

PHILADELPHIA DEMOLITION EXAMINATION STUDY GUIDE

PHILADELPHIA CODE REQUIREMENTS RELATED TO DEMOLITION



Philadelphia Building Construction And Occupancy Code
(Title 4 Of The Philadelphia Code)

A complete copy of the Philadelphia Code is available at www.phila.gov



INTRODUCTION

The successful completion of the Philadelphia Demolition Class A or Class B examination is a requirement of the Philadelphia Demolition Contractor license. The examination is administered by the International Code Council and includes content from the following publications:

2009 International Building Code

Philadelphia Code

OSHA 29 CFR 1904

OSHA 29 CFR 1926

OSHA 29 CFR 1910

This guide is intended to assist in preparation for the Philadelphia Demolition Class A and Class B examinations. It serves only to address examination content derived from Philadelphia Code provisions. The guide is a compilation of relevant sections of the Philadelphia Administrative Code and local amendments to the International Building Code. This publication may be brought to the testing site for reference during the examination.

The candidate is required to obtain all other referenced publications (2009 International Building Code, OSHA 29 CFR 1904, OSHA 29 CFR 1926, and OSHA 29 CFR 1910) and may also bring these materials to the testing site in a bound format.

Please visit iccsafe.org for complete testing information.



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**CHAPTER 3
PERMITS**



SECTION A-302 PERMITS

A-302.2 SUSPENSION OF PERMIT:

1. Any permit issued, other than a demolition permit, shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. The code official is authorized, for reasonable cause, to extend in writing the time for commencing the work for a period not exceeding six months upon written request of the permittee, except for demolition permits. No permit shall be extended more than once. In order to proceed with the work authorized by an expired permit, a new permit shall be obtained.
2. Any demolition permit issued shall become invalid if the authorized work is not commenced within forty-five (45) days after issuance of the demolition permit, or if the authorized demolition work is suspended or abandoned for a period in excess of 30 days after commencing the work. The Department Deputy Commissioner is authorized, for reasonable cause, to extend in writing the time for commencing the work for a period not exceeding 30 days upon written request of the permittee. No demolition permit shall be extended more than once. In order to proceed with demolition work authorized by an expired permit, a new permit shall be obtained.



A-302.8 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.

A-302.8.1 Posting of permits and licenses: The holder of any permit authorizing construction activity shall post a true copy of the developer or contractor's certificate of insurance along with the permit authorizing construction activity and shall ensure that the certificate remains on the site of the operations, open to public inspection during the entire time that the construction permit is to be posted.

A-302.10.5 Asbestos inspection report: A permit for any demolition or alteration shall not be issued until an asbestos inspection report including all laboratory sample reports and analyses, furnished by an independent certified asbestos investigator as defined in Section 6-601 of the Philadelphia Health Code, has been submitted. Submission of an asbestos inspection report is not required for buildings erected pursuant to a building permit issued after December 31, 1980, or any residence with three dwelling units or less.





SECTION A-303 DEMOLITION AND RELOCATION OF STRUCTURES

A-303.1 Service connections: Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. Service connections and appurtenant equipment, such as meters and regulators shall be removed or sealed and plugged in a safe manner.

A-303.2 Posting and Notice: Prior to the demolition of a structure by the owner thereof, or demolition required by the Department of Licenses and Inspections, the department shall post a notice on the structure to be demolished and distribute an informational bulletin indicating that the City or owner intends to demolish said structure. The department shall distribute the informational bulletin to the front doors of the following properties:

1. The three nearest properties on each side of the subject property.
2. The seven nearest properties across the street from the subject property.
3. The seven nearest properties to the rear of the subject property.
4. Any structure or property located within the safety zone area, as defined in Section B-3303.8.1 of the Building Code, surrounding the subject property.

The requirement to distribute an informational bulletin shall not create any actionable right for any resident or owner of the subject property or any neighboring property.

EXCEPTIONS:

1. In the event of an emergency which requires immediate action to protect the health or safety of the public, which shall include any time the Department has served notice of a requirement to demolish an imminently dangerous structure under Section PM-308.2 of this Title and demolition is carried out within 10 days of service by the Department of the notice requiring demolition; provided that the Department distributes the informational bulletin to any property abutting the property on which a structure is to be demolished.
2. When the structure has been posted as required by Section 14-1005(3) of The Philadelphia Code.
3. When the structure has been the subject of a variance granted by the Zoning Board of Adjustment.

A-303.2.1 Location and Time: The notice shall be posted by the department on each street frontage of the premises with which the notice is concerned, and the informational bulletin distributed to neighboring properties within ten days of the issuance to the owner of the building permit to demolish or service by the Department of a notice requiring demolition or award of a demolition contract by the department. Posted notices shall remain until demolition of the structure, which shall not commence less than 21 days from the date of the issuance of the permit.

A-303.2.2 Content: Such posted notice shall be clearly visible to the public. All notices shall contain the date on which actual demolition is permitted to commence.

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A-303.2.3 Removal: No person shall remove such notice prior to the approved date on which demolition is permitted to commence, unless the owner notifies the department that the structure will not be demolished and the permit has been revoked by the department upon such request, in which case, the department shall remove the notice.

A-303.2.4 Penalties: Any property owner who violates the provisions of this Section shall be subject to penalties as prescribed in Chapter 6.

A-303.2.5 Additional posting and notice: The Department shall establish Regulations for additional posting and notice requirements related to demolition projects by December 31, 2013, to be included in the informational bulletin required under this Section, including all of the following: education material explaining the inherent safety risks of demolition; contractor obligations regarding party walls; information concerning shoring and bracing of walls; waterproofing and enclosure of breaches for interior walls that become exterior walls, and other required finishings.

A-303.3 Lot regulation: Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper treatment of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with existing building provisions of the building code.

A-303.4 Moved structures: Before any structure which has been moved is occupied, the structure and mechanical equipment shall be inspected for safe use and operation and for compliance with applicable provisions of this code and the technical codes.



SECTION A-305 CONSTRUCTION DOCUMENTS

A-305.1 General. Plans shall be drawn on suitable material, generally to scale, dimensioned, and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed. Plans shall show in detail that the work will conform to the provisions of the technical codes including applicable items specified in this Section A-305 and all applicable standards, regulations and ordinances.



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.

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.
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.



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) 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.

A-305.2.1.15.3 Demolition schedule. The contractor shall submit a schedule of the proposed demolition which shall include the following:

1. The start date that is consistent with code requirements for public notice.
2. Identification of demolition milestones and projected dates of completion.
3. The proposed start and stop times for daily activity.
4. Confirmation that the work will not begin before site safety measures are in place and those measures are inspected and approved by the code official.

A-305.2.1.15.3.1 Revised demolition schedule. As soon as practicable, the contractor is required to submit to the Department a revised demolition schedule if the demolition does not start in the time frame established by the schedule submitted with the permit application. Failure to submit the revised demolition schedule shall be a Class II violation.

A-305.2.1.15.4 Maintenance of submittal documents. The prime contractor and/or owner must keep the approved set of submittal documents on-site at all times and make the documents accessible for inspection upon demand of the code official. Failure to keep or make submittal documents available on-site shall result in the issuance of a stop work order until the documents are produced and the Department determines that work can proceed safely.

**CHAPTER 4
INSPECTIONS**



SECTION A-402 PERMIT INSPECTIONS

A-402.1 General: The code official shall conduct inspections as provided in this Section and the technical codes. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code, the technical codes, or of other ordinances. Inspections presuming to give authority to violate or cancel the provisions of The Philadelphia Code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes until approved. Neither the code official nor the City of Philadelphia shall be liable for expense entailed in the removal or replacement of any material to allow inspection.

A-402.1.1 Concealed work. Where any installation subject to inspection prior to use is covered or concealed without having first been inspected, the code official shall have the authority to require that such work be exposed for inspection.



A-402.8 Inspection requests: It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code or the technical codes.

A-402.9 Approval required: Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with the code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

A-402.10 Required inspections. Required inspections shall include the following items as they relate to the technical codes. The Department is authorized to conduct additional inspections as determined by conditions and the scope of work.



A-402.10.6 Demolition. Specific demolition inspections are included in Sections A-402.10.6.1 through A-402.10.6.5, as applicable to the scope of work.

A-402.10.6.1 Initial inspection. The contractor shall schedule an initial inspection with the Department a minimum of 48 hours prior to the start of work. During the initial on-site inspection, the contractor shall be present and conduct a review of the site safety demolition plan with the code official prior to the start of any demolition activity. The contractor shall provide the code official with proof of all utility disconnections. Pedestrian protection required by the Building Code must be in place before the start of work. If adequate pedestrian protection is not in place and any work has commenced, the



Department shall issue a Stop Work order which will remain in effect until the necessary pedestrian protections are put in place, inspected and approved by a code official.

A-402.10.6.2 Floor inspection. An inspection is required to ensure that the contractor is maintaining all safety measures detailed in the site safety demolition plan and using the means and methods detailed in the plan in a safe and workmanlike manner. A review of the submitted schedule shall be performed on-site by the code official. An inspection shall be required for each floor of the building being demolished. When necessary, an additional inspection may be required to ensure proper drainage of the cellar cavity has been achieved by breaking up the cellar floor.

A-402.10.6.3 Close-in inspection. An inspection is required to ensure that any adjacent foundation walls have been properly treated prior to backfilling of any areas below the finished grade. Additionally, the code official shall confirm that the contractor has completed the closing of all openings in any exposed party walls prior to finished treatment.

A-402.10.6.4 Pre-final inspection. The pre-final inspection is required to ensure that all improper fill has been removed from the site prior to the backfilling of the cellar cavity.

A-402.10.6.5 Final inspection. A final inspection is required to determine compliance of the permitted demolition, and when necessary, to confirm proper grading of the site has been achieved upon completion of the demolition.

**CHAPTER 5
VIOLATIONS**



SECTION A-504 STOP WORK ORDER

A-504.1 General: The Department and, to the extent permitted under the PA Construction Code Act and Uniform Construction Code, any Philadelphia Fire Department Battalion Chief is authorized to issue Stop Work Orders directing that erection, construction, alterations, installation, repairs, removal, demolition and other activities cease immediately and that the premises be vacated pending compliance with such orders whenever:

1. Any structure or part thereof, including any adjoining or abutting structures, is found to be in a dangerous or unsafe condition due to inadequate maintenance, deterioration, damage by natural causes, fire, or faulty construction that it is likely to cause imminent injury to persons or property.
2. Any erection, construction, alterations, installation, repairs, removal, demolition or other activity is being performed in or on any structure or premises, or part thereof, contrary to accepted construction practices or in a dangerous or unsafe manner which imperils life, safety or property, constitutes a fire or health hazard, or will interfere with a required inspection.
3. Any erection, construction, alterations, installation, repairs, removal, demolition or other activity is being performed in or on any structure or premises, or any part thereof, without required permits.
4. In cases of demolition activity, there is a failure to provide for a site safety review as required by Chapter 4 of this Code. Upon the issuance of a stop work order under this subsection, the work shall be stopped for a minimum of three (3) business days. The Department shall take any other appropriate actions necessary, including revoking any permits, and shall not allow work to begin until the code official is satisfied that the demolition will proceed in a safe manner.
5. A contractor is found performing construction without a license required by Chapter 9-1000.

A-504.2 Orders by the Department: The Stop Work Order shall be in writing and shall describe the nature of the dangerous or unsafe condition, the manner of correction and the conditions under which work can be resumed. Where the department observes a condition which creates a hazard to life or property requiring immediate action, an immediate oral order shall have the full effect of the subsequent written order.

A-504.3 Service: The Stop Work Order shall be served on the person from whom action, forbearance or compliance is required and the owner of the premises. Upon notice of the Stop Work Order, all work shall stop immediately and the premises shall be vacated and closed to the public until there has been compliance with the terms of the Stop Work Order.

A-504.4 Posting: The Stop Work Order shall be posted at every entrance to the premises in conspicuous places clearly visible to the public. The Stop Work Order shall remain posted on the premises until the required repairs have been made, the dangerous and unsafe conditions eliminated and required permits obtained.

A-504.5 Police assistance: The department shall promptly notify the Police of the issuance of every Stop



Work Order. The Police, upon the request of the department, shall render assistance in the enforcement of any Stop Work Order and shall have the right to enter the premises for such purpose and to arrest anyone violating any Stop Work Order as provided in this Section.

A-504.6 Permit revocation: The department, in addition to issuing a Stop Work Order, shall have the option to revoke any permits which have been previously issued. Revoked permits shall not be reinstated except upon compliance with the terms of the Stop Work Order and payment of required fees.

A-504.7 Prohibited conduct: It shall be a violation of this Section for any person with knowledge of a Stop Work Order to:

1. Continue any work in or about any structure or premises, or part thereof, after a Stop Work Order has been issued, except work required to correct the dangerous or unsafe conditions described in the Stop Work Order;
2. Enter any structure or premises, or part thereof, on which a Stop Work Order has been posted, except for the purpose of correcting the dangerous or unsafe conditions described in the Stop Work Order;
3. Permit any structure or premises, or part thereof, to be occupied by the public until the Stop Work Order has been lifted by the department;
4. Remove, damage, alter or deface any Stop Work Order;
5. Resist or interfere with any inspector or other official in the performance of their duties or the enforcement of any provision of this Section.

A-504.8 Penalties: Notwithstanding the provisions of Chapter 6 of this code, a violation of this Section shall be punishable as follows:

1. Any violation of this Section shall constitute a summary offense and any person upon conviction shall have committed a Class III offense and be subject to the fines set forth in subsection 1-109(3) of The Philadelphia Code for each offense.
2. Any person who violates Section A-504.7 shall be subject to immediate arrest by Police and issued a citation and summons in such a manner as provided by the Pennsylvania Rules of Criminal Procedure applicable in Philadelphia to summary offenses.
3. Each day of violation shall constitute a separate offense for which the violator is subject to arrest, citation and summons; and fine.

CHAPTER 6 PENALTIES



SECTION A-601 FINES

A-601.1 Basic Fines: Any person who shall violate any provision of this code or the technical codes or regulations adopted thereunder; or who shall fail to comply with any order 47 issued pursuant to any Section thereof, or who shall erect, construct, install, remove, alter or repair a structure, mechanical equipment or system in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code or the technical codes, shall be subject to a fine of not less than \$150.00 and not more than \$300.00 for each offense.

A-601.2 Fines for Class II offenses: Notwithstanding subsection A-601.1, any person who violates any of the following provisions shall have committed a Class II offense and be subject to the fines set forth in subsection 1-109(2) of The Philadelphia Code:

1. F-106.4 (Rendering equipment inoperable);
2. F-106.4.1 (Fire Department notification);
3. F-104.2.2 (Obstructing operations);
4. F-106.7 (Obstructions);
5. F-307 (Open Burning and Recreational Fires);
6. F-308.5 (Open-flame devices);
7. F-901.4.6 (Changes to fire protection equipment);
8. F-901.7 (Systems out of service);
9. F-915 49 (Periodic Testing Of Fire Protection Systems);
10. F-1027 (Maintenance of the Means of Egress);
11. PM-602.0 (Means of Egress);
12. PM-603.0 (Accumulations and Storage);
13. PM-306.2.1 (Foreclosed Vacant Residential Properties);
14. PM-604.0 (Fire Resistance Ratings);
15. PM-605.0 (Fire Protection Systems); and
16. PM-704.2 (Historic Area Standards).



A-601.3 Fines for Class III offenses: Notwithstanding subsection A-601.1, any person who violates any of the following provisions shall have committed a Class III offense and shall be subject to the fines set forth in subsection 1-109(3) of The Philadelphia Code:

1. A-301.1.5 (Zoning and Use Registration Permits);
- 1.1 A-402.10.6 (Failure to provide for required demolition inspections);
2. A-701 (Certificate of Occupancy);
- 2.1 B-1704.15 (Special Inspections of Special Cases);
3. B-3301.1 (Safeguards During Construction);
4. F-103 (Unsafe Conditions);
5. F-105.8.1 (Transportation of Explosives);
6. F-106.6 (Overcrowding);
7. F-105.6.15 (Explosives);
8. F-2703.3 (Release of Hazardous Materials);
9. F-3301.1.3 (Fireworks);
10. PM-302.5 (Site Hazard);
11. PM-304.9 (Piers and Other Waterfront Structures);
12. PM-305.6 (Lead Paint);
13. PM-307.0 (Unsafe and Unfit Structures and Equipment);
14. PM-308.0 (Imminently Dangerous Structures);
15. PM-406.3 (Cooling Facilities); and
16. PM-304.10 (Periodic Inspection of Exterior Walls and Appurtenances of Buildings).
17. 14-906 (Market Street East Sign Regulations).
18. PM-304.20.3; PM-304.21; PM-304.21.1 through 304.21.5.

A-601.4 Separate offense: Each day that a violation continues after issuance of a notice or order shall be deemed a separate offense.

SECTION A-602 FACILITY LICENSE

A-602.1 Suspension: Any owner or operator of a facility licensed under this code or the technical codes who has been ordered to pay a fine pursuant to this Section and who has not paid such fine within 10 days of imposition of a final order from which all appeals have been exhausted shall have said license suspended and shall cease operations until all fines and costs are paid.

A-602.2 Cease operation: To enforce the provision of Section A-602.1, the department shall, without further notice, issue a Cease Operations Order setting forth the unpaid fines and costs and cause the premises to be vacated of all employees, patrons and occupants until all such fines and costs are paid. Such Cease Operations Order shall otherwise meet the requirements of and be subject to the procedures set forth in Section A-505.0.

SECTION A-603 INDIVIDUAL LICENSE

A-603.1 Suspension: Any person licensed to conduct a trade or practice under this code or the technical codes who has been ordered to pay a fine pursuant to this Section and who has not paid such fine within 10 days of imposition of a final order from which all appeals have been exhausted shall have said license suspended and shall stop any work in progress under said license until all fines and costs are paid.

A-603.2 Stop Work Order: To enforce the provision of Section A-603.1, the department shall, without further notice, issue a Stop Work Order at each location where work is in progress under said license. The Stop Work Order shall set forth the unpaid fines and costs and shall otherwise meet the requirements and be subject to the procedures set forth in Section A-504.0.

A-603.3 Willful violation: The department is authorized to suspend or revoke a trade or practice license for willful violation of this code or the technical codes.

A-603.4 Unpaid fees: When a license holder has been issued a permit and has failed to properly remit the required fees for that permit, the Department is authorized to refuse issuance of additional permits to that licensed person or business until the outstanding fees have been paid in full.

SECTION A-604 COMPLIANCE REQUIRED

A-604.1 Penalty notwithstanding: The imposition of any penalty imposed by this Chapter shall not relieve the violator from compliance with the notice of violation; nor shall it prevent the department from instituting any appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy or use of a building, structure or premises or to stop an illegal act, conduct, business or occupancy of a building or structure or operation of mechanical equipment or systems on or about any premises.





CHAPTER 10 WORK SITE PUBLIC SAFETY, WORKER TRAINING IDENTIFICATION, AND SIGNAGE



SECTION A-1001 GENERAL

A-1001.1 Definitions: Unless otherwise provided in the Code, the following definitions apply to this Chapter:

“OSHA 10.” The 10-hour program designed and approved by the United States Occupational, Safety and Health Administration (“OSHA”) under its Outreach Training Program for Construction intended to train workers on the recognition, avoidance, abatement, and prevention of safety and health hazards in workplaces in construction.

“OSHA 30.” The 30-hour program designed and approved by the United States Occupational, Safety and Health Administration (“OSHA”) under its Outreach Training Program for Construction for additional training of supervisors and workers with some safety responsibilities.

“Major Building.” A building that is either:

1. More than 3 stories in height; or
2. More than 40 feet (12,192 mm) in height; or
3. Covers 10,000 square feet (929 square meters) or more of lot space, regardless of height.

A-1001.2 Scope:

1. The provisions of this Chapter shall evidence training compliance of all construction or demolition workers. These provisions are designed to save lives and enhance the public safety of all citizens in, around or near a construction or demolition site. For rules relating to the safety of persons employed in construction or demolition operations, OSHA standards shall apply.
2. Nothing in this Chapter shall be construed to relieve persons engaged in construction or demolition operations from complying with other applicable provisions of law, nor is it intended to alter or diminish any obligation otherwise imposed by law on the owner, construction manager, general contractor, contractors, material men, registered design professionals, or other party involved in a construction or demolition project to engage in sound design and engineering, safe construction or demolition practices, including but not limited to debris removal, and to act in a reasonable and responsible manner to maintain a safe construction or demolition site and to follow all other rules, regulations and laws.

A-1001.3 Department duties:

1. The Department shall develop forms, cards and a tracking system to ensure that all construction and demolition workers have completed the training required under this Chapter.
2. The Department shall issue a wallet sized card to each worker that has successfully completed the training required under this Chapter, upon proper application and review by the Department. At a minimum the card shall include: the name of the applicant, a recent photograph of the applicant, the name of the Department, an issue date, an expiration date, and the level of training completed.

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3. The Department may accept another form of identification that evidences the same information as the departmentally issued identification card and conforms to the same specifications.

A-1001.4 Worker training requirements:

1. In order to protect public safety, all workers performing duties at a construction or demolition site, regardless of their position, shall have completed a course of training certified by the Department to provide significant public safety benefit, which course may include OSHA 10 training, and carry the Department's card or the alternative expressed in A-1001.3(3) at all times.
2. All independent contractors working at a demolition site shall have completed a course of training certified by the Department to provide significant public safety benefit, which course may include OSHA 30 training, within the past five years of the date of application for a contractor's license or renewal of the contractor's license and shall carry the Department's card or the alternative expressed in A-1001.3(3) at all times.

A-1001.5 Site Safety Manager: A Site Safety Manager with OSHA 30 training must be designated by the general contractor and present on the construction or demolition of a Major Building.

A-1001.6 Contractor: Contractors, construction managers, and subcontractors engaged in building or demolition work shall institute and maintain work site public safety measures that will adequately protect the general public from harm, in addition to any OSHA requirements, and provide all equipment or temporary construction necessary to safeguard all persons and property affected by such contractor's operations.

A-1001.7 WORK SITE SIGNAGE:

A-1001.7.1 Sign requirements: Signs shall be posted at all construction or demolition sites in accordance with this Section.

A-1001.7.2 Project information panel sign for major buildings: The signs required in this Section shall be constructed of 3/4 inch plywood or sheet metal. The letters on the required signs shall be black on white background, with lettering of at least 1.5 inches in height. The sign shall be prominently posted onsite in an area reasonably likely to draw the attention of persons passing by. A Project Information Panel sign shall be posted at all sites of new construction, structural alteration or demolition of Major Buildings containing the following information:

- (a) A rendering, elevation drawing, or zoning diagram of the building exterior that does not contain logos or commercially recognizable symbols.
- (b) A title line stating "Work in Progress" and specifying the intended type(s) of Building Code Occupancy Classification(s).
- (c) Anticipated project completion date.
- (d) The name or corporate name, physical address, and telephone number of the owner of the property.
- (e) Website and telephone number of the project developer or development company, if applicable.
- (f) The corporate name and telephone number of the general contractor, or for a demolition site, the demolition contractor.



- (g) A statement, in both English and Spanish printed as follows: "TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911."; and
- (h) A copy of the primary project permit, with the accompanying text "To see other permits issued on this property, call 311 or visit www.phila.gov/li." The permit shall be laminated or encased in a plastic covering to protect it from the elements or shall be printed directly onto the project information panel.

Exception: A rendering, elevation drawing, or zoning diagram of the building exterior is not required for demolition projects.

A-1001.7.3 Project information sign for all other buildings. The signs required in this Section shall be printed by the Department on paper no smaller than 11in. x 17in. The letters on the required sign shall be black on yellow background. The sign shall be prominently posted onsite in an area reasonably likely to draw the attention of persons passing by. This sign shall be posted at all sites of new construction, structural alteration or demolition of all buildings that are not Major Buildings, and shall contain the following information.

- (a) A title line stating "Work in Progress" and specifying the intended type(s) of Building Code Occupancy Classification(s).
- (b) Anticipated project completion date.
- (c) The name or corporate name, physical address, and telephone number of the owner of the property.
- (d) The corporate name and telephone number of the contractor of record on the primary project permit, or for a demolition site, the demolition contractor.
- (e) A statement, in both English and Spanish printed as follows: "TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911."; and
- (f) A statement printed as follows: "To see other permits issued on this property, call 311 or visit www.phila.gov/li."

**CHAPTER 33
PENALTIES**



SECTION B-3302 CONSTRUCTION SAFEGUARDS



B-3302.3 Hot work operations. Cutting, welding or brazing operations shall be in accordance with the requirements of the Philadelphia Fire Code.

B-3302.4 Fire safety during construction. Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of the Philadelphia Fire Code.

B-3302.5 Abandoned and discontinued operations.

B-3302.5.1 Barrier. If any construction or demolition operation is abandoned, discontinued or interrupted, a barrier meeting the requirements of Section 3306 shall be provided to protect the public from potential hazards on the site.

B-3302.5.2 Filling and grading. When permits have expired and when no permits have been issued within 3 months of the cessation of excavation operations, the lot shall be filled and graded to eliminate all steep slopes, holes, obstructions or similar sources of hazard. Fill shall be free of organic material and construction debris. The final surface shall be graded in such a manner as to drain the lot, eliminate pockets in the fill, and prevent the accumulation of water without damaging any foundations on the premises or on adjoining property.



SECTION B-3303 DEMOLITION

B-3303.3 Means of egress. A horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

B-3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

B-3303.4.1 Site grading after demolition. Where a structure is demolished or removed and no new construction is contemplated, the vacant lot shall be graded in accordance with the Building Code. The following demolition material shall not to be used as backfill: combustible and fibrous material including metal, reinforcing steel, wood, plastic, plaster, ceramic, roofing materials, trash, household garbage or ash, and any other such debris. The fill shall be covered with a uniform layer of clean, inert, granular material four inches or more in depth. A layer of asphalt or concrete paving may be substituted as a covering. The owner and/or the general contractor for the demolition shall be responsible for compliance with this regulation.

B-3303.7 Fire safety during demolition. Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of the Philadelphia Fire Code.

B-3303.8 Protection of adjoining property during demolition. Demolition operations shall not commence until the applicable adjoining property protection is in place as required by Sections B-3303 and B-3307.

B-3303.8.1 Safety zone. A safety zone shall be maintained around all demolition areas to prevent non-authorized persons from entering such zone. Where mechanical demolition equipment, other than handheld devices, is to be used for the demolition of a building, the safety zone shall be equal to or greater than half the height of the building to be demolished. Such safety zone may be reduced at a rate in ratio to the extent of demolition, as demolition occurs. For example, at the time 50% of the demolition is complete, the safety zone may be reduced by 50%.

B-3303.9 Mechanical demolition equipment. Mechanical demolition equipment shall not be used where a building or portion thereof occupied by one or more persons is located within the safety zone. In no case shall mechanical demolition equipment be used where the structure undergoing demolition is physically connected to a structure not being demolished.

Exception: When the use of mechanical demolition is recommended and endorsed in writing by a professional structural engineer licensed in the Commonwealth of Pennsylvania and Special Inspections are performed pursuant to Section B-1704.15.2.

B-3303.10 Demolition sequence. Any structural member that is being dismembered shall not support any load other than its own weight. No wall, chimney, or other structural part shall be left at any time in such condition that it may collapse or be toppled by wind, vibration or any other cause. The method of removal of any structural member shall not destabilize remaining members. All handling and movement of material or debris shall be controlled such that it will not develop unaccounted impact loads on the structure.

B-3303.10.1 Structural steel, reinforced concrete, and heavy timber buildings. Structural steel, reinforced concrete, and heavy timber buildings, or portions thereof, shall be demolished column length-by-column length and tier-by-tier. Structural members shall be chained or lashed in place to prevent any uncontrolled swing or drop. In buildings of "skeleton-steel" construction, the steel framing may be left in place during the demolition of masonry. Where this is done, all steel beams, girders, and similar structural supports shall be cleared of all loose material as the masonry demolition progresses downward.

Exception: Where the design applicant has demonstrated the adequacy of alternate means of demolition through plans, calculations, or the establishment of safety zones, as appropriate, the Department may accept such alternative means of demolition.

B-3303.10.2 Masonry buildings with wooden floors. Demolition of masonry buildings with wooden floors shall comply with the following requirements:

1. Demolition of walls and partitions shall proceed in a systematic manner, and all work above each tier of floor beams shall be completed before any of the supporting structural members are disturbed.
2. Masonry walls, or other sections of masonry, shall not be loosened or permitted to fall upon the floors of the building in such masses as to exceed the safe carrying capacities of the floors or the stability of structural supports.

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3. No wall section, which is more than one story or 12 feet (3658 mm) in height, shall be permitted to stand alone without lateral bracing designed by a registered design professional, unless such wall was originally designed and constructed to stand without such lateral support, and is in a condition safe enough to be self-supporting. All walls shall be left in a stable condition at the end of each shift.
4. Structural or load-supporting members on any floor shall not be cut or removed until all stories above such a floor have been demolished and removed. This provision shall not prohibit the cutting of floor beams for the disposal of materials or for the installation of equipment necessary to safely complete the demolition, so long as the cutting does not negatively impact the safety of the floor system being cut.

B-3303.11 Hazards to be removed. Prior to the commencement of demolition operations, hazards shall be removed, in accordance with Sections B-3303.11.1 through B-3303.11.2.

B-3303.11.1 Dust. Dust producing operations shall be wetted down to the extent necessary to control the dust.

B-3303.11.2 Fuel. Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing fuel and located in the area authorized to be demolished by the permit shall be purged of such fuel.

Exception: Pipes, tanks, boilers, or similar devices containing fuel located in the area authorized to be demolished by the permit and which will not be disturbed during the course of the demolition operation may, in lieu of being purged, be safeguarded so as to prevent damage to such devices during the course of demolition operations.

B-3303.12 Removal of foundations and slabs. Where a building, or any portion, has been demolished to grade, the floor slab or foundation of such building, or portion, shall be removed and the site backfilled to grade.

Exceptions:

1. Cellar floors may remain provided the cellar floor slab is broken up to the extent necessary to provide ground drainage that prevents accumulation of water, and also provided that all fixtures or equipment that would cause voids in the fill are removed.
2. Where a floor slab or foundation is to remain and not be backfilled, a waiver approved by the Department shall be obtained. Such request for waiver shall be accompanied by a statement and drawings prepared by a registered design professional demonstrating the necessity for retaining the existing floor slab or foundation for future construction or site remediation, as well as demonstrating positive cellar drainage to an approved place of disposal.

B-3303.13 Retaining walls. Walls, which serve as retaining walls to support earth or adjoining structures, shall not be demolished until such earth has been properly braced or adjoining structures have been properly underpinned. Walls, which are to serve as retaining walls for backfill, shall not be so used unless capable of safely supporting the imposed load.

B-3303.14 Special inspection. Special inspection of demolition activities shall be required in accordance with Sections B-3303.14.1 and B-3303.14.2. 162.6



Exception: Demolition performed under contract with the Department and in compliance with current Procurement Department Specifications.

B-3303.14.1 Mechanical demolition. 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, or is to be used within the building to remove debris or move material, such demolition operation shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.

B-3303.14.2 Demolition of tall structures. Demolition of a building in excess of three (3) stories or any structure in excess of 40 feet (12192 mm) in height shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.



SECTION B-3306 PROTECTION OF PEDESTRIANS

B-3306.2 Walkways. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the Streets Department authorizes the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than four feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be accessible in accordance with Chapter 11 and shall be designed to support all imposed loads and in no case shall the design live load be less than 300 pounds per square foot (psf) 14.4 kN/m², except that a live load of 150 psf (7.2 kN/m²) may be permitted for buildings less than one hundred feet in height provided there is no storage thereon. The failure to maintain a walkway in accordance with all applicable provisions of this Title may result in revocation of any associated building permits and/or the issuance of a Stop Work Order.

B-3306.2.1 Sidewalk Closures. Where the Streets Department authorizes the sidewalk to be fenced or closed, the fence shall be a minimum of 6 feet in height. The fence shall be installed to the extent necessary to effectively close off the site.



SECTION B-3307 PROTECTION OF ADJOINING PROPERTY

B-3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

B-3307.1.1 Notification. Where a construction or demolition project will require access to adjoining property, in order to protect the adjoining property or otherwise, written notification shall be provided to the adjoining property owner a minimum of 10 days prior to the commencement of work. Such notification shall describe the nature of work, estimated schedule and duration, details of monitoring

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to be performed on the adjoining property, protection to be installed on the adjoining property, and contact information for the project.

B-3307.2 License to enter adjoining property. The responsibility of affording any license to enter adjoining property shall rest upon the owner of the adjoining property involved. It is the responsibility of the person making or causing construction or demolition operations to obtain any necessary license to enter adjoining property from the owner of such property prior to the start of work. If the person who causes the construction, demolition, or excavation work is denied a license to enter by the adjoining property owner, and the building undergoing work is an imminent danger to the adjoining property, as determined by the Department, such duty to preserve and protect the adjacent property shall devolve to the owner of the adjoining property.

B-3307.3 Physical examination. A physical examination of such adjoining property shall be conducted by the person causing the construction or demolition operations prior to the commencement of the operations and at reasonable periods during the progress of the work. Observed conditions shall be recorded by the person causing the construction or demolition operations, and such records shall be made available to the Department upon request.

B-3307.4 Soil or foundation work affecting adjoining property. Whenever soil or foundation work occurs, regardless of the depth of such, the person who causes such to be made shall, at all times during the course of such work and at his or her own expense, preserve and protect from damage any adjoining structures, including but not limited to footings and foundations.

B-3307.4.1 Additional safeguards during excavation. The person causing the excavation shall support the vertical and lateral load of the adjoining structure by proper foundations, underpinning, or other equivalent means where the level of the foundations of the adjoining structure is at or above the level of the bottom of the new excavation.

B-3307.4.2 Preconstruction survey. No excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjacent building shall commence until the person causing an excavation to be made has documented the existing conditions of all adjacent buildings in a preconstruction survey. Preconstruction surveys shall be maintained by the contractor and made available to the Department upon request.

B-3307.5 Underpinning. Whenever underpinning is required to preserve and protect an adjacent property from construction, demolition, or excavation work, the person who causes such work shall, at his or her own expense, underpin the adjacent building.

B-3307.6 Examination of party walls. Party walls shall be carefully examined by a competent person designated by the permit holder to ascertain the condition and adequacy of the party wall prior to the placement of any material that will impose a load upon such party wall. If the party wall is found to be in poor condition or inadequate to support the stored material, no material shall be deposited on the floor until the party wall is shored or otherwise strengthened as determined by a registered design professional to safely support such material.

B-3307.6.1 Support of party walls. Where a party wall will be affected by excavation, regardless of the depth, the person who causes the excavation to be made shall preserve such party wall at his or her own expense so that it shall be, and shall remain, in a safe condition. Where an adjoining party wall is intended



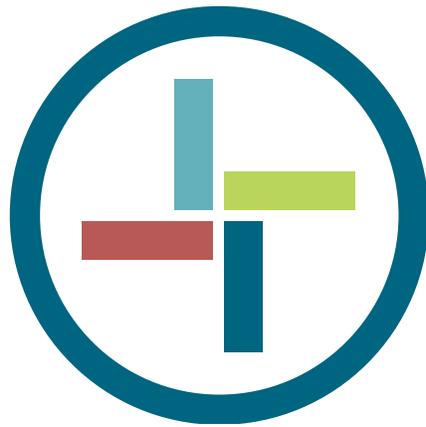
to be used by the person causing an excavation to be made, and such party wall is in good condition and sufficient for the uses of the existing and proposed buildings, it shall be the duty of such person to protect the party wall and support it by proper foundations, so that it remains practically as safe as it was before the excavation was commenced.

B-3307.7 Interior walls exposed after demolition. Interior walls that become exterior walls as the result of a demolition shall comply with Chapter 14 of the Building Code. All cornices, where cut shall be sealed. All loose material shall be removed, and all voids shall be filled with a suitable material. Such walls shall have wall coverings installed that comply with the applicable provisions of Chapter 14 of the Building Code. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected.

The exterior of foundation walls that enclose interior space of a structure adjoining a structure that has been demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code prior to backfilling. The person responsible for the demolition shall be responsible for compliance with this regulation.

B-3307.8 Protection of roofs. Whenever any building is to be constructed or demolished above the roof of an adjoining building, it shall be the duty of the person causing such work to protect from damage at all times during the course of such work and at his or her own expense the roof, skylights, other roof outlets, and equipment located on the roof of the adjoining building, and to use every reasonable means to avoid interference with the use of the adjoining building during the course of such work.

Adjoining roof protection shall be secured to prevent dislodgement by wind. Where construction or demolition work occurs at a height of at least 48 inches (1219 mm) above the level of the adjoining roof, adjoining roof protection shall consist of 2 inches (51 mm) of flame-retardant foam under 2 inches (51 mm) of flame-retardant wood plank laid tight and covered by flame-retardant plywood, or shall consist of equivalent protection acceptable to the Department, and shall extend to a distance of at least 12 feet (3658 mm) from the edge of the building being constructed or demolished.



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