



LICENSES + INSPECTIONS
CITY OF PHILADELPHIA

Your Partner In Building Safety



Continuing Legal Education Presentation July 15th 2016

Ralph DiPietro
Deputy Commissioner

AGENDA

- License and Inspection Overview
- L&I's Role in a Disaster
- Law + L&I

Methodology



Prevention

Public outreach and training, code adoption, etc...

Intervention

Field work including: Complaint, Program, and Permit inspections

Resolution

Court enforcement actions, Administrative Hearings, and Abatement

Authority & Mission



Authority

“police power 1. The inherent and plenary power of a sovereign to make all laws necessary and proper to preserve the public security, order, health, morality, and justice. • It is a fundamental power essential to government, and it cannot be surrendered by the legislature or irrevocably transferred away from government.”

Black's Law Dictionary (10th ed. 2014)

Mission

L&I promotes Code compliance through education, consultation, responsiveness to public complaints, building plan reviews, licensing and permitting processes, on-site inspections, and enforcement actions. At all times, L&I’s focus is public safety.



Overview

L&I Divisions

- Development
- Building
- Operations
- Emergency Services



Overview

Development Division

Units

- Plans Examination
- License Issuance
- Appeal Boards Support



Overview

Development Division

The Development Division is responsible for review of Building and Zoning permit applications and plans.

The License Issuance Unit is housed within this division and, as the name implies, reviews and issues all licenses on behalf of L&I.



Overview

Building Division

The Building Division encompasses our construction inspection staff

Personnel are located in one of our five district offices and are responsible for construction inspections (Building Plumbing, Electrical, Fire Suppression, and Mechanical) as well as complaints alleging work without permits.



Building Division

WORK IN PROGRESS

ANTICIPATED COMPLETION: Fall 2015

OWNER: The Development Group, 280 Broad Street
Philadelphia, PA 19004

DEVELOPER: The Development Group

GENERAL CONTRACTOR: The Development Group

OCCUPANCY CLASS: XXXXXXXXXX

Project location/address: _____

To see other permits issued on this property, call 311 or visit www.phila.gov/LI
Search by project location/address above.

To anonymously report unsafe conditions
at this work site, call 311 or 911.
Para reportar condiciones peligrosas en
un sitio de trabajo, llame al 311 or 911.
No tiene que dar su nombre.

(INSERT PERMIT)



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WORK IN PROGRESS

ANTICIPATED COMPLETION:

OWNER:

GENERAL CONTRACTOR:

OCCUPANCY CLASS:

TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 OR 911.
PARA REPORTER CONDICIONES PELIGROSAS EN UN SITIO DE TRABAJO, LLAME AL 311 OR 911.
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Building Division





Overview

Operations Division

Units

- Field Operations
- Vending
- Nuisance Property
- Compliance
- Code Violation and Resolution



Operations Division (Intervention)

Inspecting properties for Fire, Property Maintenance and Business Code compliance.

Field Operations Unit

The primary focus of an Operations Inspectors is the enforcement of the Philadelphia Fire Code.

They responds to over 25,000 complaints each year
And conduct yearly inspections of the following occupancies

- High Rise buildings
- Special Assemblies (nightclubs)
- Hazardous Material Facilities
- Motor Vehicle Repair Occupancies
- Schools
- Family Child Care



We also conduct inspections of commercial corridors, scrap yards, residential shelters



Operations Division





Overview

Emergency Services Division

- **Contractual Services Unit**
- **Clean and Seal Unit**



Emergency Services Division

Contractual Services Unit

Inspect properties for structural deficiencies and oversight of all demolition projects

They respond to over 5,000 dangerous building complaints and demolish 700 - 900 Imminently Dangerous structures each year.

Currently there are over 5,000 structurally Unsafe and 300 Imminently Dangerous Buildings in the City of Philadelphia





Emergency Services Division (Resolution)

Clean and Seal Unit

Conducts abatement efforts on behalf of the Department including cleaning and sealing vacant and open properties and responding to unexpected conditions such as this





L&I's Role in Emergencies

Primary functions

1. Technical and equipment support for emergency responders
2. Damage inspection and assessment
3. Abatement of dangerous conditions through demolition and debris removal



L&I's Role in Emergencies

Damage inspection and assessment challenges

1. Bringing our operation to scale
2. Personnel safety
3. Logistical concerns
4. Consistency of reporting and collection



Law and L&I (Resolution)

Law and L&I work together in a number of venues and action to achieve Resolution

- Municipal Court
- Common Pleas Court
- Administrative Hearings
- TRO's
- Administrative Search Warrants



Law and L&I (Resolution)

2015 Court Stats

8,017 Municipal Court cases

- Cases are filed to collect fines for violations and to work with defendants to bring the properties into compliance.

1,000+ Court of Common Pleas cases

- Cases are brought to compel compliance through action of the defendant(s) and/or the City as well as collect fines.

THANK YOU