply with the requirements of this Section.

EB-310.2 Change of occupancy. An area for the storage of refuse shall be provided where there is a change of occupancy group of an existing building where the use will generate refuse, as defined in Section 9-604 of The Philadelphia Code, and where such refuse is to be disposed of by use of a dumpster, as defined in Section 10-722 of The Philadelphia Code. The area of storage shall be located either inside the building or on the premises and enclosed on all sides.

EB-310.3 Alterations with no change of occupancy. All buildings which contain uses in existence, shall maintain indoor storage of refuse required by Section EB-310.2 as established on December 19, 1989. Uses in existence prior to this date shall, where there is sufficient space available on the premises, keep all dumpsters within enclosures constructed in accordance with regulations promulgated by the Department of Licenses and Inspections. In the event that a dumpster is maintained off the building premises on December 19, 1989, such dumpster shall not be enclosed and is permitted to be so maintained provided that there is no change in use of the building for which the dumpster is employed and for so long as it is placed and maintained in accordance with the provisions of Section 10-722 of The Philadelphia Code.

[Add Section EB-311 as follows:]

SECTION EB-311 SPECIAL ASSEMBLY OCCUPANCIES

EB-311.1 Scope. The alteration, addition or change of occupancy of all existing buildings, including those identified as historic buildings, shall comply with the provisions of Sections EB-311.2 through EB-311.4.

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EB-311.2 General. Assembly Group A occupancies classified as Special Assembly Occupancies shall comply with the additional provisions of this Section.

EB-311.3 Classification as a Special Assembly Occupancy. An Assembly Group A occupancy shall also be classified as a Special Assembly Occupancy if 50 or more people congregate primarily for social entertainment purposes as defined in Section 9-703 of The Philadelphia Code at such location at one or more times during the course of any year. Such facilities shall include but not be limited to any of the following: nightclub; discotheque; cabaret; tavern; bar; restaurant; private club; banquet hall; and similar place of assembly without primarily fixed seating.

EB-311.4 Fire alarm. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 of the Philadelphia Building Code shall be installed in all Special Assembly Occupancies.

Exception: Manual fire alarm boxes are not required in Special Assembly Occupancies where the occupancy is protected throughout with a rate-of-rise heat detection system, provided one manual fire alarm box is installed in a location that is constantly attended by staff during periods of occupancy by the public.

EB-311.4.1 Activation of the fire alarm. In Special Assembly Occupancies, a shut-off (shunt trip) device shall be provided to automatically shut off electricity to circuits controlling audio equipment in the facility upon activation of the fire alarm system or automatic sprinkler system.

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CHAPTER 5 PRESCRIPTIVE COMPLIANCE

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SECTION 504 FIRE ESCAPES

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[Delete Section 504.2 and replace as follows:]

EB-504.2 Location. Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 10 feet (3048 mm) or more than 14 feet (4268 mm) above grade and shall be equipped with a counterbalanced stairway to the street. In

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alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

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CHAPTER 13 PERFORMANCE COMPLIANCE METHODS

SECTION 1301 GENERAL

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[Delete Section 1301.3.1 and replace as follows:]

EB-1301.3.1 Hazards. Where the code official determines that an unsafe condition exists as provided for in the Philadelphia Property Maintenance Code (Subcode PM), such unsafe condition shall be abated in accordance with that code.

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CHAPTER 15 CONSTRUCTION SAFEGUARDS

[Delete contents of entire Chapter and replace with the following:]

See Section EB-101.5 Safeguards during construction.

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