



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

Construction Services Division
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, Pennsylvania 19102

EZ PERMIT STANDARDS
ALTERATIONS

For alterations to an Existing One Family Dwelling.
Deviations from these standards require submission of
construction and site plans.

EZ Alterations Permit Standards

Obtain permits for alterations and renovations of an Existing One Family Dwelling without submitting plans by meeting the Conditions and Limitations below.

(Deviations will require submission of plans to the Department with your permit applications.)

Conditions:

- General renovation and alterations to an Existing One Family Dwelling only.
- Historically designated buildings require prior approval from the Philadelphia Historical Commission.
- An existing building may not be altered such that the building becomes less safe than its existing condition. Existing levels of protection for the means of egress and fire protection must be maintained.
- Minimum ceiling height of 7 ft. must be maintained for habitable rooms.
- The work **may not** include the removal, alteration or relocation of any load-bearing components of the structure.

Work May Include:

- Removal of plaster from existing walls and ceilings and removal of non-bearing partitions.
- Installation of gypsum wall board (5/8" Type X required if exterior walls are not masonry.)
- New floors. Sheathing must be lumber sheathing with a minimum 5/8" thickness (joist spacing of 16" on center).
- Installation of partition walls (see Maintaining Minimum Area, Light and Ventilation). New framing must be not less than 2" nominal thickness (1" x 2" furring strips may be used over interior masonry walls).
- Application of stucco or vinyl siding to exterior walls.
- Replacement of doors and windows in existing openings. (Permit not required for this unless Historically Registered.)
- Replacement of roof covering.
- Installation/alteration of ductwork and extension/alteration of fuel gas piping.

Smoke Detectors

Hard-wired, interconnected smoke detectors in each bed room and in common areas of each floor including basement must be installed where existing plaster or drywall has been removed and/or new drywall is being installed.

Water-Resistant Gypsum Backer Board

In all areas subjected to repeated damp conditions and moisture accumulation such as bathtub and shower compartments, water-resistant gypsum backer board complying with ASTM C630 must be used.

Maintaining Minimum Area, Light, and Ventilation

When installing any partitions, minimum room areas, window areas and ventilation, must be maintained as follows:

- Each dwelling must have one habitable room with a minimum floor area of 120 sq. ft.
- Other habitable rooms (except kitchens, baths, halls and closets) must be a minimum of 70 sq. ft. (with a minimum of 7 ft. in one dimension).
- Each of these rooms must have a window area of 8% of the floor area, and the window must have an open area of 4% of the room area.
- All stairways shall be provided with a means to illuminate the stairs, including any landings. Wall switches shall be located at each floor level.
- Bathrooms must have 3 sq. ft. of window area (at least 1/2 of which shall open) **or** mechanical light and ventilation that is exhausted directly to the outside.
- Habitable basements and all sleeping areas are required to be provided with emergency and escape openings. All emergency and escape openings shall have a minimum net clear open area of 5.7 sq. ft. (For grade floor openings, the minimum net clear opening area shall be 5.0 sq. ft.) The minimum net clear opening height shall be 24" and the minimum net clear opening width shall be 20".

Separate permits are required for plumbing and electrical work and the installation of heating/cooling appliances.

AP# _____

Applicant's Signature _____