

DEPARTMENT OF LICENSES AND INSPECTIONS VARIANCE OF GENERAL APPLICATION No. P-0320-01		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA TITLE 4 — BUILDING CONSTRUCTION AND OCCUPANCY CODE
SUBJECT OF VARIANCE TRAPS ON STORM DRAINS THAT DISCHARGE TO RETENTION BASINS		CURRENT REFERENCED CODE SECTION(S): P-501.7 P-1001.5
CODE AND SECTION(S) AT ISSUE DATE: <i>Philadelphia Plumbing Code</i> [Effective 9/15/97] — P-501.7, P-1001.5		
ISSUED BY: Edward J. McLaughlin, Commissioner RECOMMENDED BY: Board of Building Standards	ISSUE DATE: August 8, 2001	PAGE 1 OF 1

DISCUSSION:

At its meeting on April 5, 2001, the appellant appeared before the Board of Building Standards to request a variance from requirements of the *Philadelphia Plumbing Code* with regard to the proposed indoor ice-skating rink located at 10990 Decatur Road. Following are the code requirements from which the variance was sought, the appellant’s request and the Board’s recommendation.

Code Sections

Section P-501.7

House traps shall be provided on all house storm drains. The house trap shall be located at the curb line or in the building just inside the foundation wall.

Section P-1001.5

A trap shall be provided for storm drains and leaders that connect to a combined sewer.

Request

The appellant contended that the code differentiates between storm drains and house storm drains. He stated that the proposed drains were “storm drains” and not “house storm drains,” and that since the proposed storm drains discharge into a retention basin, and not into a combined sewer, traps should not be required.

The appellant further requested that, if traps are not required for the proposed storm drains, the drains be permitted to be installed above the frost line, at an elevation of approximately two feet below the exterior grade.

VARIANCE:

The Board agreed with the appellant’s assertion that traps should not be required on storm drains that discharge into an open-air retention basin, and therefor recommends that a Variance of General Application be granted for all such installations. The Board further recommended that a variance be granted to allow the drains to be installed above the frost elevation, since the drains will not have traps filled with standing water that would be subject to freezing.

I have approved the Board’s recommendation.