

TOP TEN BUILDING PERMIT APPLICATION DEFICIENCIES

1. Energy Conservation

New construction, additions, and alterations must comply with the building envelope, mechanical, and electrical power/ lighting provisions of 2009 International Energy Conservation Code (IECC). A Certificate of Design identifying compliance path and supporting documentation are required for all applicable permit applications.

2. Zoning Permit

A valid Zoning/Use permit is required for an application impacting the bulk or height of a building or the use of a space. Building plans must correspond to the approved Zoning/Use permit and plan.

3. Structural Details

Details are required for all structural work, including the modification of existing framing. Structural plans must be sealed by a design professional licensed by the Commonwealth of Pennsylvania.

4. Exterior Wall Rating

Exterior walls must be rated in accordance with Tables 601 and 602 of the 2009 International Building Code (IBC). Openings in rated exterior walls must comply with Table 705.8 of the 2009 IBC.

5. Accessible Route

An accessible route regulated by Chapter 11 of the 2012 IBC is required for all newly constructed spaces and existing buildings undergoing a complete change in occupancy classification. An accessible route to the primary function area and toilet room are required for all alterations affecting a primary function area or it must be demonstrated that a minimum of 20% of the contract cost is dedicated to improvements to the accessible route as per Chapters 4 and 7 of the 2012 International Existing Building Code (IEBC).

6. Shaft Protection

Newly constructed shafts must be completely enclosed in fire-rated construction as required by Section 708 of the 2009 IBC. Additional enclosure requirements for existing shafts may be found in Section 703 and Section 912 of the 2009 IEBC and In Section 4603 of the 2010 Philadelphia Fire Code.

7. Number of Exits

Each space must be equipped with the minimum number and configuration of exits identified in Section 1015 of the 2009 IBC. Each story must be equipped with the minimum number of exits identified in Section 1021 of the 2009 IBC.

8. Plumbing Fixtures

All buildings, structures, and occupancies must be equipped with the minimum number of plumbing fixtures required by Table P-701 of the 2004 Philadelphia Plumbing Code, based on an occupant load calculated in accordance with Section 1004 of the 2009 IBC.

9. Wall Bracing

Conventional light-frame construction must be designed to resist lateral wind and seismic loads. Proposed construction must comply with the prescriptive requirements outlined in Chapter 23 of the 2009 IBC or Chapter 6 of the 2006 International Residential Code (IRC). Engineered systems are also accepted provided that design is substantiated by design calculations sealed by a Professional Engineer licensed by the Commonwealth of Pennsylvania

10. Structural Design Criteria

The construction documents shall identify design loads required by Chapter 16 of the 2009 IBC or by the 2006/2009 IRC.

