

DEPARTMENT OF LICENSES AND INSPECTIONS <b>CODE BULLETIN OF INFORMATION</b> <span style="float: right;"><b>B-1301</b></span>		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA <hr/> TITLE 4 — BUILDING CONSTRUCTION AND OCCUPANCY CODE
SUBJECT OF BULLETIN:  <b>IMPLEMENTATION OF 2012 ACCESSIBILITY PROVISIONS</b>		REFERENCE CODE SECTION(S):  PA UCC B-1101
ISSUED BY		
NAME:  Michael Fink	SIGNATURE:	ISSUE DATE  April 17, 2013
TITLE:  Building Code Official		PAGE 1 OF 2

**ISSUE:**

The Pennsylvania Uniform Construction Code (PA UCC) regulations determine the impact of code changes on permit applications as follows:

*New buildings or renovations to existing buildings for which a design or construction contract was executed before the effective date of the regulatory amendment adopting the latest triennial versions of the construction codes and standards shall comply with the codes and standards in effect at the time that the design or construction contract was executed.*

Design and construction contracts are typically developed and approved prior to permit application and often relate to the previous code in effect. In order to circumvent potential confusion and ease the transition to the new codes, the Department customarily allows a grace period wherein a designer may choose to have his or her project reviewed under the new code or a previous one without submittal of documentation of contracts.

**BACKGROUND**

Historically, the PA UCC has adopted the most recent edition of the International Codes beginning on January 1 of the year following the year of the code publication. At its January 18, 2012 meeting, the PA UCC Review and Advisory Council voted to not adopt any of the changes in the 2012 International Codes. The PA UCC Review and Advisory Council has no authority under the PA UCC to address accessibility changes to the codes.

Effective January 1, 2012, the Pennsylvania Department of Labor and Industry adopted the following new construction code provisions related to accessibility.

***International Building Code 2012***

- Chapter 11 is adopted and requires that buildings and facilities also comply with the accessibility requirements found in other chapters of the International Building Code 2012 and in the *ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities* standard.
- Appendix E (Supplementary Accessibility Requirements) is adopted.

In accordance with the *Uniform Construction Code*, the City is to maintain the *Philadelphia Building Construction and Occupancy Code* by continuing to enforce the provisions of the following model

codes while maintaining existing local modifications and incorporating the above accessibility provisions:

- 2009 International Building Code (incorporates the 2008 National Electrical Code)
- 2009 International Residential Code
- 2009 International Mechanical Code
- 2009 International Existing Building Code
- 2009 International Energy Conservation Code
- 2009 International Fuel Gas Code
- 2009 ICC Performance Code

The Philadelphia Administrative, Plumbing, and Property Maintenance Codes continue as local codes.

## **POLICY**

Beginning immediately, the Department will allow a grace period wherein a designer may choose to have his or her project reviewed under the new code or the previous one. The Department will, therefore, allow permit application reviews under either the 2009 or the 2012 accessibility provisions **until and including Tuesday April 30, 2013.**

**Beginning Wednesday May 1, 2013,** only those permit applications for new buildings or renovations to existing buildings, for which proof is provided that a contract for design or construction had been signed prior to January 1, 2013, may be reviewed under the applicant's choice of the above Codes.

## **DIRECTION:**

Based on the Department's policy, examiners shall conduct reviews under the code standard of the applicant's choice (among those listed above) for all applications received up to and including Tuesday, April 30, 2013.

A construction permit applicant will be required to select one of the two versions for the accessibility review and indicate that on the application or plans. If no selection is made, the examiner will perform the review based on the 2009 provisions.

Building permits must contain reference to the selected code in "Description of Work" in order to ensure continuity of inspections.

Applications submitted on and after Wednesday May 1, 2013 for review under the 2009 accessibility provisions will require documentation of the construction or design contracts and approval of the unit supervisor.

Until the PA Department of Labor and Industry issues a formal directive, applications submitted for compliance with the 2009 International Existing Building Code (IEBC), must comply with the accessibility provisions of the 2012 IEBC on or before May 1, 2013 unless documentation of design or construction contracts submitted indicate compliance with the 2009 IEBC per UCC regulations.