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CITY OF PHILADELPHIA  
OFFICE OF THE INSPECTOR GENERAL



Audit Report  
*L+I Demolition Inspection Activity*

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## I. EXECUTIVE SUMMARY

On October 25, 2015, *The Philadelphia Inquirer* published an article titled “What new building inspection guidelines?” that reported deficiencies in the demolition inspection process at the Department of Licenses + Inspections (L+I). According to the article, several anonymous L+I building inspectors reviewed a selection of demolition permit information from HANSEN, the department’s central database. The inspectors’ analysis resulted in two primary conclusions. First, L+I “failed to follow new inspection guidelines in more than 80 percent of private demolitions” performed between January 1 and October 8, 2015. Second, “the agency’s database appears to have been altered to show that demolition inspections occurred when they had not.” The article also referenced high numbers of: (i) permits with no recorded inspections during demolition; (ii) work that began prior to a recorded initial inspection; and (iii) permits with several “passed” inspection entries on the same day.

In response to these claims, the Mayor directed the Office of the Inspector General (OIG) to audit and review L+I’s inspection activity. The OIG was tasked with addressing the merits of the anonymous inspectors’ conclusions, as presented in the *Inquirer* article. The OIG audit was also focused on clarifying L+I’s administration of the inspection process and identifying potential opportunities for improvement.

The OIG audit proceeded in two phases. Phase 1 was focused on assembling the relevant background information and understanding how L+I’s fundamental guidance on demolition inspections was operationally applied to the process in the field. Phase 1 included interviews of relevant L+I supervisors, managers and administrators. In Phase 2, the OIG obtained every private demolition permit that L+I issued and closed between January 1 and October 8, 2015.<sup>1</sup> The OIG collected all HANSEN data associated with these permits, including the recorded inspection outcomes and corresponding comments.<sup>2</sup> Then, OIG personnel interviewed every available inspector who made a permit inspection entry in HANSEN.<sup>3</sup> Each inspector was questioned about each entry, as well as any underlying departmental issues that may have impacted the demolition inspection process.

This audit determined that the first of the article’s conclusions – that L+I is not following its own inspection guidelines – is generally correct. According to the OIG’s analysis, L+I properly administered the demolition inspection process in approximately 22% of sampled permits. The remaining 78% displayed one or more of the following characteristics: (i) at least one improperly “passed” inspection entry; (ii) no recorded inspections during demolition; and/or (iii) demolition that began before the initial inspection without a corresponding enforcement action or sufficient emergency justification.

The second of the article’s conclusions – that HANSEN was somehow altered to show that demolition inspections occurred when they had not – is incorrect. The OIG uncovered no evidence of intentional misrepresentations, data manipulation or attempts to conceal inspection activity on the part of anyone at the Department of Licenses + Inspections.

The article’s unfounded claim about HANSEN is most likely the result of the inspectors’ widespread misunderstanding and misapplication of the “passed” designation for inspection entries. In 57% of the

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<sup>1</sup> This set of exactly 100 permits included the full set of permits analyzed in the *Philadelphia Inquirer* article.

<sup>2</sup> The OIG also requested the inspectors’ route sheets and any available photographs. L+I, however, does not reliably maintain these records, so they are not directly addressed in this report.

<sup>3</sup> Two out of 19 inspectors were not available.

sampled permits, the assigned inspector improperly “passed” at least one inspection that should have been “waived.” Most of these “pass” errors were due to inconsistent guidance about how to record impossible and/or inapplicable inspections that could not be performed as a result of the building type or problems with inspection scheduling. Rather than waive these inspection entries in HANSEN, most inspectors passed them in an effort to administratively close the permit.

In addition to these findings, the OIG identified a number of other informative trends that are presented in the table below. Later sections address these trends in greater detail.

**Inspection Trends – OIG Analysis**

Inspection Trend	Number of Permits (%)
HANSEN Entries for All Work Instruction Inspections	3(%)
No Recorded Inspections During Demolition	55(%)
Demolition Started Before Initial Inspection	53(%)
Reported Inspections Not Entered in HANSEN	24(%)
Two or More Inspections Passed Same Day	72(%)
Three or More Inspections Passed Same Day	45(%)
Inspections by 2 or More CSU Inspectors	35(%)
Inspections by 3 or More CSU Inspectors	5(%)
One or More Improperly “Passed” Inspections	57(%)
Citation / Violation Issued	23(%)
<b>No Inspection Issues</b>	<b>22(%)</b>

Overall, this review determined that deficiencies in the demolition inspection process are the apparent result of: (i) misaligned internal standards; (ii) an inadequate method of scheduling inspections; (iii) poor distribution of work; and (iv) inconsistent and faulty use of HANSEN.

Part II of this report presents necessary background information on the demolition process and the department’s general inspection practice. Part II also identifies a series of issues that help frame the statistical findings and provide important context. Part III presents the specific data and statistical trends, along with applicable examples of permit inspection records from HANSEN. Part IV outlines the OIG’s recommendations to improve the demolition inspection process: (i) a revised Work Instruction; (ii) programming changes to HANSEN; (iii) guidelines and training for the inspectors on the appropriate use of HANSEN; (iv) an enhanced inspection-scheduling mechanism; and (v) more organizational stability within the unit that inspects private demolition permits. Part V concludes.

the literature. The authors of the present study have been particularly interested in the role of the user in the design of information systems.

The main aim of this paper is to present a model of user participation in the design of information systems. The model is based on the concept of user participation and is derived from a review of the literature on user participation in the design of information systems.

The paper is organized as follows. Section 2 discusses the concept of user participation in the design of information systems. Section 3 presents the model of user participation in the design of information systems. Section 4 discusses the implications of the model for the design of information systems. Section 5 concludes the paper.

## 2. User participation

The concept of user participation in the design of information systems has been defined in a number of ways.

For example, *Brooke and Spink* [1] define user participation as 'the involvement of users in the design of information systems'. *Brooke and Spink* also distinguish between three types of user participation: 'direct', 'indirect' and 'symbolic'.

*Brooke and Spink* define direct user participation as 'the involvement of users in the design of information systems through direct communication with the designers'.

*Brooke and Spink* define indirect user participation as 'the involvement of users in the design of information systems through indirect communication with the designers'.

*Brooke and Spink* define symbolic user participation as 'the involvement of users in the design of information systems through symbolic communication with the designers'.

## 3. Model

The model of user participation in the design of information systems is based on the concept of user participation and is derived from a review of the literature on user participation in the design of information systems.

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## 4. Implications

The implications of the model for the design of information systems are discussed in this section.

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## 5. Conclusion

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## II. BACKGROUND & RELATED ISSUES

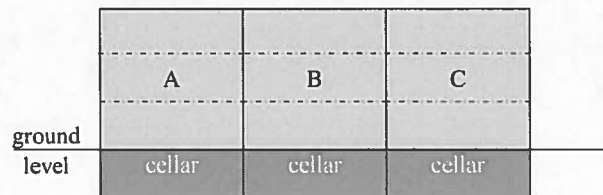
Before examining the underlying inspection data, this section presents the relevant background, including: (i) a basic explanation of the demolition process; (ii) applicable L+I regulations and types of demolition inspections; (iii) the inspection scheduling process; (iv) departmental organization and history; and (v) the HANSEN database. Where appropriate, this section also identifies different issues that provide needed context and help frame later sections of this report and accompanying findings.

### A. Demolition & Inspection Basics

Demolitions are highly technical and widely varied, depending on the character and condition of the building. But, there are some fundamental procedures and general practices that are helpful to understand before moving on to more technical aspects of L+I's inspection activity.<sup>4</sup>

Most of L+I's written inspection procedure contemplates the demolition of a typical Philadelphia rowhome. Figure 1, below, depicts the standard residential row prior to the demolition of building B:

**Figure 1: Typical Residential Row Prior to Demolition**



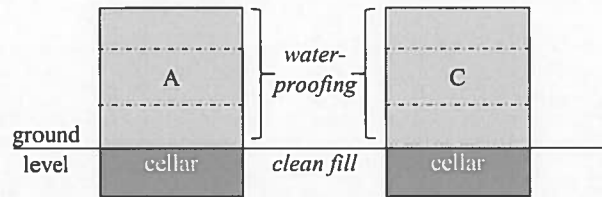
As shown, building B is a three-story rowhome built upon a below-ground foundation or cellar. Building B shares party walls with similar adjoining properties on both sides, buildings A and C.

Before any work can begin, a licensed contractor must first submit a site safety plan and obtain a permit from L+I. The site safety plan will detail the exact manner of demolition, along with specific protections for pedestrians and adjoining properties. As a general rule, all safe demolitions will proceed from the top down.<sup>5</sup>

First, a licensed contractor will remove the roof and then move floor-by-floor to the ground level, removing the front and rear walls of the building as demolition progresses. After successfully demolishing the above-ground portions of the structure, the contractor will crack the cellar floor to ensure proper drainage, then backfill the exposed cavity with clean material. The adjoining walls remain, and the contractor will thoroughly seal and waterproof the exposed walls to protect the neighboring properties. Finally, the contractor will grade the site to level ground. Figure 2, below, shows the residential row after a safe demolition of the central building.

<sup>4</sup> The technical science of structural demolition is beyond the scope of this inquiry. This basic summary is intended for laypersons without backgrounds in construction and/or demolition. There are many additions, variations and exceptions to this process that are not included to ease explanation.

<sup>5</sup> See Philadelphia Code, Title 4 (Building Code) § B-3303.10.

**Figure 2: Residential Row After Demolition of Center Building**

A qualified and experienced contractor could complete a typical demolition like this in a matter of days – sometimes in a single day. In fact, safe demolitions should move quite swiftly because the process itself compromises structural integrity. Partially demolished buildings are generally more at risk of collapse, making efficiency one of the most important safety considerations. Unlike construction, where the project can be postponed to wait for inspections, delaying a demolition in-progress can be quite risky.

As demolition moves forward, L+I inspectors should visit the site at different times, looking for some of the issues described in the above example and generally checking that the contractor is following the building-specific site safety plan that was approved with the permit. Timing is of the essence, because all evidence of the demolition process is quickly erased as the building comes down.

In a typical rowhome demolition like the example here, the application of waterproofing sealant, often stucco, to the adjoining walls is obviously a crucial measure of protection for the neighboring properties. Also, the cellar cavity must be carefully addressed – improper fill material and/or a failure to allow drainage could cause serious structural issues for the adjoining buildings.

But, with some slight variations to the example, these otherwise critical steps in demolition safety become unnecessary and/or impossible. For example, if the property to be demolished is wholly unattached to any other building, there would be no need for the contractor to waterproof party walls. And, many buildings are not constructed on below-ground foundations,<sup>6</sup> eliminating the backfill process altogether. Similarly, if the contractor is planning to build a new building at the same site, he or she will likely use the same cellar cavity or base, again eliminating the need to backfill an open hole.

These are only some of the basic deviations that can greatly affect the scope of the contractor's work and L+I's corresponding inspection duties. Because of the variety and complexity in the demolition process, L+I inspections should appropriately be focused on different things, depending on the type and condition of the building to be demolished as well as the contractor's timing. The department's written procedure, therefore, must be equally flexible to account for the different situations that an inspector could encounter in the field.

## **B. Applicable L+I Regulations – *Work Instruction CS 1314***

Following the Market Street building collapse in June 2013, the City's demolition inspection process dramatically changed. In accordance with Executive Order 4-13, L+I immediately enacted Code Bulletin of Information B-1302,<sup>7</sup> "Demolition Standards and Activity Controls" (Code Bulletin) and Work

<sup>6</sup> L+I inspectors and demolition professionals refer to this construction feature as "slab-on-grade."

<sup>7</sup> Now Code Bulletin of Information B-1302R, after subsequent revisions in April 2015.

Instruction CS 1314, “Demolition Permit Inspections” (Work Instruction).<sup>8</sup> These two documents outline a robust series of demolition inspections, which the City has largely codified in The Philadelphia Code, Title 4, Subcode A.<sup>9</sup>

The Code Bulletin was intended for the private contracting community, while the Work Instruction was written for internal L+I personnel – the inspectors themselves. To date, these sources remain the controlling authority for L+I’s demolition inspection process. Although there are some slight differences,<sup>10</sup> both the Code Bulletin and Work Instruction consistently describe a series of five (5) categorical inspections to be conducted for each permitted demolition, summarized below.

**Table 1: Demolition Inspections by Type – Work Instruction CS 1314**

<i>Inspection Title</i>	<i>Description</i>
<b>Initial</b>	Before the start of demolition, the inspector is to visit the site and review the site safety plan with the contractor. The inspector will verify: (i) the contractor has taken the appropriate steps to protect pedestrians and adjoining structures; and (ii) the contractor has adequate technical plans to demolish the building in accordance with the Building Code.
<b>Under-Slab / Floor</b>	After demolition begins, the inspector is to visit the site and ensure that the contractor is progressing in a safe manner and following the site safety plan. According to the Work Instruction, one of these inspections is to be performed for each floor of the building, with a minimum of two (2) per permit – and/or one to ensure proper cracking of the cellar floor.
<b>Framing / Close-In</b>	Prior to backfilling the cellar cavity, the inspector is to visit the site and confirm that an application of parging and waterproofing is applied to adjacent foundation walls. The inspector is also to ensure that the contractor has sealed any openings in exposed party walls and capped chimneys.
<b>Prefinal / Wallboard</b>	Also prior to backfilling, the inspector is to verify: (i) any/all improper fill has been removed from the cellar cavity; and (ii) the site is generally ready for the final inspection.
<b>Final</b>	After demolition is fully completed, the inspector is to confirm that the contractor has followed all steps, removed debris and properly graded the site.

As evident above, the detailed series of inspections in the Work Instruction closely tracks the basic demolition model for a multi-story attached rowhome. There are clear and specific instructions for inspections that examine waterproofing/parging of party walls and the proper backfilling of cellar cavities. The concept of specific under-slab or floor-by-floor inspections is also well suited to multi-story buildings that must proceed from the roof down in a segmented fashion.

But, the language of the instruction is also very narrow. As demolitions deviate from the traditional rowhome model, the Work Instruction becomes less relevant. Without alternatives and more flexible guidance on the inspectors’ use of discretion, it is difficult for inspectors to interpret the strict series of inspections.

<sup>8</sup> Work Instruction CS 1314 was first issued on June 12, 2013 and has not yet been revised.

<sup>9</sup> Philadelphia Administrative Code § A-402.10.6 sets forth the specific inspections required of every permitted demolition, “as applicable to the scope of work.” The Code provisions generally mirror the Work Instruction, but they are not identical.

<sup>10</sup> Because the Work Instruction is an internal document, it contains slightly different language directed toward the L+I inspectors. For example, the Work Instruction states, “At a MINIMUM, two (2) under-slab/floor inspections shall be performed on each demolition permit,” and it directs the inspectors to photograph every inspection.



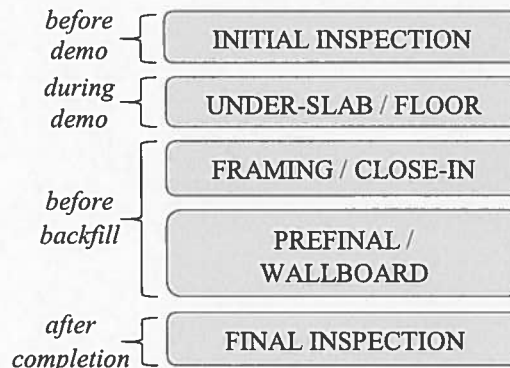
**ISSUE 1: Lack of Clear Guidance**

At the outset, it is clear that the precise series of inspections in the Work Instruction cannot be conducted uniformly in the field. Except for the initial and final inspections, which should always be applicable to demolition in any context, the remaining three inspections are very specific to certain types of projects. If there are no adjoining buildings, and/or if there is no backfilling of a cellar cavity, the framing/close-in and prefinal/wallboard inspections have limited utility. Furthermore, the Work Instruction is very clear that, "At a MINIMUM, two (2) under-slab/floor inspections shall be performed on each demolition permit." But, inspectors cannot follow this firm directive in demolitions of one or two story buildings where the project ceaselessly progresses to the ground-level.

**C. Inspection Scheduling & Contractor Violations**

The legal structure of this series of inspections places some requirements on L+I inspectors and some requirements on the demolition contractors – both parties share responsibility to ensure that the required inspections are performed for each project. L+I is required to conduct final inspections in every case, regardless of the specific demolition project.<sup>11</sup> But, the contracting community is responsible for all of the remaining inspections. The demolition contractor must "provide for" these inspections during the project and make the site available for L+I inspectors to view.<sup>12</sup> Failure to do so could result in a Code Violation Notice (CVN) and \$500 fine.<sup>13</sup> This is the inspectors' primary tool to enforce compliance with inspection requirements.<sup>14</sup>

Each of the Work Instruction inspections is designed to take place at different points in the demolition process: the initial inspection must occur prior to any work; the under-slab/floor inspections are to be conducted as demolition progresses from the roof down; the framing/close-in and prefinal/wallboard inspections are to be conducted prior to backfilling the cellar cavity; and the final inspection takes place after all other steps have been completed and the site has been successfully graded.

**Figure 3: Timing of Work Instruction Inspections**

Because it is the contractor's responsibility to call L+I and schedule the different inspections at the appropriate times during the project,<sup>15</sup> the entire process is dependent on closely coordinated timing. If

<sup>11</sup> PA Uniform Construction Code §§ 403.45, 403.64.

<sup>12</sup> See Philadelphia Administrative Code §§ A-402.1, A-402.8.

<sup>13</sup> Philadelphia Administrative Code §§ A-506.1, A-506.2.

<sup>14</sup> Of course, inspectors can cite the contractor for a variety of other violations related to the condition of the property and manner/means of demolition. However, this CVN and corresponding fine are the only violations directly applicable to the contractor's compliance with the inspection process.

<sup>15</sup> See Philadelphia Administrative Code §§ A-402.1, A-402.8.

the contractor fails to schedule an inspection and continues the project without notifying the assigned inspector, demolition work could progress to a point when certain inspections become impossible for the inspector to perform.

For example, if the contractor removes all floors of the building in a matter of hours after the initial inspection, without sufficient notice the inspector cannot complete the floor-by-floor inspections that the Work Instruction requires. Or, if the contractor backfills the cellar cavity before the inspector has an opportunity to examine the fill, there is no way to complete the framing/close-in or prefinal inspections in the manner that the Work Instruction describes.<sup>16</sup>

Ideally, at the initial inspection, the contractor and the inspector will go through the site safety plan and the schedule of demolition. At that time, the inspector should have a basic understanding of the timing of subsequent inspections. But, the inspector must still rely on the contractor to adhere to that schedule and contact him or her directly. And, the department has no specific inspection-scheduling system or automated feature that assists with this task. Currently, contractors and inspectors must reach one-another by phone and work through their respective schedules.

**ISSUE 2: Inadequate Process for Scheduling Inspections**

More than anything else, the ability for inspectors to properly review demolition work depends heavily on timing. Inspectors carry significant City-wide workloads and they must closely coordinate their own schedules with many different contractors and projects. Although this is not an impossible task, there are many factors that could severely hamper an inspector's ability to manage this process on his own. Missed calls, days away from work, reassignments, rogue contractors, emergency and complaint-response responsibilities could easily cause an inspector to miss a very small window in any given private demolition job. And if the inspector misses that window, key inspections could be lost because there is no way to revisit prior steps in the demolition process.

**D. Other Demolition Inspections**

In addition to the five Work Instruction inspections, there are several other types of inspections that L+I inspectors can perform. There is no written guidance on these inspections and they do not appear in the Work Instruction, but inspectors frequently use these different designations when addressing private demolition permits. Table 2, below, presents some of the alternative demolition inspections:

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<sup>16</sup> If the contractor fails to notify the inspector, as described in these examples, the inspector may issue a Code Violation Notice and fine the contractor \$500 per occurrence. Philadelphia Administrative Code § A-506.2 ("failure to provide for required demolition inspections"). In the narrow context of demolition inspections, this citation is the primary enforcement method for L+I inspectors. Without corresponding Code Violation Notices, there is no clear way for inspectors to exercise control over the private demolition sector.

**Table 2: Other Demolition Inspections by Type**

<i>Inspection Title</i>	<i>Description</i>
<b>Construction Site Task Force (CSTF)</b>	L+I's Construction Site Task Force visits demolition sites and inspects for safety issues unrelated to the technical manner and means of demolition. These inspections typically focus on: (i) proper posting of permits; (ii) adequate up-to-date contractor insurance; (iii) garbage and/or construction debris; and/or (iv) other non-structural issues related to the project that relate to site safety.
<b>Test Pit</b>	After the contractor has backfilled an exposed cavity, the inspector may require a partial excavation of the site in order to determine if the contractor buried any improper fill material.
<b>Discretionary</b>	Inspectors may visit the demolition site at any other time and make corresponding entries in HANEN using this inspection code.

After the Market Street collapse, L+I created the Construction Site Task Force (CSTF) – a specialized group of inspectors who conduct spot-checks at all demolition sites throughout the City. These inspections are critical to site safety, but they are not typically focused on technical or structural issues related to the manner and means of demolition.

Test pit inspections are widely used by the inspectors. In the event that the inspector was not present to view the exposed cellar cavity and/or the actual backfilling process, the inspector will require the contractor to dig one or more pits at the demolition site. This technique allows the inspector to verify that the contractor backfilled the cavity in accordance with the Building Code. And, unlike the categorical framing and wallboard inspections from the Work Instruction, test pit inspections do not require precise coordination between the inspector and the contractor – they can be performed at any point after backfilling. Of course, like all inspections that address backfilling, test pits are often inapplicable. They would not be necessary if the building has no below-ground foundation or if new construction is planned at the site.

Lastly, discretionary inspections have no specified categorical rules or regulations. Inspectors can perform these inspections at any point during the project and for any reason associated with their official responsibilities.

#### **E. Departmental Organization**

Until April 2014, two divisions of L+I shared the responsibilities of demolition inspections: the Construction Services Division (Construction Services) and the Contractual Services Unit (CSU). Construction Services has approximately 40 inspectors, divided between five (5) different geographical districts of the City. These inspectors used to perform the bulk of L+I's inspection work associated with private permits – both construction and demolition.

CSU has a wide variety of duties. The unit is basically responsible for all decayed/damaged properties that have been classified "Imminently Dangerous" (ID) or "Unsafe." CSU administers the City's Master

Demo Program and performs the associated inspections with these so-called “public” demolitions.<sup>17</sup> CSU also inspects private-permitted demolitions of ID and Unsafe properties.<sup>18</sup>

In April 2014, L+I changed this bifurcated approach and assigned *all* demolition inspections to CSU. L+I leadership believed that CSU inspectors had far more experience with demolition because of their work with the Master Demo Program and ID properties. So, centralizing all demolition inspections – both public and private – within CSU would theoretically take advantage of these inspectors’ expertise.

At that time, however, CSU only had approximately six (6) inspectors. And, there were approximately 200 open private demolition permits that CSU immediately assumed. This City-wide work, previously spread between the 40 district inspectors, was now assigned to only six people.

Since April 2014, CSU has grown significantly, with approximately 20 inspectors currently assigned to the unit. But the unit was still understaffed for a significant period of time, and most of the inspectors were hired within the last year. There were also significant reassignments within the unit in the last year, due to lapses in inspector certifications and training duties.<sup>19</sup> CSU has also lacked continuity in the supervisor ranks; the unit’s had four (4) different supervisors between January and October 2015.

Furthermore, there was a significant amount of discord between Construction Services and CSU about the relevant Work Instruction and the use of HANSEN. Because CSU primarily worked on public-side demolitions, the inspectors had a very different practice. Technically, these demolition jobs had no issued permit, so CSU inspection activity was much more informal and unregulated.<sup>20</sup> The Construction Services group of inspectors, however, followed the more formal Work Instruction. Both groups, CSU and Construction Services, felt that their respective inspection process was superior.

When CSU took over all private demolition inspections, the Work Instruction was provided to the six CSU inspectors. But, according to those in the unit at the time, there was never any training or thorough explanation of the Work Instruction’s series of inspections. Many supervisors felt strongly that the Work Instruction was too cumbersome and unsuited for demolition, so they placed very little emphasis on this document.

Most of the CSU inspectors also reported significant confusion about the Work Instruction<sup>21</sup> – mainly because they received no explanation and the titles of the inspections in the Work Instruction were

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<sup>17</sup> Some ID and/or Unsafe properties are at severe risk of collapse and require demolition as a matter of public safety. If the owner is either unavailable or unwilling to perform a needed demolition, the City will hire its own contractor to conduct the demolition in the interest of protecting the community. Because these demolitions are performed by City contractors, L+I has taken the position that they do not require actual permits. These demolitions are, however, still inspected by L+I personnel assigned to CSU.

<sup>18</sup> In addition, CSU inspectors have emergency and complaint response duties, and they are responsible for all “Make Safe” permits.

<sup>19</sup> Many CSU inspectors had inactive or absent UCC certifications. Before April 2014, CSU conducted relatively few inspections associated with open permits. Because the CSU inspectors were not working on permit matters prior to April 2014, L+I asserted that UCC certifications were not required for this group of inspectors.

<sup>20</sup> This is not to say that CSU inspections of public demos were insufficient and/or less thorough. Rather, L+I took the position that, because there were no permits, the technical demolition inspection regulations were not strictly applicable in the context of the Master Demo Program.

<sup>21</sup> During OIG interviews for this audit, some CSU inspectors stated that they never read and/or saw the Work Instruction at any time prior.

somewhat misleading.<sup>22</sup> As a result, CSU inspectors and supervisors generally continued to inspect private-permitted demolitions in the same manner that they did for public demolitions, disregarding the Work Instruction's rigid approach.

**ISSUE 3: Detrimental Changes to Organizational Structure**

There was an apparently sound substantive rationale to centralize all demolition inspections within CSU – the inspectors in that unit had more relevant experience in the field. But, there were at least two operational issues that had negative effects on the demolition inspection process overall. First, CSU was not in a position to assume the additional workload at that time. There were too few inspectors to cover the new permit work, and the current CSU inspectors had unanticipated UCC certification issues. The influx of new inspectors helped, but it also eradicated the policy rationale behind the change in the first place. Second, because Construction Services had different inspection practices than CSU, the Work Instruction was devalued to such an extent that it became almost irrelevant to fieldwork. There was no apparent explanation, no training and no attempt to ensure consistency as the private demolition work transferred from Construction Services to CSU.

**F. HANSEN & Inspection Entries**

Finally, no analysis of L+I's inspection activity can be complete without a thorough discussion of HANSEN, the department's central database. L+I employees use this system to issue permits and licenses, monitor individual cases, issue violations and track a wide variety of departmental data. Essentially, all L+I activity requires HANSEN and should be documented in the system.

With regard to demolition permitting and inspection, HANSEN operates along a specific thread. When a contractor is granted a demolition permit for a private project, L+I Plans Examiners create a permit thread in HANSEN associated with the address of the property. Automatically, HANSEN generates different inspection entries that are tied to the permit. The permit is assigned to an inspector in CSU, who then must address each of the different pre-generated inspection entries.

Initially, for all demolition permits, HANSEN automatically generated entries for the exact Work Instruction inspections: initial; under-slab/floor; framing/close-in; prefinal/wallboard; and final. When the Work Instruction was first issued, HANSEN was programmed in precise alignment.<sup>23</sup>

After the reassignment of all demolition inspections to CSU in April 2014, HANSEN was apparently re-programmed.<sup>24</sup> Now, for some private demolition permits, HANSEN generates a series of inspection entries that is quite different from the Work Instruction: "initial, prefinal, test-pit, final."

<sup>22</sup> For example, there are no technical "framing", "under-slab" or "wallboard" processes in demolition.

<sup>23</sup> This is the reason for the misleading titles of the Work Instruction inspections. After the Market Street collapse, HANSEN had to be re-programmed to match the new demolition inspection process. The programmers borrowed titles from existing HANSEN inspection entries used in the construction context: "under-slab;" "framing;" etc.

<sup>24</sup> It is unclear who initiated this change, but it is most likely related to CSU's rejection of the Work Instruction.



Strangely, for some demolition permits associated with “Imminently Dangerous” or “Unsafe” buildings, the Work Instruction inspection entries appear. But for others, HANSEN generates different inspections altogether, as shown in Table 3.

This idiosyncrasy is extremely important when evaluating the inspectors’ activity in the field because HANSEN is the inspectors’ primary source of direction with regard to the particular set of inspections that are “required” for each permit.

**Table 3: HANSEN-Generated Demo Permit Inspections by Building Type**

<i>Select ID/Unsafe Properties<sup>25</sup></i>	<i>Other Properties</i>
CSU_INITIA	PRI_INITIA
CSU_SLAB	PRI_PREFIN
CSU_FRAME	PRI_TSTPIT
CSU_PREFIN	PRI_FINAL
CSU_FINAL	

Inspectors can add their own inspection entries, like discretionary inspections, as the project progresses. But they generally follow the pre-generated series tied to the permit in HANSEN. The way the system operates, the inspectors are tasked with *responding* to the inspection entries that HANSEN calls for. Before the permit can be closed or “finalized,” each of these pre-generated inspections must be resolved in HANSEN. Otherwise, the permit will remain open and impact other threads or workflows associated with the same property address.<sup>26</sup>

For each inspection entry on the permit, the inspector can select one of the following resolutions: passed, failed, waived, or closed. Generally, a “passed” or “failed” entry reflects that the inspection was performed with the corresponding outcome. A “waived” entry can be used to reflect that the inspection was not performed because it was not necessary or impossible. And, a “closed” entry is intended to reflect that the inspection was scheduled but never performed. In addition to the resolution, inspectors can enter text comments to provide a specific narrative for any given inspection entry.

Unfortunately, there has been significant confusion about the proper use of these designations – particularly with regard to difference between a “passed” and “waived” inspection entry. Most of the inspectors reported that, at some point, L+I supervision instructed them to avoid “waived” entries altogether.<sup>27</sup> Inspectors, then, would simply mark “passed” for a wide variety of HANSEN inspection entries that never actually took place, either because they were impossible to perform or inapplicable to the project.<sup>28</sup>

For example, if the permit called for the demolition of a small, freestanding one-story garage with no underground foundation, the inspector would “pass” all of the inspections that were inapplicable to the project, like those associated with an unnecessary backfilling process (test-pit and/or prefinal).

<sup>25</sup> These inspection entries do not appear for all ID or Unsafe properties.

<sup>26</sup> For example, HANSEN will not allow Certificates of Occupancy to be issued for new construction unless all of the other open permits – like demolition – have been properly completed and closed.

<sup>27</sup> This was apparently the department’s response to a number of public reports that were critical of the high percentage of “waived” inspection entries. See, e.g., Office of the Controller, *L+I Performance Audit of Oversight for Private Property Demolitions* (May 2014).

<sup>28</sup> Some inspectors would add substantive comments to clarify.

This practice, known as “stacking inspections,” also makes it appear as if many inspections were conducted on the same day. HANSEN records the date that the inspector entered a resolution in the system, not necessarily the date the inspection was performed.

In recent months, new CSU supervision has made an attempt to gain consistency in the inspectors’ use of HANSEN. But, as demonstrated in later sections of this report, it is clear that the inspectors have had very little uniform guidance on the proper use of the system.

**ISSUE 4: Inconsistent Use of the HANSEN Database**

Without question, HANSEN is an older system that is rather complicated and difficult to use. HANSEN’s functionality also obscures the analysis of L+I’s actual inspection activity. But, it must be used consistently across the department, otherwise the demolition inspection process is compromised. Right now, there are two serious issues with the department’s use of HANSEN: *(i)* it is misaligned with L+I’s underlying guidance on demolition inspections; and *(ii)* the inspectors are not using the system in a standardized manner. HANSEN erratically populates inspection entries, which the inspectors incorrectly address.



### III. FINDINGS

The OIG examined all private demolition permits<sup>29</sup> that L+I issued and closed between January 1, 2015 and October 8, 2015. According to HANSEN, exactly 100 demolition permits fit this criteria.<sup>30</sup> For each of the 100 permits, the OIG obtained all HANSEN records,<sup>31</sup> including the inspection details and comments. OIG personnel assembled this information and then interviewed the available CSU inspectors who made entries.<sup>32</sup> Each inspector was questioned about every inspection entry that he made.

This section presents the findings of the OIG's review in two parts. Part A outlines the overall inspection data, noting the numbers, types and outcomes of all inspections conducted. Part B presents ten (10) trends that emerged from the data and the inspectors' statements, including high numbers of permits with: (i) no recorded inspections during demolition (55%); (ii) work that began prior to the initial inspection (53%); and (iii) one or more improperly passed entries (57%). Ultimately, this audit determined that L+I properly administered the inspection process in a total of 22 out of 100 permits.

#### A. Overall Inspection Data

In total, L+I inspectors recorded 585 inspections<sup>33</sup> across the set of 100 permits – an average of 5.85 inspection entries per demolition. Table 4, below, presents the inspectors' collective activity by inspection type and outcome.

**Table 4: Inspection Outcome by Type**

Inspection Type <sup>34</sup>	Count	Passed <sup>35</sup>	Failed	Waived	Closed <sup>36</sup>	No Comments
Initial	115	113	2	0	0	36
Under-Slab/Floor	3	3	0	0	0	1
Framing/Close-In	5	5	0	0	0	1
Prefinal	116	105	2	9	0	34
Test Pit	76	68	0	8	0	21
CSTF	145	105	10	3	27	21
Discretionary	22	21	0	1	0	4
Final	103	103	0	0	0	41
<b>Total</b>	<b>585</b>	<b>523 (89.4%)</b>	<b>14 (2.4%)</b>	<b>21 (3.6%)</b>	<b>27 (4.6%)</b>	<b>159 (27.2%)</b>

Before moving on to a more detailed analysis, the simple snapshot data in Table 4 is illustrative of at least three noteworthy issues in L+I's inspection practice.

<sup>29</sup> For complete demolition, not partial or interior demolition.

<sup>30</sup> All of the demolition permits referenced in the *Philadelphia Inquirer* article were included in this set.

<sup>31</sup> This review did not include HANSEN data from other threads associated with the same address, such as case (ID) activity and/or service requests, etc. The OIG limited its inquiry to demolition permit inspections only.

<sup>32</sup> The OIG interviewed 17 of the 19 CSU inspectors who made entries – two were unavailable for interviews.

<sup>33</sup> This figure is limited to inspection activity associated with the HANSEN demolition permit thread. It does not include inspections and/or site visits that may have been recorded under alternate threads for the same property, such as violations/cases, service requests, etc. Also, the total number of inspection entries does not include demo-posting or permit expiration reminders recorded in HANSEN.

<sup>34</sup> According to HANSEN's categorization.

<sup>35</sup> And/or partially passed inspections.

<sup>36</sup> And/or no entry.

First, there are strikingly few under-slab/floor and framing/close-in inspections (3 and 5 respectively). Without any deeper analysis, these figures clearly show that the department's general practice is not fully consistent with the Work Instruction's series of demolition inspections. HANSEN is generating these inspection entries for a very small subset of permits and inspectors are, therefore, conducting a different process in the field. This fact is further evidenced by the relatively high numbers of test pit, CSTF and discretionary inspections – all of which are not addressed in the department's formal guidance on demolition inspections.

Second, over 27% of the inspection entries did not have corresponding comments in the HANSEN database. Although inspectors are not required to enter a narrative for every inspection, comments are essential to protect the integrity of the official record. Without corresponding comments, it is very difficult for supervisors, administrators and others who review this data to get a complete picture of the inspector's activity. A very brief substantive explanation in HANSEN can eliminate confusion and any suggestion of error or wrongdoing.

Third, the overall rate of passed inspections (89.4%) is very high. The following subsection addresses this issue in greater detail, but after speaking with the inspectors it is clear that this figure is not reflective of the actual percentage of inspections that were performed in the field with positive results. The disproportionate number of passed inspections is mostly due to inconsistent guidance and the inspectors' widespread misunderstanding of the designation. For a large number of properties, inspectors passed inspections that should have been waived or failed.

## B. Inspection Trends & Issues

This audit identified a set of ten (10) different characteristics, trends and/or issues associated with the inspectors' activity. All of these trends are not necessarily negative, but they are included to provide clear context and an accurate picture of L+I's true inspection practice. Table 5 presents each trend and the corresponding number (%) of permits that displayed that trend.

**Table 5: Inspection Trends**

Inspection Trend	Number of Permits (%) <sup>37</sup>
All Work Instruction Inspections <sup>38</sup>	3(%)
No Recorded Inspections During Demolition <sup>39</sup>	55(%)
Demolition Started Before Initial Inspection	53(%)
Reported Inspections Not Entered in HANSEN <sup>40</sup>	24(%)
Two or More Inspections Passed Same Day <sup>41</sup>	72(%)
Three or More Inspections Passed Same Day <sup>42</sup>	45(%)
Inspections by 2 or More CSU Inspectors	35(%)
Inspections by 3 or More CSU Inspectors	5(%)
One or More Improperly "Passed" Inspections	57(%)
Citation / Violation Issued <sup>43</sup>	23(%)
<b>No Inspection Issues</b>	<b>22(%)</b>

<sup>37</sup> Any given permit could fall into one or more of the categories.

<sup>38</sup> Initial, Under-Slab/Floor, Framing/Close-In, Prefinal, Final.

<sup>39</sup> CSU demolition inspections only, not including CSTF.

<sup>40</sup> Inspector reported visiting the demolition site without making a corresponding entry in HANSEN.

<sup>41</sup> CSU demolition inspections only, not including CSTF.

<sup>42</sup> CSU demolition inspections only, not including CSTF.

<sup>43</sup> Including failed demolition permit inspections, CSTF citations/violations and other Building Code violations.



For selected statistics, the following subsections address: (i) the basic method of calculation; (ii) other statistics that may impact or help frame interpretation; (iii) the general significance; and (iv) potential causes. Some related statistics are grouped together, and where helpful, specific examples are also included.

**1. Permits with All Work Instruction Inspections: 3%**

Only three of the 100 permits had completed HANSEN entries for all five Work Instruction inspections: initial; under-slab/floor; framing/close-in; prefinal; and final. Of these three demolitions, two were previously classified as “Unsafe” and one was classified as “Imminently Dangerous” (249 S. 52<sup>nd</sup> Street, “The Ice House”).

As noted earlier, HANSEN only generates these inspection entries in a very small number of demolition permits. Therefore, this statistic is only a measure of HANSEN’s inconsistent instructions to the inspectors – it is not necessarily indicative of permits that had no inspection issues whatsoever.<sup>44</sup> The low number of Work Instruction inspections is important to demonstrate a severe misalignment in the inspection process overall. The Work Instruction is the department’s only formal guidance on the demolition inspection process. In fact, each and every demolition permit specifically references these inspections as “required.” But as demonstrated here, L+I is following the precise letter of that instruction in an astoundingly low percentage of private demolitions.

This is consistent with the inspectors’ OIG statements. Very few CSU inspectors conveyed a clear understanding of the Work Instruction, and some even stated that they had never read or seen the document prior to this inquiry. The few inspectors who were assigned to CSU in April 2014, when the unit assumed all private demolition permits, reported that the department never held any substantive training and never explained the underlying process. As a result, CSU’s general inspection practice is very different.

Most inspectors described their process as follows: an initial inspection prior to demolition to go through the site safety plan; then one or more unstructured and often undocumented site visits to check on the project; then a final visit to view waterproofing measures, perform a test pit (if applicable) and ensure proper grading – all at the same time. Inspectors would sporadically update HANSEN and often finalize all entries after everything was completed – “passing” inapplicable or impossible inspections as an administrative step just to close the permit.

The data trends in Tables 4 and 5 confirm this general practice. Test pit inspections were performed at a significant rate, despite their absence from the Work Instruction. In 24% of permits, the inspectors reported site visits that were not recorded in HANSEN. Most permits had two or more inspection entries completed on the same day (72%) and many had three or more completed on the same day (45%).<sup>45</sup> And, over half of the permits (57%) had at least one inspection entry that was mischaracterized as “passed.”

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<sup>44</sup> In fact, the two “Unsafe” properties had significant other inspection issues, including one or more improperly passed inspections.

<sup>45</sup> These figures are not necessarily indicative of a problem, it is certainly possible to conduct more than one inspection in a single day. This data is significant, however, to the extent that it demonstrates how the inspectors actually use HANSEN to complete inspection entries.

## 2. *Permits with No Recorded Inspections During Demolition: 55%*

In 55 of the 100 demolition permits CSU inspectors recorded no HANSEN entries simultaneous to the contractor's work. For each of these properties, the contractor completed full demolition of the building between L+I's recorded site visits or prior to the assigned inspector's first inspection.

It is important to note that for at least 20 of these demolitions, there was nothing that the inspector could have done to be present during the project. These demolitions were conducted prior, or simultaneous, to the issuance of the permit, including five emergency demolitions of "Imminently Dangerous" or "Unsafe" properties. And, in 18 out of these 55 buildings (33%), inspectors reportedly conducted site visits without making official entries in HANSEN. Many of these inspectors claimed to have observed significant portions of demolition without documenting their actions in the system.

This statistic is still, however, indicative of a larger problem – poor timing. If the inspector and contractor are not closely coordinated, it is very difficult for the inspector to actually observe the contractor at work, especially if the building is relatively small and the demolition can be completed in a day or less. CSU's heavy workload and the high number of reassignments (35%) further impede the inspectors' ability to observe every private demolition in progress, as shown in the examples below.

### *Example 1 – Permit No. 586372*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	3/10/2015	PRI_INITIA	Passed	[N/A]
INS 2	9/14/2015	PRI_TSTPIT	Passed	The property is slab on grade, no fill was used. There is no basement.
INS 2	9/14/2015	PRI_FINAL	Passed	Demolition complete prior to permit being assigned to me
INS 2	9/15/2015	PRI_PREFIN	Passed	Demolition complete prior to permit being assigned to me

In Example 1, the permit was initially assigned to Inspector 1, who conducted an initial inspection on 3/10/2015. At that time, the contractor had not yet started demolition of the property. Then, after the permit was reassigned to Inspector 2, there was no recorded inspection until six months later. By that time, the project was fully completed. Inspector 2 performed the final inspection and passed the remaining HANSEN entries in order to close the permit.<sup>46</sup>

### *Example 2 – Permit No. 595186*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	5/18/2015	PRI_INITIA	Passed	site safety plan meeting[...]
INS 2	7/8/2015	PRI_TSTPIT	Passed	Test pit dug. Located sewer lateral. Notified contractor to cement and cap.
INS 2	7/30/2015	PRI_FINAL	Passed	[N/A]
INS 2	7/30/2015	PRI_PREFIN	Passed	Demolition completed and lot graded[...]

<sup>46</sup> Notably, Inspector 2 also passed a test pit inspection that was never performed, commenting that the property was "slab on grade." And, Inspector 2 also disposed of the prefinal inspection, which was impossible to perform at that time, *after* the recorded final inspection.

Again, in Example 2 the reassignment of the permit to Inspector 2 hampered L+I's ability to view demolition in progress. By the time Inspector 2 arrived at the site, demolition was already completed and there was no opportunity to observe previous steps. Given the scheduling problem, this example shows the importance of test pit inspections. Test pits do not depend as heavily on timing; they can be performed after demolition to verify that the contractor used appropriate fill material. After the test pit, Inspector 2 passed the remaining inspections to finalize and close the permit.

### 3. *Permits with Demolition Started Before Initial Inspection: 53%*

In 53 of the 100 permits, the OIG analysis determined that the contractor began demolition prior to the initial inspection. Again, there were a significant number of demolitions that were conducted prior, or simultaneous, to the issuance of the permit, including several emergency demolitions that demanded immediate action.

In the remaining cases, the contractor did not wait for an initial inspection with L+I before beginning work. In 17 of these, L+I issued some form of a citation/violation to the contractor for doing so, including 9 cases where the contractor was suspended. Still, there were a significant number of demolitions (at least 15) where the project began without an appropriate inspection and the contractor was not held accountable. This is a problem if L+I is to exercise control over the private demolition sector.

When questioned about this issue, most of the inspectors pointed to internal reassignment as the primary reason that the contractor was not cited for failure to schedule an initial inspection.<sup>47</sup> In several cases, demolition permits were reassigned to new inspectors who had very little familiarity with the specific project. So, when they learned that the contractor began demolition before the initial inspection, they were uncertain if the prior inspector had been notified. Example 3, below, is one such case.

#### *Example 3 – Permit No. 576535*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	4/16/2015	PRI_POSTDE	Passed	[N/A]
INS 2	5/13/2015	PRI_INITIA	Passed	Site is fenced and secure. Demo is under way[...] Appears work is being completed in a workmanlike manner.
INS 2	5/21/2015	PRI_PREFIN	Passed	[N/A]
INS 2	5/26/2015	PRI_TSTPIT	Passed	[N/A]
INS 2	5/26/2015	PRI_FINAL	Passed	[N/A]

In Example 3, Inspector 1 was initially assigned the permit and visited the site on 4/16/2015 to post the required notices of demolition. One month later, after the permit was reassigned to Inspector 2, he passed the initial inspection even though the contractor was already in the process of demolishing the building. Inspector 2 chose not to cite the contractor because he was unsure if Inspector 1 permitted work to proceed. Inspector 2 saw the job in progress and believed it to be in accordance with the site safety plan, so he took no enforcement action.

<sup>47</sup> In five cases the inspector gave the contractor permission to begin prior to a formal initial inspection. The projects were small and the inspector was familiar with both the site and the contractor. In an effort to save time, the inspector allowed the contractor to begin work until he/she could arrive for a walk-through at the site.

#### 4. *Permits with Citations / Violations Issued: 23%*

Closely related to the previous statistic, in 23 out of 100 permits inspectors issued at least one citation. Interestingly, however, CSU inspectors failed only four (4) inspections out of the total 585 conducted.<sup>48</sup> This is not necessarily a problem, as long as all violations of the Building Code are addressed. But, given the number of other citations, it seems that the rate of failed inspections is disproportionately low.

As it is currently designed, the demolition contractors carry the bulk of the responsibility to ensure that the inspection process is conducted properly.<sup>49</sup> Timing is important, and if contractors fail to alert L+I as their projects progress, many inspections will be missed. This is true even if the contractor is professional, upright and in complete compliance with the Building Code. With such dependence on inspection scheduling, failed inspections are an important enforcement tool to ensure that contractors are actually respecting the inspectors' need to view the project at different stages.

Most of the inspectors were somewhat reluctant to fail an inspection, citing problems with the scheduling mechanism and a certain level of comfort with the project and the contractor.<sup>50</sup> In cases where an inspector identified an issue with the project, he generally chose to issue an independent citation but pass the demolition permit inspection, as in Example 4.

##### *Example 4 – Permit No. 603397*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	4/28/2015	PRI_INITIA	Passed	[N/A]
INS 2	5/26/2015	PRI_PREFIN	Passed	Site is secure and joist pockets are filled but slab must [be] broken, water proofing [must be] completed along with stucco and barge board
INS 2	6/11/2015	PRI_TSTPIT	Passed	Site has been left as request by owner[...] I am closing demolition permit
INS 2	6/11/2015	PRI_FINAL	Passed	[N/A]

In Example 4, Inspector 2 passed three different inspections but noted that the site was not properly waterproofed. Rather than fail one or more inspections until the appropriate steps were taken, the inspector chose to write an independent "Unsafe" violation for the property to account for the lack of waterproofing/stucco. Then, he passed all of the inspections associated with the demolition permit thread in HANSEN. Ultimately, the issue was addressed, but the permit record was inconsistent with other HANSEN threads.

#### 5. *Permits with One or More Improperly Passed Inspections: 57%*

In 57 out of 100 permits, the assigned inspector improperly passed at least one inspection that should have been either waived or failed. This is by far the most significant finding of this audit, and this discrepancy is likely the underlying cause of any suggestion of wrongdoing on the part of L+I personnel.

<sup>48</sup> This figure does not include the 10 failed CSTF inspections. See Table 4, p. 11.

<sup>49</sup> See Philadelphia Administrative Code §§ A-402.1, A-402.8.

<sup>50</sup> In the City of Philadelphia, there are relatively few demolition contractors. CSU inspectors quickly become familiar with the different companies and their reputations for safe workmanship.

Example 4, above, is one such case. When Inspector 2 conducted his prefinal inspection, the necessary waterproofing was not in place. The “Unsafe” violation may have been appropriate, but at least one demolition permit inspection should have been failed as well because the building was not in compliance.

Most of the “pass” errors, however, were due to impossible and/or inapplicable inspections that the inspector could not perform as a result of the building type or timing problems. Rather than waive these inspections, most inspectors passed them in an effort to move the permit forward. Some used comments to clarify their decisions, others did not.

*Example 5 – Permit No. 573349*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	1/21/2015	PRI_INITIA	Passed	
INS 1	2/5/2015	PRI_TSTPIT	Passed	slab no test required
INS 1	2/9/2015	PRI_PREFIN	Passed	
INS 2	5/11/2015	PRI_FINAL	Passed	[N/A]

Inspector 1 in the above example passed the test pit inspection on 2/5/2015. But, he also noted that the building had no below-ground foundation (“slab”). A test pit would be wholly inapplicable to such a project, where the contractor did not backfill an exposed cellar cavity. Rather than pass the entry, which would indicate that a test pit was actually performed with acceptable results, Inspector 1 should have waived this inspection entry in HANSEN to properly document that it was not necessary.

*Example 6 – Permit No. 578676*

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	5/12/2015	PRI_INITIA	Passed	All demolition work completed by a licensed and insured contractor in compliance with all codes and regulations. New Construction is underway.
INS 1	5/12/2015	PRI_PREFIN	Passed	[same comment]
INS 1	5/12/2015	PRI_TSTPIT	Passed	[same comment]
INS 1	5/12/2015	PRI_FINAL	Passed	[same comment]

In Example 6, the assigned inspector passed all inspections, noting that demolition was already complete upon his arrival. During his interview, Inspector 1 stated that by the time he was able to first visit the property, the contractor had already completed the entire demolition project.<sup>51</sup> Because of this poor timing, the inspector was unable to conduct any inspections other than the final.<sup>52</sup> But, he had to address the remaining HANSEN entries and chose to use the pass designation for each.

<sup>51</sup> This inspector further stated that he was unable to address this permit in a timely manner because he was assigned to court duties shortly after the permit was issued.

<sup>52</sup> The final inspection – to ensure proper grading at the site – is always applicable and always able to be completed regardless of inspection scheduling.



The bulk of these inspections should have been waived – they were impossible to conduct given the inspector’s timing. The “passed” entries may be misleading, but there is no apparent intent to conceal anything given Inspector 1’s comments and CSU’s general practice at the time.

Example 6 also demonstrates why there was such a high rate of permits with multiple inspection entries completed on the same day (72%). Inspectors generally address multiple HANSEN entries all at once. And, when inspections were inapplicable, the inspectors simply passed or “stacked” the remaining inspections. This practice gives the outward impression that multiple inspections were performed at the same time.

**Example 7 – Permit No. 579918**

Inspector	Date of Entry	Inspection Type	Outcome	Comments
INS 1	5/12/2015	PRI_INITIA	Passed	All demolition work complete.
INS 1	5/12/2015	PRI_PREFIN	Passed	[same]
INS 1	5/12/2015	PRI_TSTPIT	Passed	[same]
INS 1	5/12/2015	PRI_FINAL	Passed	[same]

In Example 7, the demolition contractor completed all the work without a permit. The contractor was cited and later suspended as a result. But, Inspector 1 still had to address the HANSEN entries associated with a retroactively-issued permit. So, he “stacked” all of his entries – passing everything on the same day. Without additional context, an examination of HANSEN’s permit thread suggests error or wrongdoing – it would be impossible to actually perform all of these demolitions in one day. But other than the final, none of these inspections actually took place in the field. Inspector 1 should have used the waived designation and added more clarifying comments about the project.

When OIG personnel questioned CSU inspectors about the proper use of the “passed” and “waived” designations, most reported inconsistent guidance from supervisors and managers at L+I. In fact, a significant number of CSU inspectors stated that, at one time, they were given specific instructions “never to waive anything.” Apparently, this was the department’s reaction to some negative reports about high rates of waived inspections.<sup>53</sup>

Furthermore, between January and October 2015 CSU had four different supervisors. Each had a different position on the use of “pass” and/or “waive,” so the inspectors were highly inconsistent across the unit. In recent months, the current CSU supervisor has addressed this practice and attempted to clarify the appropriate use of HANSEN.

**6. Permits with No Inspection Issues: 22%**

With all of the different issues and discrepancies uncovered in this review, it is very difficult to gain an accurate picture of the inspectors’ collective activity in the field. First, HANSEN does not properly track the Work Instruction, so the department’s formal guidance on the so-called “required” inspections cannot be effectively applied to this sample. Second, the inspectors’ widespread misuse of the “passed” designation makes it very difficult to determine what inspection steps were actually performed. Third,

<sup>53</sup> See, e.g., Office of the Controller, *L+I Performance Audit of Oversight for Private Property Demolitions* (May 2014).

proper administration of the demolition process depends heavily on close timing and the inspection scheduling mechanism. With so many personnel shifts and inaccurate records, it is not possible to determine which scheduling problems were due to L+I's personnel decisions and which were due to the contractor's failure to schedule an inspection.

But, in an effort to provide clarity to a muddled problem, this audit has determined that the overall rate of properly inspected private demolition permits is roughly **22%**.

To calculate this figure, a qualifying permit must have had no improperly passed inspection entries, leaving a possible 43. Then a qualifying permit must have fallen into one of the following two sub-categories: (i) at least one inspection was conducted during demolition and demolition did not begin prior to the initial inspection (12 permits); or (ii) demolition began prior to the initial inspection but the contractor was appropriately cited or it was an emergency demolition of an ID or Unsafe building (10 permits).

**22 %** Total Percentage of Demolition Permits with  
a Properly Administered Inspection Process

The remaining 78% of permits, therefore, displayed one or more of the following characteristics: (i) at least one misclassified inspection entry; (ii) no recorded inspections during demolition; and/or (iii) demolition that began before the initial inspection without a corresponding enforcement action or sufficient emergency justification.

It is important to note that this figure is not evidence of any misconduct or wrongdoing on the part of anyone at the Department of Licenses + Inspections. This audit did not uncover any suggestion of intentional misrepresentations or altered information, as the *Philadelphia Inquirer* article inferred.

Rather, this low percentage of properly administered demolition inspections is more indicative of a failure to meet the organizational challenges presented by the demolition inspection task. It is the apparent result of: (i) misaligned internal standards; (ii) an inadequate method of scheduling inspections; (iii) poor distribution of work; and (iv) inconsistent and faulty use of HANSEN. These issues must be addressed before the department can effectively use the new inspection process to better control the private demolition sector.

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million, and the number of people aged 75 and over has increased from 4.5 million to 6.5 million (Office for National Statistics 2000). The number of people aged 65 and over is projected to increase to 16.5 million by 2020, and the number of people aged 75 and over to 8.5 million (Office for National Statistics 2000).

There is a growing awareness of the need to address the needs of older people, and the need to ensure that they are able to live independently and actively in their own homes. This is reflected in the UK Government's White Paper on 'Ageing Better' (Department of Health 1999), which sets out a vision of a society in which older people are able to live independently and actively in their own homes, and to participate fully in the life of their communities. The White Paper also sets out a number of key objectives, including the need to ensure that older people have access to the services and support that they need to live independently and actively in their own homes.

One of the key objectives of the White Paper is to ensure that older people have access to the services and support that they need to live independently and actively in their own homes. This includes the need to ensure that older people have access to the services and support that they need to live independently and actively in their own homes. This includes the need to ensure that older people have access to the services and support that they need to live independently and actively in their own homes.

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#### **IV. RECOMMENDATIONS**

Moving forward, to be in a stronger position to administer the demolition inspection process, L+I must retrace the sequence of events that caused the current deficiencies.

First, the Work Instruction is not cleanly suited to *all* demolition inspections. It is rigorous and well-conceived in certain contexts, but it leaves too many facets unaddressed and open to interpretation. Specifically, it is not flexible enough to account for the great variety in demolition and the unique timing challenges that inspections present. This confuses those who are tasked with carrying out the process – the inspectors need more standardized guidance and training on what to do when the Work Instruction does not fit.

Second, HANSEN is not programmed to be consistent with official guidance, likely because of infighting between CSU and Construction Services. Even if the Work Instruction has interpretive questions, it makes little sense to have any formal guidance on the “required” demolition inspections if HANSEN itself is going to deviate. By pre-generating a different set of inspection entries, HANSEN virtually ensures capricious application of the inspection process. Thus, anyone who attempts to take the Work Instruction and apply it to the data in HANSEN will be severely deceived.

Then, when this information is filtered down to the CSU inspectors through HANSEN, they use the system incorrectly. The inspectors misclassify inspections as “passed” at a troubling rate, often do not enter substantive comments, fail to document inspection activity and complete most of their HANSEN entries after-the-fact. From inspector to inspector, HANSEN practices are wildly inconsistent as a result of disjointed supervision and no apparent emphasis on standardized record-keeping.

Finally, the CSU inspectors are left on their own to manage a heavy workload and inspection scheduling that requires intricate coordination. The unit was severely understaffed when it first assumed all private demolition permits, and it underwent several personnel shifts in the inspector and supervisor ranks during the time period at issue in this audit. Obviously, some demolition permit inspections were going to suffer as a result.

Together, these factors created the current inspection environment at L+I – a low rate of acceptable permit inspections (22%), and high rates of pass/waive errors (57%) and missed demolitions (55%). To reverse this trend, the department must: (i) update the Work Instruction; (ii) re-program HANSEN to align with the revised regulations; (iii) standardize the inspectors’ use of HANSEN; (iv) improve the inspection-scheduling mechanism; and (v) evaluate the current workload and available personnel in order to gain organizational consistency.

#### **RECOMMENDATION 1:     **Revise the Work Instruction and Align HANSEN.****

It is important to note that Work Instruction CS 1314 was issued immediately following the Market Street collapse and has not been updated since. Without a doubt, it has made the demolition landscape far safer, but it must evolve as the department learns more about its application in practice. In general, the department’s written procedure should be revised to provide L+I personnel with more specific guidance about how demolition inspection duties may change depending on the type of structure, the condition of the structure and the contractor’s project timing. At a minimum, inspectors should have clear instructions on how to conduct the inspection process for: (i) small one-story buildings; (ii) unattached structures;

(iii) buildings with no below-ground foundation; (iv) planned new construction; and (v) projects where the inspector may have missed certain steps in the contractor's work. A revised Work Instruction can be flexible enough to help inspectors apply the process to a larger set of demolitions, while still being consistent with the underlying provisions of The Philadelphia Code.

Once the department has a process that can be more widely applied, HANSEN should be programmed to mirror that process. For each and every demolition, both public and private, HANSEN should call for the exact same set of inspections in accordance with the revised Work Instruction. Of course, inspectors will still have to waive certain entries at times, but HANSEN should offer the same underlying framework for every project. Then, inspectors can address HANSEN in a more uniform manner.

**RECOMMENDATION 2: Standardize the Inspectors' Use of HANSEN.**

The inspectors' highly inconsistent use of HANSEN is one of the most significant problems with the inspection process at this time. As a group, they do not document their activity in a standardized manner. This audit has shown that many inspectors misapply the "passed" designation, fail to enter narrative comments, "stack" inspection entries and do not update the system to accurately reflect field activity. These issues make it extremely difficult to interpret the information in HANSEN without additional context.

The department must gain consistency in this area. L+I supervisors and managers should issue formal guidance on the use of HANSEN and thoroughly train all inspectors to use the system in the same way. This training should include specific instructions on the different inspection designations (passed, failed, waived, closed). The department should also emphasize the importance of comments and the inspectors' need to regularly update the system (for *all* field activity) in a timely manner as demolition projects progress.

**RECOMMENDATION 3: Improve the Inspection Scheduling Mechanism.**

Even with more robust guidelines in place, L+I's ability to execute demolition inspections is still heavily dependent on the scheduling process. Unlike construction, demolitions present a unique timing challenge. CSU inspectors must, therefore, be extremely organized and closely coordinated with the contracting community. It is somewhat ambitious to expect individual inspectors with City-wide workloads to manage this delicate process on their own.

Understanding that L+I has limited resources, the department needs to address this issue in some manner. An automated or online scheduling tool would be ideal – contractors could use the site to "call" for inspections. The new eClipse system, which is planned to replace HANSEN in the coming year, apparently has such a mechanism. But in the interim, the department should explore other suitable options to help normalize inspection scheduling. With better control over scheduling, the inspectors can use Code Violation Notices more aggressively to enforce compliance with the entire demolition inspection procedure.

**RECOMMENDATION 4: Evaluate the Workload and Assign Consistent Personnel.**

The decision to reassign all private demolition permits from Construction Services to CSU in April 2014 had a profound impact on the department's inspection practice. The Work Instruction clearly did not

survive this organizational move, and the unit's instability had negative effects on the department's administration of the inspection process.

Now, CSU may be in a far better position to administer all private demolition permits, with many newly hired inspectors. But, this audit has highlighted a clear need for more permanency in personnel and supervision. Given CSU's additional responsibilities, like emergency response duty and the Master Demo Program, L+I should evaluate the unit's ability to effectively perform inspections for private demolitions as well. After such an evaluation, it may prove sensible to move the private demolition permits back to Construction Services where the work can be spread across a greater number of inspectors with smaller geographical territories.

## V. CONCLUSION

The *Philadelphia Inquirer* article reported some significant findings about L+I's inspection of private demolitions. According to the OIG audit, it is true that the department is not closely following its own guidelines – only 22% of sampled private demolition permits had an inspection process that was administered in accordance with L+I's internal written procedure. Importantly, however, this is not due to intentional wrongdoing on the part of L+I personnel. The OIG uncovered no evidence of altered data or deliberate misrepresentations. Rather, despite HANSEN's problems, the department-wide use of the system has proven to be erratic and unreliable.

The conclusions of the anonymous building inspectors who were interviewed for the *Inquirer* article, however, also demonstrate a misunderstanding of L+I's role in the overall demolition landscape. One cannot simply look at the Work Instruction's set of "required" inspections, compare that to the inspectors' recorded activity in HANSEN, and expect to see the same exact series of inspections performed in the field without variation. The demolition inspection process is the department's method of policing the private demolition sector – it is an enforcement scheme that is designed to identify and deter wrongdoing on the contractors' part. L+I's execution of this scheme is, therefore, only one half of the broader picture. The independent actions of demolition contractors have a profound impact on L+I's ability to actually carry out some inspections.

Certainly, the OIG audit has shown that the department must be far more consistent in its administration of the inspection scheme. L+I has to implement a more standardized system that the inspectors can execute in the field with greater uniformity, and this report has identified some of the necessary steps to make this improvement. But moving forward, the City of Philadelphia also has to focus more attention on the other half of the inquiry – the resultant *effect* on the private demolition community. Hopefully, the media, L+I and our City at-large can address this issue as well, in an effort to more broadly evaluate the state of demolition in Philadelphia. Understanding the complete environment is the only way to correct deficiencies and move forward.

It should be noted that the entire Department of Licenses + Inspections was extremely cooperative and committed to an honest and independent OIG review process. This audit would not have been possible without such a resolute effort. L+I is constantly working to improve the quality of services that it provides to the City of Philadelphia, and the OIG will remain available to assist the department in any way possible.





**APPENDIX****Table A1: Documents & Legal Authority**

- Lubrano, Alfred, “What new building inspection guidelines?” *Philadelphia Inquirer*, October 25, 2015
- PA Uniform Construction Code §§ 403.45, 403.64
- The Philadelphia Code, Title 4, Subcode “A”, Chapter 4 – Inspections
- The Philadelphia Code, Title 4, Subcode “A”, Chapter 5 – Violations
- The Philadelphia Code, Title 4, Subcode “B” §§ B-3303, B-3307
- Executive Order 4-13 (June 7, 2013)
- L+I Code Bulletin B-1302R (June 10, 2013; April 1, 2015)
- L+I Work Instruction CS 1314 (June 12, 2013)
- OIG Excel Spreadsheet No. 1 – Permit Detail
- OIG Excel Spreadsheet No. 2 – Analysis of Inspection Activity by Permit

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# What new building inspection guidelines?

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Among Philadelphia job sites where inspectors did not check on demolitions as they were in progress was 131 Shurs Lane in Manayunk, where a VFW hall and a parking lot were taken apart, inspectors said. CLEM MURRAY / Staff Photographer

Alfred Lubrano, Inquirer Staff Writer

LAST UPDATE: Sunday, October 25, 2015, 1:08 AM

### The Inquirer

The city's Department of Licenses and Inspections failed to follow new inspection guidelines in more than 80 percent of private demolitions performed over the last nine months, an analysis of agency records shows.

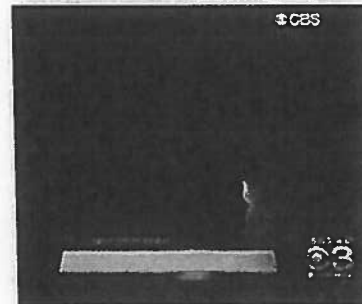
And, people familiar with L&I records say, the agency's database appears to have been altered to show that demolition inspections had occurred when they had not.

In at least one case, records show, the agency's database said five inspections that should have occurred during a demolition were actually conducted four months after the building had been razed.

The new regulations were put in place to improve demolition standards in the aftermath of the Center City building collapse in June 2013, when six people died during a private demolition at 22d and Market Streets

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The demolition contractor, Griffin Campbell, was found guilty Monday of involuntary manslaughter for his role in the collapse. The operator of an excavator on the job previously pleaded guilty to involuntary manslaughter. Twenty civil lawsuits have been filed, with all of them consolidated into a single case scheduled to go to trial next year.

Since the collapse, L&I officials have pledged increased safety and touted improved demolition procedures.

Commissioner Carlton Williams declined to be interviewed for this article, deferring to his chief of staff, Beth Grossman, and Mark McDonald, spokesman for Mayor Nutter.

The Inquirer obtained L&I records of 82 private demolitions for which permits had been issued and finalized between Jan. 1 and Oct. 8, 2015. Of those, 83 percent were not inspected properly, according to two veteran L&I inspectors who examined the records. The inspectors asked not to be identified because they feared reprisal.

Informed of those findings, McDonald said that the inspectors' conclusions were flawed and that they provided "subjective and incomplete information" in an effort to discredit L&I's efforts to improve public safety.

James Dollard, a member of a mayoral commission appointed to examine the agency's handling of the botched demolition that caused the Center City building collapse, decried the missed demolition inspections, saying, "If this occurred in any other city, legal action would have taken place."

Dollard, the safety coordinator for International Brotherhood of Electrical Workers Union Local 98, faulted the agency for what he called its lax oversight of demolitions. "The management mentality of L&I is to bend and break your own rules at will," he said, "and when someone questions it or something goes wrong, just fix it in the computer."

McDonald replied: "If he had concerns regarding the department's operations, those concerns should have been voiced" when he served on the commission.

Asked to comment on the newly discovered problems with demolition inspections, City Controller Alan Butkovitz wrote in an email, "Two years after the deadly collapse, the mayor has not followed through on his promise to put a system in place to make the city safer for demolitions. There are still too many holes and not enough teeth."

Deputy Mayor for Public Safety Everett Gillison called Butkovitz's conclusion "superficial." He added that the city is "safer now than ever before," in part because L&I staffing has increased and workers are "holding property owners accountable for blight."

According to the L&I inspectors who reviewed city records for The Inquirer, just 14 demolitions (around 17 percent) were correctly inspected following new guidelines.

Grossman said she disputed those numbers, but she provided no details.

In 41 cases, no inspections were performed during demolitions, the inspectors' analysis showed. In seven cases, they said, only a partial number of required inspections took place.



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In 12 cases, demolitions were started before an initial inspection and a review of a site-safety plan, as required by new regulations put in place after the fatal collapse, they said.

Contractors are required to alert L&I before demolition work begins. When that does not happen, L&I is supposed to issue stop-work orders and hold administrative hearings to determine why contractors failed to follow rules, inspectors said. That did not happen, they said.

In eight cases, the inspectors said, records show there were technical violations of new demolition inspection regulations.

In addition, new regulations put in place after the collapse called for photos of inspections to be included in the L&I database. The L&I inspectors said they could find no pictures of any of the work - even among the 14 inspections that were inspected correctly.

Grossman declined to address the missing photos.

She said 90 percent of all city demolitions in 2015 - the bulk of them public - had been inspected in accordance with the new demolition standards in the Philadelphia code. According to L&I inspectors, there were 321 public demolitions during the time the 82 private demolitions occurred. They disputed Grossman's assessment that only 10 percent had not been properly inspected.

For public demolitions, which far outnumber private ones, the city hires contractors to take down buildings using taxpayer funds. In those cases, the buildings being razed are considered unsafe, often from long-term neglect, inspectors said.

The Inquirer examined private demolitions in an effort to determine whether new rules put in place after the fatal 2013 collapse during a private demolition were being followed.

The 82 buildings being demolished ranged from one-story garages to a four-story brownstone in neighborhoods throughout the city, inspectors said.

Among the list of job sites where inspectors did not check on demolitions while they occurred was 131 Shurs Lane in Manayunk, where a VFW hall and a parking lot were taken apart, the inspectors said.

L&I records show that a permit to demolish the building was issued on Jan. 5. The demolition occurred later that month or in early February, according to William Pecarsky, owner of Gama Wrecking Inc., the Queen Village company that did the work.

Pecarsky said in an interview that he called for inspections and that he believed an inspector had been on the job during some part of the demolition. He said he believed the agency later "switched inspectors and it [the job] got lost somewhere."

According to city records, no L&I inspector recorded an inspection during the demolition, as the new guidelines require. No pictures were available to be examined in the database, as the guidelines require.

The L&I database shows that five demolition inspections are listed as having been done on May 12, however, nearly five



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months after the demolition was completed, and after new construction started.

"All demolition work was completed by a licensed and insured contractor in compliance with all codes and regulations," one notation reads. "New construction is underway."

These notations were meant to represent that inspections had occurred during demolition - as city regulations require - and not after its completion, inspectors said.

"This is a cleanup," one of the inspectors said. He suggested that the inspector overseeing the project had made those computer entries months after the building was already down to make it appear as if inspections had been done during demolition.

"There is no record of an inspector being there during the demolition," he said.

A former L&I inspector who reviewed the records at The Inquirer's request said that the person assigned to inspect that property, which records show was Shane McNulty, indicated in the record that both the initial inspection and final inspection were done on the same day.

That would not be possible if the inspections were done properly, the former inspector said, since city regulations require an initial inspection to be performed before demolition, and a final inspection to be completed after the building is down.

"When you improperly report that you did an initial inspection the same day as a final, you've falsified the record," he said.

Reached by phone, McNulty declined to comment, saying L&I inspectors are not permitted to speak to reporters.

Asked to comment, Grossman did not respond.

New city regulations require an inspection after every floor of a multi-story building is taken down. There are no notations in the record that floor-by-floor inspections were made during the demolition at the three-story 131 Shurs Lane building.

"I don't believe they did those inspections," Pecarsky, the Shurs Lane contractor, said. He said that was not unusual. As with other projects he has worked on, he said, floor-by-floor inspections were not performed by L&I inspectors, as required. "It doesn't happen," he said.

Asked about 131 Shurs Lane, Grossman wrote that certain demolition inspections, such as checking to see whether a site was graded or a remaining wall stuccoed, are not required when new construction begins immediately after demolition.

While that is true for the few less important inspections, technical safety inspections must still be undertaken while the demolition is in progress to make sure no one gets hurt while walls are coming down, according to five inspectors.

L&I records list McNulty as having performed demolition inspections on other sites, several of them in May, many of them months after the actual demolitions occurred.

For a demolition of a one-story garage at 345 Front St., McNulty wrote four inspection entries on May 5 for a



demolition that inspectors said had been done five months earlier. In a comment, records show, McNulty wrote, "All demolition complete. New construction has started OK to close permit."

That indicates that the initial inspection occurred on the same day demolition was complete, an L&I inspector said.

Without offering specifics, Grossman wrote that the demolition job, like the one on Shurs Lane, was immediately followed by new construction, allowing inspectors to waive certain demolition inspections.

Inspectors familiar with the Front Street demolition said that even the razing of a simple one-story garage requires at least four inspections: the initial, two during demolition, then the final. City records contain no notations showing separate dates for those required inspections, inspectors said.

Other inspectors registered similar patterns. Records show that one inspector, Mike Farley, completed numerous inspections at each of four demolition sites on May 12, the same day McNulty's Shurs Lane demolition inspections are listed as having taken place. Farley indicated that he had inspected 1215 Bainbridge St., 600 N. Fourth St., 613 N. Fifth St., and 1203 S. Clarion St. that day, records show.

Inspectors who examined Farley's records said his notations described a physical impossibility, since the jobs required at least two or more inspections on different days - one before and one after demolition. It would not have been possible, then, for the initial and final inspections to have been done on May 12, they said. And they questioned how he could have done the same inspections at four different sites on May 12.

Farley could not be reached by phone or email for comment. Questioned about his work, Grossman said the properties Farley inspected were one-story buildings, and "this naturally limits the amount of inspections to be performed."

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**§ 403.45. Inspections.**

(a) A construction code official shall perform inspections to insure that the construction complies with the approved permit and the Uniform Construction Code.

(b) Before issuing a permit, a building code official may examine, or cause to be examined, buildings, structures, facilities or sites related to the permit application.

(c) The permit holder or an authorized agent shall notify the construction code official when work is ready for inspection and provide access for the inspection. The work shall remain accessible and exposed for inspection. A construction code official may inspect the construction and equipment only during normal hours at the construction site unless the permit holder or agent requests or agrees to another time. Inspections may be conducted under § 403.86 (relating to right of entry to inspect).

(d) A construction code official shall notify a permit holder if construction complies with the Uniform Construction Code or fails to comply with the Uniform Construction Code.

(e) A construction code official shall conduct a final inspection of the completed construction work and file a final inspection report, which indicates that all of the following areas met Uniform Construction Code requirements after a final inspection of the completed construction work:

(1) General building under § 401.7(6) (relating to certification category specification for building inspector).

(2) Electrical under § 401.7(7).

(3) Plumbing under § 401.7(9).

(4) Accessibility under § 401.7(11).

(5) Fire protection under § 401.7(6).

(6) Mechanical under § 401.7(8).

(7) Energy conservation under § 401.7(10)

(f) A code administrator may act in place of a lumber grading or inspection agency to satisfy the requirements under section 2303.1.1 of the "International Building Code" or its successor code.

The provisions of this § 403.45 amended December 15, 2006, effective December 31, 2006, 36 Pa.B. 7548. Immediately preceding text appears at serial pages (302344) to (302345).

### **Cross References**

This section cited in 34 Pa. Code § 403.102 (relating to municipalities electing to enforce the Uniform Construction Code).

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### § 403.64. Inspections.

(a) A construction code official shall inspect all construction for which a permit was issued. The permit holder shall insure that the construction is accessible for inspection. An inspection does not bar prosecution or other legal action for violation of the Uniform Construction Code.

(b) The permit holder or an authorized agent shall notify the construction code official when work is ready for inspection and provide access for the inspection.

(c) The construction code official shall notify a permit holder if construction complies with the Uniform Construction Code or fails to comply with the Uniform Construction Code.

(d) A construction code official shall make the following inspections and file inspection reports relating to Uniform Construction Code compliance in all of the following areas:

- (1) Foundation inspection.
- (2) Plumbing, mechanical and electrical system inspection.
- (3) Frame and masonry inspection.
- (4) Wallboard inspection.

(e) The construction code official may conduct other inspections to ascertain compliance with the Uniform Construction Code or municipal ordinances.

(f) A construction code official shall conduct a final inspection of the completed construction work and file a final inspection report that indicates compliance with the Uniform Construction Code.

(g) A third-party agency under contract with a permit holder shall submit a copy of the final inspection report to the property owner, builder and the lender designated by the builder.

#### Cross References

This section cited in 34 Pa. Code § 403.61 (relating to residential buildings); 34 Pa. Code § 403.102 (relating to municipalities electing to enforce the Uniform Construction Code); and 34 Pa. Code § 403.103 (relating to municipalities electing not to enforce the Uniform Construction Code).

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The Philadelphia Code

## CHAPTER 4 INSPECTIONS

### SECTION A-401 RIGHT OF ENTRY

**A-401.1 Permit inspections:** Pursuant to Section 5-1004 of the City Charter, the code official shall have the authority to enter at any reasonable time any structure or premises for which a permit has been issued to inspect for compliance with the permit, any construction documents pertinent thereto and the applicable provisions of this code and the technical codes.

**A-401.2 Existing premises:** The code official shall have the authority to enter at any reasonable time any structure or premises to inspect, conduct investigations or survey:

1. To determine compliance with the provisions of this code or the technical codes applicable to the continuing occupancy of premises;
2. When there is reasonable cause to believe that a code violation exists; or
3. To ascertain and cause to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with fire-fighting operations, endanger life or any violations of the provisions or intent of this code, the technical codes or any other ordinance affecting fire safety.

**A-401.2.1 Non-public spaces:** 33 Prior to entering into a space not otherwise open to the general public, the code official shall make a reasonable effort to locate the owner or other person having charge or control of the space or premises, present proper identification and request entry. Failure or refusal by the owner or other person in charge of the space or premises to permit such entry shall constitute a basis for the code official to apply to a court of competent jurisdiction for proper orders authorizing entry.

**A-401.2.2 Access by owner or operator:** Every occupant of a structure or premises shall give the owner or operator thereof, or agent or employee, access to any part of such structure or premises at reasonable times for the purpose of making such inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this code and the technical codes and with any notice or orders issued pursuant thereto.

### SECTION A-402 PERMIT INSPECTIONS 34

**A-402.1 General:** The code official shall conduct inspections as provided in this Section and the technical codes. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code, the technical codes, or of other ordinances. Inspections presuming to give authority to violate or cancel the provisions of The Philadelphia Code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes until approved. Neither the code official nor the City of

Philadelphia shall be liable for expense entailed in the removal or replacement of any material to allow inspection.

**A-402.1.1 Concealed work.** Where any installation subject to inspection prior to use is covered or concealed without having first been inspected, the code official shall have the authority to require that such work be exposed for inspection.

**A-402.2 Preliminary inspection:** Before issuing a permit, the code official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

**A-402.3 Record:** A record of all inspections and violations of this code or the technical codes shall be maintained by the code official.

**A-402.4 Special inspections:** The owner shall provide for special inspections in accordance with the Building Code.

**A-402.5 Final inspection:** Upon completion of the work authorized by the permit and before issuance of the certificate of occupancy or final approval, a final inspection shall be made. All violations of the permit and approved construction documents shall be noted and the holder of the permit shall be notified of the violations. A re-inspection shall be conducted to confirm compliance with all such violations prior to issuance of the certificate of occupancy or final approval. The final inspection shall be performed by persons who are certified in accordance with the regulations of the Commonwealth of Pennsylvania in the categories appropriate for the scope of work to be inspected.

**A-402.6 Approved inspection agencies:** The Department is authorized to accept reports of approved inspection agencies provided such agencies satisfy the Department's requirements as to qualifications and reliability.

**A-402.7 Plant inspection:** Where required by the provisions of the technical codes or regulations, materials or assemblies shall be inspected at the point of manufacture or fabrication in accordance with applicable provisions of the technical codes.

**A-402.8 Inspection requests:** It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code or the technical codes.

**A-402.9 Approval required:** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with the code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

**A-402.10 Required inspections.** Required inspections shall include the following items as they relate to the technical codes. The Department is authorized to conduct additional inspections as determined by conditions and the scope of work.

**A-402.10.1 Building Code.** Specific Building Code inspections include the items included in A-402.10.1.1 through A-402.10.1.9 as applicable to the scope of work.

**A-402.10.1.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

**A-402.10.1.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including subfloor.

**A-402.10.1.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section B-1612.5 of the Building Code shall be submitted to the building official.

**A-402.10.1.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

**A-402.10.1.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**Exception:** Gypsum board that is not part of a fire-resistive assembly or a shear assembly.

**A-402.10.1.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**A-402.10.1.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 of the Building Code and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water heating equipment efficiency.

**A-402.10.1.8 Other inspections.** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Department.

**A-402.10.1.9 Special Inspections.** For special inspections, see Section B-1704 of the Building Code.

**A-402.10.2 Existing Building Code.** The required inspections for compliance with the Existing Building Code are those listed in Sections A-402.10.1.1 through A-402.10.1.9 as applicable to the scope of work.

**A-402.10.3 Fuel Gas Code.** The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections as applicable to the scope of work, and other such inspections as necessary, and shall either release that portion of the construction or notify the permit holder or the permit holder's agent of violations that are required to be corrected. The holder of the permit shall be responsible for the scheduling of such inspections.

1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping is installed and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

2. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

3. Final inspection shall be made upon completion of the installation.

A-402.10.4 Mechanical Code. The inspections required for Mechanical Code compliance are the same as those listed for the Fuel Gas Code in Section A-402.10.3 as applicable to the scope of work.

**Exception:** Ground-source heat pump loop systems tested in accordance with Section M-1208.1.1 of the Mechanical Code shall be permitted to be backfilled prior to inspection.

A-402.10.5 Residential Code. For onsite construction, from time to time the code official, upon notification from the permit holder or the permit holder's agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or the permit holder's agent wherein the same fails to comply with the code. Specific required inspections include those in Sections A-402.10.5.1 through A-402.10.5.5.1 as applicable to the scope of work.

**A-402.10.5.1 Foundation inspection.** Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

**A-402.10.5.2 Plumbing, mechanical, gas and electrical systems inspection.** Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

**Exception:** Ground-source heat pump loop systems tested in accordance with Section R-M2105.1 of the Residential Code shall be permitted to be backfilled prior to inspection.

**A-402.10.5.3 Floodplain inspections.** For construction in areas prone to flooding as established by Table R-R301.2(1) of the Residential Code, upon placement of the lowest floor, including basement, and prior to further vertical construction, the code official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R-R323 of the Residential Code.

**A-402.10.5.4 Frame and masonry inspection.** Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

**A-402.10.5.5 Other inspections.** In addition to the called inspections above, the code official may make or require any other inspections to ascertain compliance with the Residential Code and other laws, rules and regulations enforced by the code official.

**A-402.10.5.5.1 Fire-resistance-rated construction inspection.** Where fire-resistance-rated construction is required between dwelling units or due to location on property, the code official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

**A-402.10.6 Demolition.** 34.1 Specific demolition inspections are included in Sections A-402.10.6.1 through A-402.10.6.5, as applicable to the scope of work.

**A-402.10.6.1 Initial inspection.** The contractor shall schedule an initial inspection with the Department a minimum of 48 hours prior to the start of work. During the initial on-site inspection, the contractor shall be present and conduct a review of the site safety demolition plan with the code official prior to the start of any demolition activity. The contractor shall provide the code official with proof of all utility disconnections. Pedestrian protection required by the Building Code must be in place before the start of work. If adequate pedestrian protection is not in place and any work has commenced, the Department shall issue a Stop Work order which will remain in effect until the necessary pedestrian protections are put in place, inspected and approved by a code official.

**A-402.10.6.2 Floor inspection.** An inspection is required to ensure that the contractor is maintaining all safety measures detailed in the site safety demolition plan and using the means and methods detailed in the plan in a safe and workmanlike manner. A review of the submitted schedule shall be performed on-site by the code official. An inspection shall be required for each floor of the building being demolished. When necessary, an additional inspection may be required to ensure proper drainage of the cellar cavity has been achieved by breaking up the cellar floor.

**A-402.10.6.3 Close-in inspection.** An inspection is required to ensure that any adjacent foundation walls have been properly treated prior to backfilling of any areas below the finished grade. Additionally, the code official shall confirm that the contractor has completed the closing of all openings in any exposed party walls prior to finished treatment.

**A-402.10.6.4 Pre-final inspection.** The pre-final inspection is required to ensure that all improper fill has been removed from the site prior to the backfilling of the cellar cavity.

**A-402.10.6.5 Final inspection.** A final inspection is required to determine compliance of the permitted demolition, and when necessary, to confirm proper grading of the site has been achieved upon completion of the demolition.

## SECTION A-403 COORDINATION OF INSPECTIONS

**A-403.1 Multiple responsibility:** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one official or department is involved, it shall be the duty of the officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the premises shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of a law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction. A department shall not, however, delay the issuance of any emergency orders.

**A-403.2 Jurisdictional cooperation:** The assistance and cooperation of Licenses and Inspections, Fire, Police, Health and all other officials shall be available as required in the performance of duties.

### SECTION A-404 SERVICE UTILITIES 35

**A-404.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code or the technical codes for which a permit is required, until released by the code official.

**A-404.2 Temporary connection.** The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

**A-404.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility services or energy sources to a building, structure or system regulated by the Philadelphia Building Construction and Occupancy Code where it is necessary to eliminate an immediate hazard to life or property. The code official shall notify the serving utility, and wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

A-404.3.1 Connection after order to disconnect. A person shall not make utility service or energy source connections to systems regulated by the Philadelphia Building Construction and Occupancy Code, which have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such systems.

### SECTION A-405 IDENTIFICATION

**A-405.1 Credentials:** The department's employees shall carry proper identification when inspecting structures or premises in the official performance of their duties under this code and the technical codes.

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#### Notes

- 33 Amended, Bill No. 030780 (approved December 31, 2003).
- 34 Amended, Bill No. 030780 (approved December 31, 2003).
- 34.1 Added, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions.
- 35 Added, Bill No. 030780 (approved December 31, 2003).



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## The Philadelphia Code

**CHAPTER 5  
VIOLATIONS****SECTION A-501 GENERAL**

**A-501.1 Unlawful acts:** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another to occupy or permit another person to occupy any structure or equipment regulated by this code or the technical codes, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this code or the technical codes, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code or the technical codes.

**SECTION A-502 NOTICES AND ORDERS**

**A-502.1 Notice of violation:** <sup>36</sup> Whenever the code official observes an apparent or actual violation of a provision of this code or the technical codes or of a permit, certificate or construction document issued thereunder, the code official shall prepare a written notice of violation describing the condition of violation and specifying time limitations not to exceed 30 days for the required correction, discontinuance of illegal action or condition, repairs, improvements or abatement of violation. Where the code official determines that a condition exists which creates a hazard to life or property requiring immediate action, an immediate oral order to repair or otherwise immediately remove the hazard shall have the full effect of the required subsequent written notice of violation.

**A-502.2 Form:** <sup>37</sup> The written notice prescribed in Section A-502.1 shall:

1. Include the address of the premises in violation;
2. Include a description of the violation(s);
3. Include a correction order to eliminate the violation(s); and
4. Include a time limitation for correction of the violation(s).

**A-502.3 Service of notice:** The written notice of violation shall be served upon the owner, owner's agent, occupant or other person responsible for the erection, construction, installation, alteration, extension, repair, removal, demolition, operation or occupancy of a building, structure, equipment or system under violation. If such person is not the owner of the premises where the violation is deemed to exist or to have occurred, a copy of the notice shall be sent by first class mail to the last registered owner of the premises. The failure of the code official to serve any person required herein to be served shall not invalidate any proceedings hereunder as

to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this code or the technical codes.

**A-502.4 Method of service:** A notice of violation shall be deemed to be properly served if a copy thereof is delivered to such persons prescribed in Section A-502.3 by one or more of the following:

1. Personally;
2. By first class mail to the last known residence or business address;
3. By certified or registered mail to the last known residence or business address, return receipt requested;
4. By leaving it in the possession of an adult member of the person's family;
5. By leaving it in the possession of an adult in charge of the premises or persons place of business; or
6. If no address is known or the mail is returned indicating no delivery, a copy of the notice shall be posted in a conspicuous place at the entrance or avenue of access to the premises in violation and such procedure shall be deemed the equivalent of personal notice.

**A-502.5 Date of service:** The date of service shall be the date of personal service, the date of posting, or the date of mailing by first class, registered or certified mail.

### SECTION A-503 PROSECUTION

**A-503.1 Failure to correct:** After the expiration of the time for compliance as stated on the notice of violation, a reinspection shall be made by the code official to determine compliance. If the violation has not been corrected and no appeal is pending, the code official shall institute the appropriate legal proceedings to apply penalties as provided for in this code or for the purpose of ordering the responsible person:

1. To restrain, correct or remove the violation or refrain from any further execution of work;
2. To restrain or correct the erection, construction, conversion, installation, maintenance, repair or alteration of the structure in violation;
3. To require the removal of work in violation; or
4. To prevent the use or occupancy of the premises or structure that is not in compliance with the provisions of this code or the technical codes.

A-503.1.1 Immediate hazard: Notwithstanding the provisions of Section A-503.1, nothing shall prevent the code official from instituting appropriate remedies to protect occupants or the public from conditions which pose an immediate threat to health or safety.

**A-503.2 Abatement of violation:** 37.1 Whenever any violation of this code or the technical codes or any order issued pursuant thereto is not corrected, the department, in addition to invoking any other sanction or penalty shall be authorized to, itself or by contract, correct the violation, charge the costs (including administrative costs) thereof to the violator, and with the approval of the Law Department collect the costs by lien or otherwise.

A-503.2.1 Lack of heat: The department is authorized to purchase and supply fuel on an emergency basis to tenants in dwellings between the months of October and May where the following conditions exist:

1. The owner or operator is required to supply heat under the provisions of the Property Maintenance Code;
2. The heat in the dwelling does not conform to the minimum requirements of the Property Maintenance Code;
3. The owner or operator of the dwelling knows or has reason to know that the heat in the dwelling does not conform to the minimum requirements of the Property Maintenance Code; and
4. The absence of heat creates extreme discomfort, hardship and an imminent peril to health to the tenants which will continue unless fuel is supplied.

If the department purchases fuel on an emergency basis for dwellings, the Law Department is authorized to take appropriate action, in law or equity, to collect the sums expended by the department from the owners or operators. This procedure shall be in addition to any fine, penalty, costs, or other remedy which may be invoked against any owner or operator who violates the minimum heat requirements of the Property Maintenance Code.

**A-503.2.2 Vacant lots:** 37.2 Where a vacant lot is enclosed by fencing and secured by a lock that prevents the code official from entering upon the lot for the purpose of correcting a violation, the code official may gain access to the lot by all legal means, including obtaining an administrative warrant.

## SECTION A-504 STOP WORK ORDER

**A-504.1 General:** 37.3 The Department and, to the extent permitted under the PA Construction Code Act and Uniform Construction Code, any Philadelphia Fire Department Battalion Chief is authorized to issue Stop Work Orders directing that erection, construction, alterations, installation, repairs, removal, demolition and other activities cease immediately and that the premises be vacated pending compliance with such orders whenever:

1. Any structure or part thereof, including any adjoining or abutting structures, is found to be in a dangerous or unsafe condition due to inadequate maintenance, deterioration, damage by natural causes, fire, or faulty construction that it is likely to cause imminent injury to persons or property.
2. Any erection, construction, alterations, installation, repairs, removal, demolition or other activity is being performed in or on any structure or premises, or part thereof, contrary to accepted construction practices or in a dangerous or unsafe manner which imperils life, safety or property, constitutes a fire or health hazard, or will interfere with a required inspection. 38
3. Any erection, construction, alterations, installation, repairs, removal, demolition or other activity is being performed in or on any structure or premises, or any part thereof, without required permits.
4. In cases of demolition activity, there is a failure to provide for a site safety review as required by Chapter 4 of this Code. Upon the issuance of a stop work order under this subsection, the work shall be stopped for a minimum of three (3) business days. The Department

shall take any other appropriate actions necessary, including revoking any permits, and shall not allow work to begin until the code official is satisfied that the demolition will proceed in a safe manner.

5. A contractor is found performing construction without a license required by Chapter 9-1000.

**A-504.2 Orders by the Department:** The Stop Work Order shall be in writing and shall describe the nature of the dangerous or unsafe condition, the manner of correction and the conditions under which work can be resumed. Where the department observes a condition which creates a hazard to life or property requiring immediate action, an immediate oral order shall have the full effect of the subsequent written order.

**A-504.3 Service:** The Stop Work Order shall be served on the person from whom action, forbearance or compliance is required and the owner of the premises. Upon notice of the Stop Work Order, all work shall stop immediately and the premises shall be vacated and closed to the public until there has been compliance with the terms of the Stop Work Order.

**A-504.4 Posting:** The Stop Work Order shall be posted at every entrance to the premises in conspicuous places clearly visible to the public. The Stop Work Order shall remain posted on the premises until the required repairs have been made, the dangerous and unsafe conditions eliminated and required permits obtained.

**A-504.5 Police assistance:** The department shall promptly notify the Police of the issuance of every Stop Work Order. The Police, upon the request of the department, shall render assistance in the enforcement of any Stop Work Order and shall have the right to enter the premises for such purpose and to arrest anyone violating any Stop Work Order as provided in this Section.

**A-504.6 Permit revocation:** The department, in addition to issuing a Stop Work Order, shall have the option to revoke any permits which have been previously issued. Revoked permits shall not be reinstated except upon compliance with the terms of the Stop Work Order and payment of required fees.

**A-504.7 Prohibited conduct:** It shall be a violation of this Section for any person with knowledge of a Stop Work Order to:

1. Continue any work in or about any structure or premises, or part thereof, after a Stop Work Order has been issued, except work required to correct the dangerous or unsafe conditions described in the Stop Work Order;
2. Enter any structure or premises, or part thereof, on which a Stop Work Order has been posted, except for the purpose of correcting the dangerous or unsafe conditions described in the Stop Work Order;
3. Permit any structure or premises, or part thereof, to be occupied by the public until the Stop Work Order has been lifted by the department;
4. Remove, damage, alter or deface any Stop Work Order;
5. Resist or interfere with any inspector or other official in the performance of their duties or the enforcement of any provision of this Section.

**A-504.8 Penalties:** Notwithstanding the provisions of Chapter 6 of this code, a violation of this Section shall be punishable as follows:

1. Any violation of this Section shall constitute a summary offense and any person upon conviction shall have committed a Class III offense and be subject to the fines set forth in subsection 1-109(3) of The Philadelphia Code for each offense. 39
2. Any person who violates Section A-504.7 shall be subject to immediate arrest by Police and issued a citation and summons in such a manner as provided by the Pennsylvania Rules of Criminal Procedure applicable in Philadelphia to summary offenses.
3. Each day of violation shall constitute a separate offense for which the violator is subject to arrest, citation and summons; and fine.

### SECTION A-505 CEASE OPERATIONS ORDER

**A-505.1 General:** The department and the Fire Department are authorized to issue Cease Operations Orders directing that use and other activities cease immediately and that the premises be vacated pending compliance with such orders whenever:

1. Any occupancy, use or other activity is being performed in or on any building, structure or land, or any part thereof, without required Zoning and/or Use Registration permits, Certificate of Occupancy or other permits;
2. There is actual or potential danger to the building occupants or those in the proximity of any structure or premises because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment;
3. Any structure or part thereof is found to be in a dangerous or unsafe condition due to inadequate maintenance, deterioration, damage by natural causes, fire or faulty construction that it is likely to cause imminent injury to persons or property.
4. Any condition is observed which presents an immediate danger to life or property, including any danger to life or property of adjoining or abutting structures. 39.1
5. Any unsafe or unsanitary condition is observed which presents an immediate danger to the health of the occupants of any abutting premises due to the presence of raw sewage, garbage, rubbish or infestation. 40

**A-505.2 Orders:** The Cease Operations Order shall be in writing and shall describe the occupancy, use or other activity that is being performed without required permits or certificates or which presents a danger, the manner of correction and the conditions under which occupancy, use or other activity can be resumed. If the code official observes a condition which requires immediate action, an immediate oral order shall have the full effect of the subsequent written order.

**A-505.3 Service:** The Cease Operations Order shall be served on the person from whom action, forbearance or compliance is required and the owner of the premises. Upon notice of the Cease Operations Order all occupancy, use or other activity shall stop immediately and the premises shall be vacated of all employees, patrons and occupants until there has been compliance with the terms of the Cease Operations Order.

**A-505.4 Posting:** The Cease Operations Order shall be posted at every entrance to the premises in conspicuous places clearly visible to the public. The Cease Operations Order shall remain posted on the premises until removal by the code official upon compliance with its terms.

**A-505.5 Additional violations upon reinspection:** If upon reinspection, the code official discovers additional violations which present an immediate danger to life or property, a new Cease Operations Order shall be issued which shall include the additional violations as well as the previously stated violations which are not in compliance.

**A-505.6 Police assistance:** The code official shall promptly notify the Police of the issuance of every Cease Operations Order. The Police, upon the request of the code official, shall render assistance in the enforcement of any Cease Operations Order and shall have the right to enter the premises for such purpose and to arrest anyone violating any Cease Operations Order as provided in this Section.

**A-505.7 Permit revocation:** The department, in addition to issuing a Cease Operations Order, shall have the option to revoke any permits which have been previously issued. Revoked permits shall not be reinstated except upon compliance with the terms of the Cease Operations Order and payment of required fees.

**A-505.8 Prohibited conduct:** No person with knowledge of a Cease Operations Order shall:

1. Continue any occupancy, use or other activity in or about any structure or land or part thereof after a Cease Operations Order has been issued, except work required to comply with the Cease Operations Order;
2. Enter any structure or land, or part thereof on which a Cease Operations Order has been posted, except for the purpose of complying with the Cease Operations Order;
3. Permit any structure or land, or part thereof to be occupied by the public until the Cease Operations Order has been lifted by the code official;
4. Remove, damage, alter or deface any Cease Operations Order;
5. Resist or interfere with any inspector or other official in the performance of their duties or the enforcement of any provision of this Section.
6. Refuse to leave, interfere with the evacuation of other occupants or continue any operation after having been given an evacuation order except such work as that person is directed to perform to remove a violation or unsafe condition.

**A-505.9 Penalties:** Notwithstanding the provisions of Chapter 6 of this code, a violation of this Section shall be punishable as follows:

1. Any violation of this Section shall constitute a summary offense and any person upon conviction shall have committed a Class III offense and be subject to the fines set forth in subsection 1-109(3) of The Philadelphia Code for each offense. 41
2. Any person who violates Section A-505.8 shall be subject to immediate arrest by the Police and issued a citation and summons in such a manner as provided by the Pennsylvania Rules of Criminal Procedure applicable in Philadelphia to summary offenses;
3. Each day of violation shall constitute a separate offense for which the violator is subject to arrest, citation and summons, and fine.



**A-506.1 General.** The code official is authorized to issue notices of violation for any violation of any provision of this code or the technical codes, pursuant to the procedures set forth in Section 1-112 of The Philadelphia Code.

**A-506.2 Remittance amount.** <sup>43</sup> The amount required to be remitted in response to a notice of violation is the amount indicated in Section 1-112 of The Philadelphia Code unless otherwise specified.

**Exceptions:** The amount required to be remitted shall be as follows for violation of the following provisions:

1. Section F-1008.1.8 (door operations). . . . One hundred dollars (\$100.00)
2. Section F-1027 (egress). . . . One hundred dollars (\$100.00)
3. Section F-401.3 (notice of fire or fire alarm). . . . Three hundred dollars (\$300.00)
4. Section F-1004.3 (lawful occupancy signs). . . . One hundred dollars (\$100.00) per missing sign
5. Section 9-3902(6)(c) <sup>43.1</sup> (notification of license changes). . . . Seventy-five dollars (\$75.00)
6. Section 9-3902(6)(e) <sup>44</sup> (managing agents and property managers). . . . One hundred fifty dollars (\$150.00)
7. Section PM-902 <sup>45</sup> (Foreclosed Vacant Residential Properties). . . . Three hundred dollars (\$300.00)
8. Section A-504.7 <sup>45.1</sup> (Prohibited conduct during a Stop Work Order). . . . Five hundred dollars (\$500.00)
9. Section A-402.10.6 <sup>45.2</sup> (Failure to provide for required demolition inspections). . . . Five hundred dollars (\$500.00)

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#### Notes

- 36 Amended, Bill No. 030780 (approved December 31, 2003).
- 37 Amended, Bill No. 030780 (approved December 31, 2003).
- 37.1 Amended, Bill No. 130721 (approved January 8, 2014).
- 37.2 Added, Bill No. 130721 (approved January 8, 2014).
- 37.3 Amended, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions.
- 38 Amended, Bill No. 030780 (approved December 31, 2003).
- 39 Amended, Bill No. 041079 (approved May 12, 2005).

- 39.1 Amended, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions.
- 40 Added, Bill No. 980646 (approved December 30, 1998).
- 41 Amended, Bill No. 041079 (approved May 12, 2005).
- 42 Added, Bill No. 030780 (approved December 31, 2003).
- 43 Amended, Bill No. 040998 (approved January 25, 2005).
- 43.1 Amended, Bill No. 140856 (approved December 19, 2014), effective July 1, 2015.
- 44 Added, Bill No. 090834 (approved April 28, 2010); amended, Bill No. 140856 (approved December 19, 2014), effective July 1, 2015.
- 45 Added, Bill No. 100749 (approved January 26, 2011). Section 2 of Bill No. 100749 provides that the ordinance shall become effective 90 days after it becomes law. Amended, Bill No. 140856 (approved December 19, 2014), effective July 1, 2015.
- 45.1 Added, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions.
- 45.2 Added, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions.

Print

The Philadelphia Code

**SECTION B-3303 DEMOLITION 162.3**

\* \* \*

**[B-3303.3 Means of egress.** A party wall balcony or horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.]

*B-3303.3 Means of egress. A horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.*

**B-3303.4 Vacant lot.** Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

*B-3303.4.1 Site grading after demolition. Where a structure is demolished or removed and no new construction is contemplated, the vacant lot shall be graded in accordance with the Building Code. The following demolition material shall not to be used as backfill: combustible and fibrous material including metal, reinforcing steel, wood, plastic, plaster, ceramic, roofing materials, trash, household garbage or ash, and any other such debris. The fill shall be covered with a uniform layer of clean, inert, granular material 4 inches or more in depth. A layer of asphalt or concrete paving may be substituted as a covering. The owner and/or the general contractor for the demolition shall be responsible for compliance with this regulation.*

\* \* \*

**B-3303.7 Fire safety during demolition.** Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of the Philadelphia Fire Code.

**B-3303.8 Protection of adjoining property during demolition.** Demolition operations shall not commence until the applicable adjoining property protection is in place as required by Sections B-3303 and B-3307. 162.4

*B-3303.8.1 Safety zone. A safety zone shall be maintained around all demolition areas to prevent non-authorized persons from entering such zone. Where mechanical demolition equipment, other than handheld devices, is to be used for the demolition of a building, the safety zone shall be equal to or greater than half the height of the building to be demolished. Such safety zone may be reduced at a rate in ratio to the extent of demolition, as demolition occurs. For example, at the time 50% of the demolition is complete, the safety zone may be reduced by 50%.*

**B-3303.9 Mechanical demolition equipment.** Mechanical demolition equipment shall not be used where a building or portion thereof occupied by one or more persons is located within the safety zone. In no case shall mechanical demolition equipment be used where the structure undergoing demolition is physically connected to a structure not being demolished.

**Exception:** *When the use of mechanical demolition is recommended and endorsed in writing by a professional structural engineer licensed in the Commonwealth of Pennsylvania and Special Inspections are performed pursuant to Section B-1704.15.2.*

**B-3303.10 Demolition sequence.** *Any structural member that is being dismembered shall not support any load other than its own weight. No wall, chimney, or other structural part shall be left at any time in such condition that it may collapse or be toppled by wind, vibration or any other cause. The method of removal of any structural member shall not destabilize remaining members. All handling and movement of material or debris shall be controlled such that it will not develop unaccounted impact loads on the structure.*

**B-3303.10.1 Structural steel, reinforced concrete, and heavy timber buildings.** *Structural steel, reinforced concrete, and heavy timber buildings, or portions thereof, shall be demolished column length-by-column length and tier-by-tier. Structural members shall be chained or lashed in place to prevent any uncontrolled swing or drop. In buildings of "skeleton-steel" construction, the steel framing may be left in place during the demolition of masonry. Where this is done, all steel beams, girders, and similar structural supports shall be cleared of all loose material as the masonry demolition progresses downward.*

**Exception:** *Where the design applicant has demonstrated the adequacy of alternate means of demolition through plans, calculations, or the establishment of safety zones, as appropriate, the Department may accept such alternative means of demolition.*

**B-3303.10.2 Masonry buildings with wooden floors.** *Demolition of masonry buildings with wooden floors shall comply with the following requirements:*

- 1. Demolition of walls and partitions shall proceed in a systematic manner, and all work above each tier of floor beams shall be completed before any of the supporting structural members are disturbed.*
- 2. Masonry walls, or other sections of masonry, shall not be loosened or permitted to fall upon the floors of the building in such masses as to exceed the safe carrying capacities of the floors or the stability of structural supports.*
- 3. No wall section, which is more than one story or 12 feet (3658 mm) in height, shall be permitted to stand alone without lateral bracing designed by a registered design professional, unless such wall was originally designed and constructed to stand without such lateral support, and is in a condition safe enough to be self-supporting. All walls shall be left in a stable condition at the end of each shift.*
- 4. Structural or load-supporting members on any floor shall not be cut or removed until all stories above such a floor have been demolished and removed. This provision shall not prohibit the cutting of floor beams for the disposal of materials or for the installation of equipment necessary to safely complete the demolition, so long as the cutting does not negatively impact the safety of the floor system being cut.*

**B-3303.11 Hazards to be removed.** *Prior to the commencement of demolition operations, hazards shall be removed, in accordance with Sections B-3303.11.1 through B-3303.11.2. 162.5*

**B-3303.11.1 Dust.** *Dust producing operations shall be wetted down to the extent necessary to control the dust.*

**B-3303.11.2 Fuel.** *Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing fuel and located in the area authorized to be demolished by the permit shall be purged of such fuel.*

**Exception:** *Pipes, tanks, boilers, or similar devices containing fuel located in the area authorized to be demolished by the permit and which will not be disturbed during the course of the demolition operation may, in lieu of being purged, be safeguarded so as to prevent damage to such devices during the course of demolition operations.*

**B-3303.12 Removal of foundations and slabs.** *Where a building, or any portion, has been demolished to grade, the floor slab or foundation of such building, or portion, shall be removed and the site backfilled to grade.*

**Exceptions:**

1. *Cellar floors may remain provided the cellar floor slab is broken up to the extent necessary to provide ground drainage that prevents accumulation of water, and also provided that all fixtures or equipment that would cause voids in the fill are removed.*

2. *Where a floor slab or foundation is to remain and not be backfilled, a waiver approved by the Department shall be obtained. Such request for waiver shall be accompanied by a statement and drawings prepared by a registered design professional demonstrating the necessity for retaining the existing floor slab or foundation for future construction or site remediation, as well as demonstrating positive cellar drainage to an approved place of disposal.*

**B-3303.13 Retaining walls.** *Walls, which serve as retaining walls to support earth or adjoining structures, shall not be demolished until such earth has been properly braced or adjoining structures have been properly underpinned. Walls, which are to serve as retaining walls for backfill, shall not be so used unless capable of safely supporting the imposed load.*

**B-3303.14 Special inspection.** *Special inspection of demolition activities shall be required in accordance with Sections B-3303.14.1 and B-3303.14.2. 162.6*

**Exception:** *Demolition performed under contract with the Department and in compliance with current Procurement Department Specifications.*

**B-3303.14.1 Mechanical demolition.** *Where mechanical demolition equipment, other than handheld devices, is to be used in the full or partial demolition of a building from within the building, or is to be used within the building to remove debris or move material, such demolition operation shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.*

**B-3303.14.2 Demolition of tall structures.** *Demolition of a building in excess of three (3) stories or any structure in excess of 40 feet (12192 mm) in height shall be subject to special inspection in accordance with the provisions of Chapter 17 of the Building Code.*

\* \* \*

## SECTION B-3307 PROTECTION OF ADJOINING PROPERTY 164.2

**B-3307.1 Protection required.** *Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to*

control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

***B-3307.1.1 Notification.*** *Where a construction or demolition project will require access to adjoining property, in order to protect the adjoining property or otherwise, written notification shall be provided to the adjoining property owner a minimum of 10 days prior to the commencement of work. Such notification shall describe the nature of work, estimated schedule and duration, details of monitoring to be performed on the adjoining property, protection to be installed on the adjoining property, and contact information for the project.*

***B-3307.2 License to enter adjoining property.*** *The responsibility of affording any license to enter adjoining property shall rest upon the owner of the adjoining property involved. It is the responsibility of the person making or causing construction or demolition operations to obtain any necessary license to enter adjoining property from the owner of such property prior to the start of work. If the person who causes the construction, demolition, or excavation work is denied a license to enter by the adjoining property owner, and the building undergoing work is an imminent danger to the adjoining property, as determined by the Department, such duty to preserve and protect the adjacent property shall devolve to the owner of the adjoining property.*

***B-3307.3 Physical examination.*** *A physical examination of such adjoining property shall be conducted by the person causing the construction or demolition operations prior to the commencement of the operations and at reasonable periods during the progress of the work. Observed conditions shall be recorded by the person causing the construction or demolition operations, and such records shall be made available to the Department upon request.*

***B-3307.4 Soil or foundation work affecting adjoining property.*** *Whenever soil or foundation work occurs, regardless of the depth of such, the person who causes such to be made shall, at all times during the course of such work and at his or her own expense, preserve and protect from damage any adjoining structures, including but not limited to footings and foundations.*

***B-3307.4.1 Additional safeguards during excavation.*** *The person causing the excavation shall support the vertical and lateral load of the adjoining structure by proper foundations, underpinning, or other equivalent means where the level of the foundations of the adjoining structure is at or above the level of the bottom of the new excavation.*

***B-3307.4.2 Preconstruction survey.*** *No excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjacent building shall commence until the person causing an excavation to be made has documented the existing conditions of all adjacent buildings in a preconstruction survey. Preconstruction surveys shall be maintained by the contractor and made available to the Department upon request.*

***B-3307.5 Underpinning.*** *Whenever underpinning is required to preserve and protect an adjacent property from construction, demolition, or excavation work, the person who causes such work shall, at his or her own expense, underpin the adjacent building.*

***B-3307.6 Examination of party walls.*** *Party walls shall be carefully examined by a competent person designated by the permit holder to ascertain the condition and adequacy of the party wall prior to the placement of any material that will impose a load upon such party wall. If the party wall is found to be in poor condition or inadequate to support the stored material, no material*



*shall be deposited on the floor until the party wall is shored or otherwise strengthened as determined by a registered design professional to safely support such material.*

**B-3307.6.1 Support of party walls.** *Where a party wall will be affected by excavation, regardless of the depth, the person who causes the excavation to be made shall preserve such party wall at his or her own expense so that it shall be, and shall remain, in a safe condition. Where an adjoining party wall is intended to be used by the person causing an excavation to be made, and such party wall is in good condition and sufficient for the uses of the existing and proposed buildings, it shall be the duty of such person to protect the party wall and support it by proper foundations, so that it remains practically as safe as it was before the excavation was commenced.*

**B-3307.7 Interior walls exposed after demolition.** *Interior walls that become exterior walls as the result of a demolition shall comply with Chapter 14 of the Building Code. All cornices, where cut shall be sealed. All loose material shall be removed, and all voids shall be filled with a suitable material. Such walls shall have wall coverings installed that comply with the applicable provisions of Chapter 14 of the Building Code. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected.*

*The exterior of foundation walls that enclose interior space of a structure adjoining a structure that has been demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code prior to backfilling. The person responsible for the demolition shall be responsible for compliance with this regulation.*

**B-3307.8 Protection of roofs.** *Whenever any building is to be constructed or demolished above the roof of an adjoining building, it shall be the duty of the person causing such work to protect from damage at all times during the course of such work and at his or her own expense the roof, skylights, other roof outlets, and equipment located on the roof of the adjoining building, and to use every reasonable means to avoid interference with the use of the adjoining building during the course of such work.*

*Adjoining roof protection shall be secured to prevent dislodgement by wind. Where construction or demolition work occurs at a height of at least 48 inches (1219 mm) above the level of the adjoining roof, adjoining roof protection shall consist of 2 inches (51 mm) of flame-retardant foam under 2 inches (51 mm) of flame-retardant wood plank laid tight and covered by flame-retardant plywood, or shall consist of equivalent protection acceptable to the Department, and shall extend to a distance of at least 12 feet (3658 mm) from the edge of the building being constructed or demolished.*

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## Notes

- 162.1 Added, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions. Enrolled bill numbered this as B-3302.3; renumbered by Code editor.
- 162.2 Added, Bill No. 130691-A (approved February 19, 2014). See note 23 for effective date provisions. Enrolled bill numbered this as B-3302.4; renumbered by Code editor.

Executive Order No. 4-13

**Emergency Declaration Regarding Demolition Approvals**

WHEREAS, in light of the recent tragic building collapse at 22<sup>nd</sup> and Market Streets, the City needs to do everything within its powers to protect the public against future recurrences; and

WHEREAS, Section 8-407 of the Philadelphia Home Rule Charter provides that the Mayor may suspend the 30-day notice and comment period for departmental regulations in the face of an emergency,

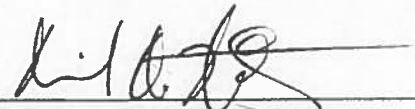
NOW, THEREFORE,

I, Michael A. Nutter, Mayor of the City of Philadelphia, pursuant to Section 8-407 of the Home Rule Charter, do hereby:

1. DECLARE an emergency affecting the public safety.
2. SUSPEND the notice and comment requirements of Section 8-407 of the Home Rule Charter to allow the Department of Licenses and Inspections to immediately put into effect improved safety requirements regarding building demolitions.
3. DIRECT the Managing Director and the Commissioner of Licenses and Inspections to take all appropriate steps to insure that demolition work in this City is performed safely and appropriately, with the safety of the public always the paramount consideration.

6/7/13

June 7, 2013



Michael A. Nutter, Mayor

DEPARTMENT OF LICENSES AND INSPECTIONS <b>CODE BULLETIN OF INFORMATION</b> <b>No. B-1302R</b>		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA
		<b>TITLE 4 – Building Construction  and Occupancy Code</b>
<b>SUBJECT OF BULLETIN:</b>  <b>DEMOLITION STANDARDS AND ACTIVITY CONTROLS</b>		<b>REFERENCE CODE SECTION(S):</b>  A-104, A-305 B-3303, B-3307 9-1004 Executive Order 4-13
ISSUED BY		<b>ISSUE DATE</b> June 10, 2013
<b>NAME:</b> Michael Fink	<b>SIGNATURE:</b>	<b>REVISED</b> April 1, 2015
<b>TITLE:</b> BUILDING CODE OFFICIAL		<b>PAGE 1 OF 6</b>

## BACKGROUND

The Department recognizes that significant risk to the public is inherent to the difficult operation of demolishing a building. While the International Building Code and the Philadelphia Code authorize the issuance of permits for demolition and require demolition processes to be performed in a workmanlike manner and protect the public and adjacent properties, it is the Department's responsibility to institute procedures which lead to confirmation of compliance.

## DISCUSSION

On June 7, 2013 the Mayor issued an executive order establishing emergency regulations and policies regarding the demolition of buildings. Significant changes to the processing of demolition permits and the inspections of work approved by those permits were directed by this order.

Subsequently legislation was enacted in February and March 2014 incorporating provisions related to demolition operations into the Philadelphia Code; however, some of these provisions are not effective until September 2015. This Code Bulletin will continue to serve as a guideline for relevant code and regulation until such time that all new demolition code provisions have been implemented. Responsible parties should review pertinent sections of Title 4 of the Philadelphia Code, including modifications to Chapters 17 and 33 of the International Building Code at ([www.phila.gov](http://www.phila.gov)).

## ISSUE

The purpose of enforcing Building Codes is to reduce risks of building failures. Codes cannot eliminate risk completely. The model codes require that work be performed in a workmanlike manner, and protection of the public and adjoining properties is required. The International Codes do not dictate the means and methods by which contractors build and demolish buildings and do not define what constitutes workmanlike manner and public protection.

Our model codes, the International Codes, adopted for use in Pennsylvania are focused on new construction and alterations and require buildings to have safety elements and systems prior to occupancy. These codes do not always address the uniqueness of older cities and the operations of demolitions necessary before new construction may begin.

The model codes do not provide strict guidance on how demolition practices must occur. A demolition plan which analyzes the conditions of the building, the surrounding area and the appropriate methods of demolition is recognized by the industry as being extremely important, particularly in Philadelphia, given the density of our city and the age of its existing structures.

The Philadelphia Code provisions for contractor license do not address the qualifications and experience levels of general contractors in Philadelphia.

To ensure that demolitions occur safely, it is incumbent on the owner to hire a contractor with the knowledge and skills needed to demolish buildings. The contractor needs to implement a demolition plan which addresses the safety issues particular to the building and surrounding area. The contractor needs to ensure his/her employees are qualified to perform the assigned tasks, adhere to the plan, and understand when conditions warrant a change to that plan.

The Department instituted additional controls which ensure that the owner has selected a contractor with the knowledge, skill and staff necessary to complete the demolition safely, and that the selected contractor has developed and implemented a plan to address the safety of the operation and its impact on the public and adjoining structures. Such controls shall remain in place until demolition contractor licensing becomes effective.

## DIRECTION

### A. Qualifications

Contractors selected to perform demolition must have prior experience planning and conducting demolition operations and developing and employing site safety measures.

The minimum requirements include:

1. A current insurance policy listing required coverage for general liability, automobile and workman's compensation insurance, naming the city of Philadelphia as an additional insured. The minimum levels of insurance established by the City of Philadelphia's Risk Management Office shall be submitted.
2. Documentation regarding the experience of the contractor and his/her employees in performing demolitions. At a minimum, this shall include executed contracts for three previous contracts which included demolition activities, proof of employment in the past three years in the field of demolition or construction, and identification of at least two employees who will be performing demolition at the site and details on their work history.
3. A copy of the contract between the demolition contractor and the owner, developer, or general contractor for the proposed demolition indicating the cost of the demolition work.
4. Tax Clearance from the Revenue Department, including all sub-contractors.
5. No current violations related to other construction or demolition projects.

Be advised that changes to Title 9 of the Philadelphia Code related to Demolition Contractors are scheduled to take effect in September 2015.

### B. Demolition Planning and Operations

#### 1. Site Safety Plan

A **site safety demolition plan** shall be developed by a competent person. In cases where the structure to be demolished exceeds three (3) stories, the plan must be developed by a Professional Engineer licensed in Pennsylvania. A site safety demolition plan is critical for projects in which the removal of materials poses risks to the safety of people or adjacent properties.

The plan must address the methods used to carry out the demolition, as well as the proposed measures for protecting adjoining structures and property and pedestrian/vehicle traffic, and the restoration of the remaining structures and the site.

The plan must clearly identify the competent person who developed the site safety demolition plan and his/her contact information. A copy of the site safety demolition plan shall remain on site during all demolition activities.

At a minimum, the plan shall include the following:

- a. Details on the type of construction and condition of the structure to be demolished.
- b. Photographs of the structure and the site accurately depicting its present condition.
- c. Inspection details on the structural conditions of the adjoining properties.

- d. Description of the means and methods for protection of the adjacent structures.
- e. Description of the method of demolition to be applied.
- f. Details on potential hazards (i.e. collapse, structural failure).
- g. Underground utility confirmation number.
- h. Description of any safety exposures and environmental issues.
- i. Designation of a safety zone as required by Title 4, Subcode B, Section 3303.8.1 of the Philadelphia Code.

A schedule of the demolition activities shall be developed as part of the demolition planning.

## 2. Demolition Operations

Unless approval to the contrary has been obtained from the Department based upon a site safety demolition plan sealed by the Professional Engineer, demolition operations shall include the following:

- a. Demolition shall be performed by hand methods and shall be restricted to horizontal operations . The demolition shall proceed from top to bottom, one floor at a time. Demolition materials shall not be permitted on sidewalks or curbs overnight.
- b. Masonry shall not be permitted to fall upon the floors of the building in such mass as to exceed the load capacity of the floors.
- c. No wall section more than twelve feet in height shall be permitted to stand alone without lateral bracing, unless such wall was originally designed and constructed to stand without such support and exists in a stable condition.
- d. Masonry walls shall be demolished in small sections. Walls above the elevation of the first floor shall not be "thrown," but shall be barred loose and demolished piecemeal. All walls shall be left in a stable condition at the end of the work day.
- e. Structural members on any floor shall not be cut or removed until all stories above the floor have been demolished and removed. Exceptions may be made for provisions to remove debris or install equipment necessary for safe demolition.
- f. A masonry saw cut will be required at the intersection of any adjacent building along a common front wall. The cut is to be smooth and uniform, done in a workmanlike manner without disturbance of the remaining adjacent wall. If there is a viable reason why the walls should not be saw cut, the contractor is to submit his reasons, in writing to the Department.
- g. Demolitions that involve tunnel alley walls require investigation and support details from a Professional Engineer. If left in place, the covering over the tunnel alley shall consist of a minimum of 1/2" exterior grade plywood covered by two (2) layers of 90-lb. mineral felt roll roofing paper.
- h. Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing fuel and located in the area authorized to be demolished by the permit shall be purged of such fuel followed by submittal of any required closure report to the PA Department of Environmental Protection.
- i. The contractor shall maintain the integrity of the party walls and shall provide any and all shoring and bracing required for their support. All shoring and bracing shall be done by mechanics experienced in this type of work, and shall be installed based upon a Professional Engineer's design and direction.
- j. In removing the demolition materials, the debris shall be sprinkled with water to control any dust and dirt that may result from the use of chutes or any other demolition operation.
- k. Applications for demolition of a building exceeding six (6) stories in height above grade shall be accompanied by a written plan for dust control approved by the Air Management Services Division of the Health Department. The plan shall give consideration to such items as the height of the building, the feasibility of use of mechanical appurtenances such as standpipes, worker safety and the use and proximity of adjacent buildings.
- l. The use of power-operated wrecking equipment may be approved where a building or group of buildings is being demolished, and is detached from other structures not to be demolished and there are no occupied structures within the safety zone. Where a group of buildings is scheduled for demolition and is attached to a structure not scheduled for demolition, power methods may be permitted for the group except for the building immediately adjoining the structure to remain. This building shall be demolished in accordance with the provisions stated above and in

compliance with the safety zone requirements established in Title 4, Subcode B, Section 3303.8.1 of the Philadelphia Code.

### 3. Protection of Adjacent Properties

The site safety plan must include detailed information on the protection of adjacent private and public property.

At a minimum, the report shall include the following:

- a. Inspection details on the structural conditions of the adjoining properties.
- b. Description of the means and methods for protection of the adjacent structures. Where demolition occurs at a height of 48 inches or more above the level of the adjoining roof, that roof must be protected in accordance with Section 3307 of the Philadelphia Building Code
- c. Description of the method of demolition to be applied. Where demolition of a structure results in cutting a beam supporting sections of an adjacent structure, permanent adequate support shall be installed at the direction of a Professional Engineer.
- d. Sealed plans regarding any required shoring.
- e. Reference to safety zone as required by Section 3303.8.1 of the Philadelphia Code.
- f. Identification of sidewalk protection. Where the Streets Department authorizes the sidewalk to be fenced or closed, the fence shall be a minimum of 6 feet in height. The fence shall be installed to the extent necessary to effectively close off the site.

It is the responsibility of the person causing demolition to obtain approval to enter adjoining property from the owner of such property prior to the start of work. Written notice must be provided to the adjacent property owner 10 days in advance with full details on the demolition and protections required. A physical examination of the adjacent property is to be conducted and recorded by the person causing the demolition.

### 4. Post-Demolition Restoration

The following specific provisions shall apply to the restoration of remaining structures and the site:

- a. Where a structure is demolished or removed and no new construction is contemplated, before backfilling, basement floors constructed of concrete, brick or stone shall be broken up to within 3 feet of the foundation of any adjoining building to permit drainage of the cellar cavity into the soil below. Pieces shall be no more than one (1) square foot.
- b. The contractor shall close all breaches in the party walls with like materials. Breaches shall include but are not limited to door openings, passageways, open gables, etc.
- c. When demolition of a structure exposes or creates an exposure between a porch roof and ceiling of an adjoining structure, the contractor shall close the void with minimum ½" exterior grade plywood and cover the void with 90-lb. mineral surface roll roofing paper. Studding shall be required where butting occurs.
- d. The exterior of foundation walls that enclose interior space of a structure adjoining a structure that has been demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code prior to backfilling.
- e. Interior walls that become exterior walls as the result of a demolition shall comply with Chapter 14 of the Building Code. Such walls shall have wall coverings installed that comply with the applicable provisions of Chapter 14 of the Building Code. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected. The person responsible for the demolition shall be responsible for compliance with this regulation.
- f. All masonry piers and walls in the basements shall be removed to the level of the sidewalk. Non-masonry basement partitions, stairways, entire first floor construction, heating, plumbing and electrical equipment, piping and miscellaneous fixtures, fuel tanks, etc., shall be removed, and all cellar spaces from existing cellar floor to sidewalk level shall be filled solidly with earth, or other approved material unless approval to the contrary is authorized by a permit.



- g. Demolition site areas shall be graded and leveled off to the adjacent grade away from any adjoining party wall to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. The demolition area shall be covered with clean earth covering, which shall be free of bricks, concrete, stone, wood, branches, twigs and all other foreign material.
- h. The contractor shall, at completion of the work, remove from the site all rubbish and accumulated materials and leave the site in a clean, orderly and acceptable condition and ensure that the site is free from hazard to the public.

### **C. Demolition Permit Applications**

All demolition permit applications shall identify the licensed contractor who will perform the demolition activity. (Demolition contractors are required to provide details on all subcontractors prior to the subcontractor working on the site.)

The application shall include the following:

1. Site Safety Demolition Plan as described in the "Demolition Planning" section above.
2. Photographs of the structure and the site accurately depicting its present condition.
3. Protection of pedestrians. Fencing or sidewalk shelter platforms in compliance with Section B-3303 of the Building Code.
4. Demolition schedule.  
The contractor shall submit a schedule of the proposed demolition which shall include the following:
  - a. The start date shall be consistent with code requirements for public notice and unsafe/imminent danger conditions. Demolition must begin within 45 days of public issuance. Public notification period is required in accordance with Section 303.2 of the Philadelphia Administrative Code.
  - b. The schedule shall be consistent with the protection methods for pedestrians and adjacent properties.
  - c. Identification of demolition milestones and projected dates of completion.
  - d. The proposed start and stop times for daily activity.
  - e. Confirmation that the work will not begin before site safety measures are in place and those measures are inspected and approved by the building inspector.
5. Additional Submittal Items
  - a. Discontinuance permit from Philadelphia Water Department (PWD) for water service.
  - b. PWD storm water management approval for disturbance of parcels greater than 15,000 sq. ft.
  - c. Asbestos inspection report for buildings constructed prior to 1981 (except residential buildings with 3 dwelling units or less).
  - d. Dust control plan approved by the Health Department for buildings in excess of 6 stories.
  - e. Plumbing permit to seal the existing lateral.

### **D. Required Demolition Permit Inspections**

The Contractor is responsible for scheduling all required inspections a minimum of 48 hours prior to each inspection.

A copy of the street closure permit from the Department of Streets or a building permit for the sidewalk shelter platform must be furnished prior to the start of work.

The building permit for the demolition establishes the following required inspections for each demolition permit:

- **INITIAL INSPECTION:** The contractor is required to notify the Department a minimum of 48 hours prior to the start of work to schedule the initial inspection. The contractor shall review the site safety demolition plan with the inspector on site prior to the start of demolition. The contractor shall provide the inspector with proof of all utility disconnections. Pedestrian protection required by the code must be in place **before** the start of work. If not in place and work has started, the Department will issue a Stop Work order which shall remain in place until the pedestrian protection is approved.

**Note: Failure to schedule the initial inspection and associated site safety review will result in a Stop Work Order, to remain in place for a minimum of three (3) business days. The order will not be lifted**

until an administrative hearing is held to discuss the failure to notify and the site safety review is completed with the inspector.

- **UNDER-SLAB/FLOOR INSPECTION:** This inspection is required to ensure that the contractor is maintaining the safety measures detailed in the site safety demolition plan and applying means and methods detailed in the plan in a safe and workmanlike manner. A review of the submitted schedule is performed. An under-slab-floor inspection shall be required for each floor of the building being demolished. An additional under-slab/floor inspection may be required to ensure proper drainage of the cellar cavity is achieved by breaking up the cellar floor.
- **FRAMING/CLOSE-IN INSPECTION:** This inspection is required to ensure that an application of parping and waterproofing is applied to adjacent foundation walls prior to backfilling of the cellar cavity. Additionally, the contractor shall complete the closing of all openings in exposed party walls prior to covering.
- **PREFINAL/WALLBOARD:** The pre-final inspection is required to ensure the contractor has removed all improper fill from the site prior to the backfilling of the cellar cavity.
- **FINAL BUILDING INSPECTION:** This inspection determines final compliance of the permitted demolition and is also required to confirm proper grading of the site upon completion of the demolition.

**Note: Failure to provide for required demolition inspections will result in the issuance of a code violation notice with an associated fee of \$500.**

The contractor is required to maintain on site documentation of all inspections and a copy of the site safety plan.

The contractor is required to submit a revised demolition schedule if the demolition does not start in the time frame established by the schedule submitted with the permit application. Failure to do so may result in revocation of the permit.

The contractor is required to notify the inspector of any subcontractors employed on the demolition project and provide information regarding their license, insurance and tax clearance.

#### **E. Abandoned and Discontinued Operations**

1. **Barrier.** If any construction or demolition operation is abandoned, discontinued or interrupted, a barrier meeting the requirements of Section 3306 of the Building Code shall be provided to protect the public from potential hazards on the site.
2. **Filling and grading.** When permits have expired and when no permits have been issued within 3 months of the cessation of excavation operations, the lot shall be filled and graded to eliminate all steep slopes, holes, obstructions or similar sources of hazard. Fill shall be free of organic material and construction debris. The final surface shall be graded in such a manner as to drain the lot, eliminate pockets in the fill, and prevent the accumulation of water without damaging any foundations on the premises or on adjoining property.

DEPARTMENT OF LICENSES AND INSPECTIONS <b>WORK INSTRUCTION</b> <b>CS 1314</b>		AFFECTED UNITS:  CONSTRUCTION SERVICES	
SUBJECT: <b>DEMOLITION PERMIT INSPECTIONS</b>		REFERENCE DOCUMENT(S): Mayor's Executive Order Hansen User Manual – Permitting Code Bulletin B-1302 IBC Chapter 33	
ISSUED BY			
NAME: MICHAEL FINK	ISSUE DATE: June 12, 2013	REVISION DATE:	
TITLE: DEPUTY COMMISSIONER	PAGE 1 OF 3		

## BACKGROUND

The Department recognizes that significant risk to the public is inherent to the difficult operation of demolishing a building. While the International Building Code and the Philadelphia Code authorize the issuance of permits and require construction processes to be performed in a workmanlike manner and protect the public and adjacent properties, it is the Department's responsibility to institute procedures which lead to confirmation of compliance.

## DISCUSSION

The Mayor issued an executive order establishing emergency regulations and policies regarding the demolition of buildings. Significant changes to the processing of demolition permits and the inspections of work approved by those permits were directed by this order. These instructions detail employee responsibilities in the inspection and approval of work associated with a demolition permit.

## DIRECTION

### Posting of Demolition Notice

When posting of the demolition is required, the inspector shall post a notice on the structure to be demolished and distribute letter of notification indicating that the owner intends to demolish said structure. The inspector shall distribute the letter to the front doors of the following properties:

1. The three nearest properties on each side of the subject property.
2. The seven nearest properties across the street from the subject property.
3. The seven nearest properties to the rear of the subject property.

### Demolition Schedule

Upon posting of the demolition notice, the inspector is responsible for reviewing the demolition schedule and updating the required inspections in the permit record to reflect the dates in the demolition schedule.

The initial inspection is automatically scheduled by the database for 15 business days after the issuance of the permit (2 days for I.D; 10 days for Unsafe) and must be revised based upon the schedule. All required inspections for demolition permits shall have scheduled dates entered by the inspector upon completion of the posting.

### Required Inspections

The Department's database establishes the following required inspections for each complete demolition permit:

- **INITIAL INSPECTION:** the contractor is required to notify the Department 48 hours prior to the start of work to schedule the initial inspection. The initial inspection shall be used to **review the contractor or design professional's site safety plan** prior to the start of demolition. The

contractor shall provide the inspector with proof of all utility disconnections. Pedestrian protection required by B-3306 must be in place **before** the start of work. If not in place and work has started, a Stop Work order must be issued and remain in place until the pedestrian protection is approved. If no work has started, and there is no contact with/by the contractor, the inspector shall schedule another initial inspection in the database 15 business days later. After three (3) initial inspections with no work started and no contact with the contractor or owner, the inspector shall request revocation of the demolition permit for failure to adhere to the schedule associated with the permit. The inspector is authorized to approve schedule revisions if site conditions are safe to do so.

- **UNDER-SLAB/FLOOR INSPECTION:** is to be performed to ensure that the contractor is maintaining the site safety measures detailed in the site safety plan and applying means and methods detailed in the plan in a safe and workmanlike manner. An under-slab-floor inspection shall be performed for each floor of the building being demolished. At a MINIMUM, two (2) under-slab/floor inspections shall be performed on each demolition permit. An additional under-slab/floor inspection may be required to ensure proper drainage of the cellar cavity is achieved by breaking up the cellar floor.
- **FRAMING/CLOSE-IN INSPECTION:** is to be performed to ensure that an application of parging and waterproofing is applied to adjacent foundation walls prior to backfilling cellar cavity. Additionally, the inspector shall ensure the closing of all openings in exposed party walls prior to covering, and that abandoned chimneys are capped with remaining chimneys left in service.
- **PREFINAL/WALLBOARD:** The pre-final inspection serves a dual purpose; determination of readiness of project for final inspection and preparation of deficiencies or punch list. The inspector will verify that all required permits were issued and check the status of completed inspections. Inform permit holder that all required documents will be submitted at time of final inspection. The inspector shall ensure removal of all improper fill from the site prior to the backfill of the cellar cavity.
- **FINAL BUILDING INSPECTION:** is to be performed after all items have been completed. These items include, but are not limited to proper grading upon completion of the demolition.

#### **Review of Site Safety Plan**

The contractor or design professional is responsible for development and submittal to the Department of a site safety plan which details the means and methods the contractor will undertake to protect the public and the adjoining properties. This plan must include the following items which require review and approval by the plans examiner and confirmation by the inspector prior to the start of work.

1. Protection of pedestrians
  - a. Fencing or sidewalk shelter platforms in compliance with B-3306.
  - b. A copy of the permit from the Department of Streets or a building permit for the sidewalk shelter platform.
2. Protection of adjoining properties

A Professional Engineer's report regarding the protection of adjacent properties must be submitted for demolition of buildings above three stories. For all other buildings, the report may be developed by the contractor. The report shall include the following:

  - a. Inspection details on the structural conditions of the adjoining properties.
  - b. Description of the means and methods for protection of the adjacent structures.
  - c. Description of the method of demolition to be applied.
  - d. Sealed plans regarding any required shoring.

The inspector shall meet the contractor on site prior to the start of demolition and review the site safety plan with the contractor at the **INITIAL INSPECTION**. The contractor is required to maintain the site safety plan on site during all demolition activity. Failure to do so shall result in a failed inspection.

A review of the plan on site with the contractor and inspector prior to the start of demolition is required.

If demolition begins prior to this review, the inspector shall issue a Stop Work order which shall remain in place until an administrative hearing is held by the District Supervisor with the contractor and inspector to review the failure by the contractor to notify the Department. The site safety review must be completed before the Stop Work order is lifted.

#### **Demolition schedule**

The permit documents shall include a schedule of the proposed demolition which shall contain the following:

- a. The schedule shall be consistent with the protection methods for pedestrians and adjacent properties.
- b. The start date shall be consistent with code requirements for public notice and unsafe/imminent danger conditions.
- c. Identification of demolition milestones and projected dates of completion.
- d. The proposed start and stop times for daily activity.
- e. Confirmation that the work will not begin before site safety measures are in place and those measures are inspected and approved by the building inspector.

During the site safety review with the contractor, the inspector shall also review the schedule with the contractor and schedule all further required inspections. The contractor is responsible for confirming these scheduled inspections 48 hours in advance.

#### **Additional Responsibilities**

The inspector and District Supervisor will coordinate with the Department of Revenue to ensure that all demolition contractors and/or subcontractors provide proof of the following: proper insurance and tax clearances for all employees before any final inspection is approved.

Coordination with Air Management may be required for dust control plans associated with some sites.

Dated photos shall be taken at all demolition inspections and stored in the S:drive under file: DEMOLITION PHOTOS with the file identified by street name, then number.

All demolition activities must follow similar requirements as City-funded demolitions regarding protection of adjacent buildings, including no use of heavy machinery for attached building demolitions. Stop Work orders shall be issued immediately upon notice of unsafe practices or conditions. (Refer to Code Bulletin B-1302).

#### **Approval**

Upon final inspection, the inspector should review permit records to ensure that a permit has been issued for new construction or for treating the exposed wall. If no permits have been issued, a violation notice to the owner of the property requiring treatment of the exposed walls shall be issued.

The Code's Regulations regarding treatment of exposed walls read as follows:

***B-3307.1 (R) Interior walls exposed after demolition.*** Interior walls that become exterior walls as the result of a demolition shall comply with Sections B-1403.2 through B-1403.3 of the Building Code. Such walls shall have wall coverings installed that comply with the applicable provisions of Sections B-1405.2 through B-1405.17.2, B-1406.1 through B-1406.2.4 and B-1407 of the Building Code. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected.

Upon a "passed" final inspection, the District Supervisor shall review the permit records to ensure these instructions were followed before closing the record. This is in addition to the periodic review of inspector activities and work.

LOCATION	PRODUCT #	TSE	DATE ESTABLISHED	AREA	ESTIMATED COST	PAVE MAINTENANCE	OWNER NAME	OWNER ADDRESS	OWNER	LICENSED CONTRACTOR NAME	LICENSED CONTRACTOR ADDRESS	LICENSED CONTRACTOR NUMBER
4325 WALNUT STREET - 19139	527882	5500 SQ. FT.	1/27/2015	1640 SQ. FT.	\$4,500.00	HAS SKALIA	ALFRED JILL LLC	826 N 3TH STREET PHILADELPHIA, PA 19104	NONE	P SAFINOS CO INC	3200 10 SQUARE AVE PHILADELPHIA, PA 19104	215-531-4719
3211 N. BROADWAY - 19121	527823	540 SQ. FT.	1/7/2015	540 SQ. FT.	\$15,000.00	THAMMAM & GUZZARDI ASSOCIATION	2112 MULBERRY STREET PHILADELPHIA, PA 19104	2201 GERRIT STREET PHILADELPHIA, PA 19103	267-269-3112	MUNDACI WEICHERS INC	1635 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
1707 N. 13TH STREET - 19121	527820	3120 SQ. FT.	2/10/2015	1329 SQ. FT.	\$15,500.00	SMALL KASSEN	1700 BROADWAY LLC	2201 GERRIT STREET PHILADELPHIA, PA 19103	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
2004 MARKET STREET - 19144	528715	5160 SQ. FT.	1/16/2015	900 SQ. FT.	\$1,200.00	FREDERICK MARSHALL	REV JUNE & YONG GLENN LUM IN-HIGHWAY LLC	1900 N TORRESMONE DR PHILADELPHIA, PA 19115	NONE	DO FOR CONSTRUCTION LLC	1200 S 3RD STREET PHILADELPHIA, PA 19102	215-971-7070
2414 N. MARKET STREET - 19133	528709	3120 SQ. FT.	7/17/2015	2000 SQ. FT.	\$80,000.00	PAVING PARTNERS	REV JUNE & YONG GLENN LUM ESTYTON GROUP LLC	211 WASHINGTON STREET PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-931-0219
1316 WALNUT STREET - 19122	527827	3230 SQ. FT.	1/27/2015	714.84 SQ. FT.	\$10,000.00	TAMAYUDA BROCKHUIS	ESTYTON GROUP LLC	1500 MORRISON LANE WILMINGTON, DE 19802	NONE	RECO CONSTRUCTION	8101 CENTER ROAD PHILADELPHIA, PA 19126	856-666-6432
3900 S. BROAD STREET - 19146	527844	\$4,000.00	7/9/2015	4800 SQ. FT.	\$1,742,800.00	RECHARD MACKERTH	ESTYTON GROUP LLC	100 NISSA ROAD SUITE 300 KING OF PRUSSIA, PA 19064	NONE	JPC GROUP INC	101 HUNTERS BLVD PHILADELPHIA, PA 19104	267-971-0219
1501 N. 13TH STREET - 19121	527823	\$1,315.00	1/8/2015	202 SQ. FT.	\$17,200.00	HAS SKALIA	MA BUCKNER INC	1311 PENNSYLVANIA AVENUE PHILADELPHIA, PA 19102	267-246-5230	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
1401 E. PATERSON AVE - 19146	527849	\$4,000.00	2/6/2015	2000 SQ. FT.	\$64,000.00	FREDERICK MARSHALL	1813 48TH ST PHILADELPHIA, PA 19104	4201 GERRIT STREET PHILADELPHIA, PA 19103	267-841-5045	RECONADO EXCAVATING INC	1433 WELLS STREET PHILADELPHIA, PA 19078	215-244-6000
8101 RAYBURN AVENUE - 19135	527851	\$4,000.00	1/16/2015	1600 SQ. FT.	\$13,000.00	GEORGE SPRINGER	BRAND BISHOP INC	417 S 3TH STREET PHILADELPHIA, PA 19104	NONE	AMBI CURTAIN LLC	101 HUNTERS BLVD PHILADELPHIA, PA 19104	610-275-8890
1315 S. 3RD STREET - 19134	527853	\$3,000.00	1/16/2015	1600 SQ. FT.	\$17,200.00	GEORGE SPRINGER	KATE & LUCY GROUPS	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
2112 W. CHEST AVENUE - 19138	527850	\$393.00	2/17/2015	900 SQ. FT.	\$15,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	215-340-7717	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
2328 PALMADA STREET - 19107	527849	\$415.00	1/8/2015	2015 SQ. FT.	\$112,000.00	AAA SKALISH	MATTHEW LUTHER	1800 W QUART AVENUE PHILADELPHIA, PA 19102	215-340-7757	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
319 S. 3RD STREET - 19102	527850	\$400.00	1/8/2015	4750 SQ. FT.	\$112,000.00	AAA SKALISH	MATTHEW LUTHER	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
2004 BIRD STREET - 19134	527853	\$295.00	4/10/2015	1800 SQ. FT.	\$11,500.00	ANDREW GAUP	TRINA BOYAK	7715 CHRISTOPHER STREET PHILADELPHIA, PA 19138	NONE	DONALD MACHINE	3200 WEDGEWOOD AVE PHILADELPHIA, PA 19104	267-549-0793
333 SQUARE LANE - 19137	527858	\$390.00	1/5/2015	1000 SQ. FT.	\$40,000.00	ANA SKALISH	113 SQUARE LANE, LLC	120 BETHLEHEM LANE WILMINGTON, PA 19380	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	267-971-0219
2118 W. CHEST AVENUE - 19138	527918	\$115.00	1/27/2015	900 SQ. FT.	\$12,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
2120 W. CHEST AVENUE - 19138	527919	\$135.00	1/27/2015	900 SQ. FT.	\$12,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
2122 W. CHEST AVENUE - 19138	527921	\$135.00	1/27/2015	900 SQ. FT.	\$12,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
2124 W. CHEST AVENUE - 19138	527922	\$135.00	1/27/2015	900 SQ. FT.	\$12,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
2126 W. CHEST AVENUE - 19138	527923	\$135.00	1/27/2015	900 SQ. FT.	\$12,200.00	PAVING PARTNERS	LAKE UNIVERSITY	1800 W QUART AVENUE PHILADELPHIA, PA 19102	NONE	MANUAL EXCAVATIONS	1619 ORCHARD STREET PHILADELPHIA, PA 19115	267-971-0219
1841 W. CARLETON STREET - 19140	527944	\$390.00	3/16/2015	NONE	\$60,000.00	ANA SKALISH	LAWRENCE M. EDMAN	1452 S 13TH STREET PHILADELPHIA, PA 19115	NONE	WENZINGER, INC	1701 MARKET BROADWAY HANOVERTON, NJ 08038	609-397-8800
409 N. 41ST STREET - 19101	528722	\$550.00	2/17/2015	2955 SQ. FT.	\$13,000.00	CANTINI MAESTRI	NORTH 41ST STREET LLC	724 S. 3RD STREET UNIT 3 PHILADELPHIA, PA 19106	NONE	AAC ENVIRONMENTAL SERVICES	2045 N. LAMBDA ST PHILADELPHIA, PA 19122	215-391-4979
2541 SOUTH STREET - 19175	528199	\$295.00	1/27/2015	1800 SQ. FT.	\$20,000.00	SMALL KASSEN	QUADYS SANTIAGO	2542 SOUTH STREET PHILADELPHIA, PA 19115	NONE	REAL CONSTRUCTION LLC	7717 COLTON AVE PHILADELPHIA, PA 19133	215-661-7009
1730 CAMDEN STREET - 19146	528211	\$155.00	1/27/2015	1600 SQ. FT.	\$40,000.00	SMALL KASSEN	CHAS WESTMANTH LLC	537 GORDON GATE DR. KENNESAW, GA 30144	267-979-7247	DOALD MACHINE	2200 WEDGEWOOD AVE PHILADELPHIA, PA 19104	267-549-0793
1784 MADISON STREET - 19122	528214	\$400.00	2/27/2015	4877 SQ. FT.	\$21,717.00	JERRY TAN	1350 MADISON ASSOCIATES LLC	900 RICHMOND PIKE PHILADELPHIA, PA 19104	215-518-9316	JFC GROUP INC	215-241-9640	
1718 MADISON STREET - 19121	528210	\$300.00	1/11/2015	1118 SQ. FT.	\$10,000.00	ANDREW GAUP	WATKINS COURT LLC	1500 WASHINGTON AVE PHILADELPHIA, PA 19102	215-609-4515	RECO CONSTRUCTION	321 CENTER ROAD PHILADELPHIA, PA 19102	856-666-6432
1507 W. GORDON STREET - 19121	528215	\$400.00	1/6/2015	2600 SQ. FT.	\$74,000.00	ANDREW GAUP	WOODSIDE WASHINGTON LLC	1507 W GORDON STREET PHILADELPHIA, PA 19122	NONE	CONWAY CONSTRUCTION	1798 PALM DR PHILADELPHIA, PA 19102	267-549-0793
1715 G. (GORDON) STREET - 19146	528158	\$385.00	2/19/2015	1600 SQ. FT.	\$1.00	SMALL KASSEN	CHAS WESTMANTH LLC	537 GORDON GATE DR. KENNESAW, GA 30144	267-979-7247	DOALD MACHINE	2200 WEDGEWOOD AVE PHILADELPHIA, PA 19104	267-549-0793
1738 GORDON STREET - 19146	528159	\$385.00	1/27/2015	1600 SQ. FT.	\$1.00	TAMAYUDA BROCKHUIS	LENO PRODUCTS INC - A P COMPANY	1737 CAMDEN STREET PHILADELPHIA, PA 19115	NONE	RECO CONSTRUCTION	321 CENTER ROAD PHILADELPHIA, PA 19102	856-666-6432
2818 WEDDING STREET - 19122	528160	\$10,000.00	2/19/2015	900 SQ. FT.	\$10,000.00	PAVING PARTNERS	BLUE TRACE ENTERPRISES LLC	2017 CAMDEN STREET PHILADELPHIA, PA 19115	NONE	RECO CONSTRUCTION	321 CENTER ROAD PHILADELPHIA, PA 19102	856-666-6432
1041 S. 4TH STREET (NO DRIVE BROADWAY)	528142	\$995.00	2/19/2015	3175 SQ. FT.	\$10,000.00	GEORGE SPRINGER	PHILADELPHIA AUTHORITY PD	1500 SPRING STREET PHILADELPHIA, PA 19102	NONE	BAROTRANCO INC	4413 S. BRADDOCK STREET PHILADELPHIA, PA 19112	215-868-6600
1500 N. MARKET STREET - 19122	528162	\$818.00	2/19/2015	1890 SQ. FT.	\$11,000.00	SMALL KASSEN	MC HENRIET LLC	327 JAMES COURT PHILADELPHIA, PA 19106	NONE	GERBER BROS. INC	1018 TRAVERTINE ROAD PHILADELPHIA, PA 19139	215-821-7900
2100 W. LEBANON AVENUE - 19132	528271	\$0.00	3/6/2015	9154 SQ. FT.	\$109,000.00	ANDREW GAUP	SCHOOL DISTRICT OF PHILA	400 N. BROAD ST PHILADELPHIA, PA 19110	NONE	GERBER BROS. INC	1018 TRAVERTINE ROAD PHILADELPHIA, PA 19139	215-821-7900
4421 N. SPEN STREET - 19124	528163	\$460.00	2/10/2015	7400 SQ. FT.	\$15,200.00	FREDERICK MARSHALL	WELLS PARKWAY BANK, PA	5478 STRONG BLVD. PHILADELPHIA, PA 19106	NONE	RENO VALVIA CONSTRUCTION INC	1018 TRAVERTINE ROAD PHILADELPHIA, PA 19139	215-821-7900
1829 N. BROADWAY - 19121	528164	\$395.00	2/8/2015	1800 SQ. FT.	\$10,000.00	ANDREW GAUP	AMM METALCOX SERVICES	1829 N. BROADWAY STREET PHILADELPHIA, PA 19121	NONE	RECO CONSTRUCTION	321 CENTER ROAD PHILADELPHIA, PA 19102	856-666-6432
1634 WALNUT STREET - 19131	528165	\$415.00	2/17/2015	2075 SQ. FT.	\$15,000.00	MALAN COPPOLA	1634 WALNUT STREET LLC	1634 GEEK & MOORE AVE PHILADELPHIA, PA 19102	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
665 GERMANTOWN AVENUE - 19139	528172	\$1,150.00	3/17/2015	7700 SQ. FT.	\$15,000.00	FREDERICK MARSHALL	668 G ST PHILADELPHIA, PA 19102	7112 GERMANTOWN AVE PHILADELPHIA, PA 19139	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
154 GARDNER STREET - 19127	528168	\$299.00	3/17/2015	1729 SQ. FT.	\$14,000.00	PAVING PARTNERS	QUELTY LANE REALTY ASSOC	7112 GERMANTOWN AVE PHILADELPHIA, PA 19139	NONE	HC PTE CONSTRUCTION INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	267-971-617
1222 S. 45TH STREET - 19104	528118	\$368.00	4/27/2015	1500 SQ. FT.	\$14,000.00	MICHAEL PETERIN	JOHN CASPER	4813 WOODLAND AVENUE PHILADELPHIA, PA 19142	NONE	HAS HOME SYSTEM & EQUIPMENT, INC	4719 WALTON STREET, PHILA, PA 19139	215-641-4510
304 S. KAMORON STREET - 19147	528166	\$145.00	3/29/2015	4020 SQ. FT.	\$13,375.00	HAS SKALIA	UNION PROJECT MANAGEMENT	321 E. GERMANTOWN AVE PHILADELPHIA, PA 19102	NONE	GERBER BROS. INC	1018 TRAVERTINE ROAD PHILADELPHIA, PA 19139	215-821-7900
1043 N. SPENCER STREET - 19140	528167	\$350.00	3/27/2015	4020 SQ. FT.	\$80,000.00	THOMAS SWINERT	JOSEPH M. BERGONZONI	1311 E. GERMANTOWN AVE PHILADELPHIA, PA 19102	NONE	GAAMA WEICHERS INC	614 SOUTH FRONT STREET PHILADELPHIA, PA 19102	215-651-5493
248 S. 3RD STREET - 19139	528211	\$913.00	2/27/2015	6375 SQ. FT.	\$157,200.00	ELIZABETH SWINERT	BANTRY & LUDWIG REAL ESTATE	481 HULL ROAD PHILADELPHIA, PA 19124	NONE	DOALD MACHINE	2200 WEDGEWOOD AVE PHILADELPHIA, PA 19104	267-549-0793
502 GARDNER STREET - 19124	528211	\$600.00	4/19/2015	2000 SQ. FT.	\$30,000.00	HAS SKALIA	LEF-GERMANTOWN LLC	2001 GERRIT STREET PHILADELPHIA, PA 19103	NONE	FRANK EXPEDITO CONSTRUCTION CO. INC	64 LUDWIG AVE PHILADELPHIA, PA 19115	610-498-2094
2311 PENNSYLVANIA AVENUE - 19130	528165	\$315.00	7/27/2015	630 SQ. FT.	\$10,000.00	MALAN COPPOLA	UNIONITY PROPERTIES II LP	2301 GERRIT STREET PHILADELPHIA, PA 19103	NONE	FRANK EXPEDITO CONSTRUCTION CO. INC	64 LUDWIG AVE PHILADELPHIA, PA 19115	610-498-2094
4610 CORDA AVENUE - 19149	528166	\$295.00	4/24/2015	1271 SQ. FT.	\$21,111.00	FREDERICK MARSHALL	BAY 41 NORTH MARKET TRUST	4606 WALNUT STREET PHILA, PA 19134	267-979-1407	FRANK EXPEDITO CONSTRUCTION CO. INC	64 LUDWIG AVE PHILADELPHIA, PA 19115	610-498-2094



LOCATION	PERMIT #	FEE	DATE ISSUED	AREA	ESTIMATED COST	PLATE ESCALATOR	OWNER NAME	OWNER ADDRESS	OWNER	LICENSED CONTRACTOR NAME	LICENSED CONTRACTOR ADDRESS	LICENSED CONTRACTOR NUMBER
3141 COMBAT STREET - 18129	393121	\$14,000	7/6/2015	813 SQ. FT.	\$17,000.00	COLUMA WEST	BROWN STREET INDEPENDENTS	117 BOULEVARD LAKE WINDSOR PHILA, PA 19108	NONE	RIC CONTRACTORS INC.	5942 WASHINGTON STREET PHILA, PA 19120	215-778-8712
1821 COLUMBIA STREET - 18121	391835	\$26,500	4/17/2015	1600 SQ. FT.	\$100,000.00	JAS SKAUMA	REEM ABRWASH	4642 PINEBUSH STREET PHILA, PA 19130	NONE	RIC CONTRACTORS INC.	5942 WASHINGTON STREET PHILA, PA 19120	215-778-8712
128 W. JOHNS STREET - 18144 (OFFICE BUILDING)	393700	\$13,000	4/27/2015	1803 SQ. FT.	\$50,000.00	ANDREW KAP	ANNE WISNIEWSKI	1318 W. JOHNS STREET PHILA, PA 19102	NONE	RICO CONSTRUCTION	232 CEDAR ROAD BETHLEHEM, PA 18011	654-448-6432
749 MOORE STREET - 18146 (CONTRACTOR OFFICE)	393700	\$13,500	4/27/2015	860 SQ. FT.	\$10,000.00	ANDREW KAP	ANTHONY PARSANO	1318 W. JOHNS STREET PHILA, PA 19102	NONE	DAVID SCHWARTZ CONTRACTING LLC	RELIANCE DR 09011 BETHLEHEM, PA 18011	215-421-1319
319 N. PINEBUSH STREET - 18104 (CONTRACTOR OFFICE)	393100	\$15,500	7/9/2015	500 SQ. FT.	\$16,000.00	JAS SKAUMA	OTT WILKINS	21 WHITE WOODS LANE MAURY, PA 19155	NONE	DANF SCHWARTZ CONTRACTING LLC	11511 FORD ROAD PHILA, PA 19154	215-691-7009
1212 W. JOHNS STREET - 18124 (CONTRACTOR OFFICE)	393914	\$40,000	7/9/2015	2700 SQ. FT.	\$120,000.00	JAS SKAUMA	M&C DESIGN LLC	823 N. 9TH STREET P.O. BOX 62011 PHILA, PA 19101	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
818 N. 9TH STREET - 18123	391272	\$15,000	7/17/2015	1500 SQ. FT.	\$12,000.00	SKAUMA DESIGN	LIBERTY DRIVE, LP	1600 N. 9TH STREET PHILA, PA 19104	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
2409 WALTON STREET - 18104 (CONTRACTOR OFFICE)	391139	\$415,000	7/27/2015	2600 SQ. FT.	\$12,000.00	JEFFREY TAYLOR	1409 WALLACE LLC	2001 CHESTNUT ST PHILA, PA 19103	NONE	DAVID MARCHINE	2700 WALTON STREET PHILA, PA 19104	267-549-0781
2412 E. JEFFERSON ST - 18115	391139	\$15,500	4/17/2015	810 SQ. FT.	\$8,000.00	RICHARD MADDALI	B&K INDUSTRIES LLC	2112 E. JEFFERSON STREET PHILA, PA 19114	NONE	WIN CONSTRUCTION LLC	1600 N. 9TH STREET PHILA, PA 19104	215-778-8712
1511 S. 9TH STREET - 18144 (CONTRACTOR OFFICE)	391139	\$15,500	7/27/2015	1400 SQ. FT.	\$8,000.00	RICHARD MADDALI	REDDY BUILDERS	2112 E. JEFFERSON STREET PHILA, PA 19114	NONE	WIN CONSTRUCTION LLC	1600 N. 9TH STREET PHILA, PA 19104	215-778-8712
2319 AMBER STREET - 18123	391822	\$9,000	5/12/2015	2979 SQ. FT.	\$18,000.00	KEVIN WILSON	TRONAS & MARRIOTT BUILDERS	2844 N. 9TH STREET PHILA, PA 19131	NONE	RIC CONTRACTORS INC.	5942 WASHINGTON STREET PHILA, PA 19120	215-691-7009
2012 E. ANDRUSIA STREET - 18125	394000	\$17,000	5/12/2015	1800 SQ. FT.	\$10,000.00	MALAN KONKWA	MALLET PROPERTIES LLC	3524 HOPKINSON ROAD PHILA, PA 19104	215-991-9450	REAL CONSTRUCTION LLC	7710 CANTON AVENUE PHILA, PA 19153	215-691-7009
1807 E. MARSHON STREET - 18147 (CONTRACTOR OFFICE)	394053	\$10,000	7/9/2015	800 SQ. FT.	\$8,000.00	BRIANNE WILKINS	JOSEPH N. SHEDDEN	1111 E. ADAMS AVENUE PHILA, PA 19104	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
101 S. MARSHON - 18147 (CONTRACTOR OFFICE)	394533	\$10,000	7/9/2015	800 SQ. FT.	\$8,000.00	BRIANNE WILKINS	JOSEPH N. SHEDDEN	1111 E. ADAMS AVENUE PHILA, PA 19104	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
3231 PINEBUSH STREET - 18120	395188	\$11,500.00	4/15/2015	3979 SQ. FT.	\$11,000.00	GEORGE ALIENBER	BAHREY ASSOCIATES LLC	63 PINEBUSH ROAD REALTY GROUP, PA 19004 PHILA, PA 19104	NONE	SEAPANCON CONSTRUCTION INC.	624 GARDNER ROAD LACROFTON, OH 44130	609-841-4894
413 GARDEN STREET - 18121 (413-421 GARDEN STREET) - 18123	394000	\$110,000.00	4/15/2015	9143 SQ. FT.	\$110,000.00	MALAN KONKWA	413 GARDEN STREET LP	1061 CEDAR HILL BLVD PHILA, PA 19104	610-378-1000	ANTHONY REED CONTRACTORS INC.	240 WALTON STREET PHILA, PA 19104	215-644-8172
2312 GARDEN STREET - 18120 (413-421 GARDEN STREET)	395794	\$11,000.00	4/17/2015	10000 SQ. FT.	\$14,000.00	ANDREW KAP	HOW 2312 2312 GARDEN STREET	1145 FORD STREET CONSTRUCTION INC PHILA, PA 19104	NONE	AI REED INC.	4500 CONCORD ROAD ASTORIA, PA 18014	610-429-1107
228 W. ALDERBROOK AVE - 18113	394875	\$11,400.00	4/17/2015	8700 SQ. FT.	\$45,000.00	CHRISTINE GULBIN	BOOP-MORONEY LLC	1145 FORD STREET CONSTRUCTION INC PHILA, PA 19104	727-689-7900	JOSEPH F. LABRANI	101 W. PINEBUSH DR. ASTORIA, PA 18014	610-548-9148
135 W. JEFFERSON STREET - 18144	397124	\$411,500	7/17/2015	3547 SQ. FT.	\$12,200.00	BRIANNE WILKINS	TRONAS, HOME LOAN MORTGAGE	2844 N. 9TH STREET PHILA, PA 19131	NONE	DAVID MARCHINE	2700 WALTON STREET PHILA, PA 19104	267-549-0781
812 E. 9TH STREET - 18147	397151	\$10,000	5/17/2015	800 SQ. FT.	\$10,000.00	ANDREW KAP	412 SOUTH BIRCH DRIVE	812 S. 9TH STREET PHILA, PA 19104	NONE	LAMAR GABRIELIADIS	5942 PINEBUSH STREET PHILA, PA 19130	267-549-0781
5901 N. 20TH STREET - 19141	397450	\$200,000	5/4/2015	0	\$105,000.00	FREDERICK MARRIOTT	ROCKAWAY LLC	812 S. 9TH STREET PHILA, PA 19104	NONE	RIC CONTRACTORS INC.	5942 PINEBUSH STREET PHILA, PA 19130	215-778-8712
101 E. ADAMS AVENUE AVE. - 18147 (FORMER)	398022	\$911,500	7/17/2015	6100 SQ. FT.	\$90,000.00	ANDREW KAP	DOORS 7 301 7 ROCK AVE N MAZDAKO	797 S. 20TH STREET PHILA, PA 19104	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
811 CONVALUON STREET - 18122	399719	\$115,000	5/12/2015	1400 SQ. FT.	\$80,000.00	MALAN KONKWA	THATCHY TAYLOR	117 S. 21RD STREET PHILA, PA PHILA, PA 19104	215-644-0000	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
801 N. MARSHON STREET - 18119	399719	\$100,000	7/9/2015	1000 SQ. FT.	\$100,000.00	GEORGE SPENSIO	PHILADELPHIA HOUSING AUTHORITY	1100 N. 9TH STREET PHILA, PA 19104	610-292-0600	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
1120 N. 2ND STREET - 18123 (CONTRACTOR OFFICE OF ONE STORY FRONT GARAGE)	402154	\$14,000	7/9/2015	1600 SQ. FT.	\$10,000.00	JEFFREY TAYLOR	J&B & GEORGE LLC	PO BOX 1000 SOUTHINGTON, PA 18198 PHILA, PA 19144	NONE	WINDINGER INC.	1704 MAHON HIGHWAY HARRISBURG, PA 17003	609-391-4600
2342 PINEBUSH AVENUE - 18145 (OFFICE BUILDING)	401811	\$45,000	4/12/2015	2953 SQ. FT.	\$50,000.00	GEORGE SPENSIO	ALDINE WELDING MACHINING CORP	PO BOX 1000 SOUTHINGTON, PA 18198 PHILA, PA 19144	NONE	RICO CONSTRUCTION	1101 CEDAR ROAD ASTORIA, PA 18014	610-429-1107
720 S. 19TH STREET - 18144 (OFFICE BUILDING)	401846	\$175,500	8/24/2015	879 SQ. FT.	\$17,000.00	GEORGE SPENSIO	CEDRINE E. GERSCH	720 S. 19TH STREET PHILA, PA 19104	NONE	DESIGN CONSTRUCTION CO. INC.	56 E. S. 7TH AVENUE PHILA, PA 19104	215-321-7800
1800 CONCORD STREET - 18124 (OFFICE CENTER PLAZA/CONDO BLDG)	402170	\$100,000	4/12/2015	179 SQ. FT.	\$15,000.00	GEORGE SPENSIO	CTR OF PHILADELPHIA-UPTR PHILADELPHIA PROPERTY	1600 ARCH STREET PHILA, PA 19103	NONE	DEPTER BROS. INC.	1101 CEDAR ROAD ASTORIA, PA 18014	215-321-7800
118 N. 9TH STREET - 18124 (FORMER)	402170	\$40,000	5/4/2015	2200 SQ. FT.	\$47,100.00	ANDREW KAP	DIGITAL UNIVERSITY, A PHILA COOP	NIC 210 E. CHESTNUT STREET PHILA, PA 19103	NONE	DEPTER BROS. INC.	1101 CEDAR ROAD ASTORIA, PA 18014	215-321-7800
2420 CONVENT LAKE - 19117 (1443) 2178 TITMUS STREET - 18144 (FORMER)	402797	\$500,000	5/4/2015	198 SQ. FT.	\$12,000.00	ANDREW KAP	PHIL CONSTRUCTION LLC	1011 MARKET AVE HONOLULU, HI 96841	215-917-0179	DEPTER BROS. INC.	1101 CEDAR ROAD ASTORIA, PA 18014	215-321-7800
5184 MOORE AVENUE - 18128	402954	\$100,000	5/17/2015	1640 SQ. FT.	\$50,000.00	JAS SKAUMA	GEORGE CIVIUS	2123 TRINITY STREET PHILA, PA 19104	NONE	RENO JOYAL CONSTRUCTION INC	7971 N. CONANT STREET PHILA, PA 19147	267-971-4110
2320 MOORE AVENUE - 18128	402954	\$65,500	5/17/2015	1835 SQ. FT.	\$50,000.00	JAS SKAUMA	5184 MOORE INDUSTRIES LLC	PO BOX 171 8TH AVE. PA 18010	NONE	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
806 ANDRUSIA STREET - 18148	402983	\$385,800	5/17/2015	1024 SQ. FT.	\$70,000.00	SKAUMA DESIGN	ANDRUSIA STREET ASSOCIATES LLC	2212 CHRISTIAN STREET UNIT 7 PHILA, PA PHILA, PA 19104	215-649-7900	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
1113 S. 9TH STREET - 18148	402983	\$50,000	5/4/2015	UMT	\$14,000.00	ANDREW KAP	DEPRESSION 215 HOUSING LLC	2212 CHRISTIAN STREET UNIT 7 PHILA, PA PHILA, PA 19104	NONE	RIC CONTRACTORS INC.	5942 PINEBUSH STREET PHILA, PA 19130	215-778-8712
9181 ACADANT ROAD - 18114 (CONDO)	402913	\$730,000	5/4/2015	4800 SQ. FT.	\$18,000.00	AMA SKLUSIN	RTP GARAGE LLC	627 W. CHESTNUT PHILA, PA 19103	NONE	DEPTER BROS. INC.	1101 CEDAR ROAD ASTORIA, PA 18014	215-421-7800
3015 E. LINDENBROOK STREET - 18125	408146	\$195,000	4/19/2015	1704 SQ. FT.	\$10,000.00	ANDREW KAP	UNIVERSAL BUILDING AND CO.	PO BOX 419 INDENSBROOK, PA 19100	NONE	RIC CONTRACTORS INC.	5942 PINEBUSH STREET PHILA, PA 19130	215-778-8712
607 ANDRUSIA STREET - 18148	409790	\$168,000	5/17/2015	1024 SQ. FT.	\$70,000.00	TAWANDA WOODS	ANDRUSIA STREET ASSOCIATES LLC	508 SPRUCE STREET PHILA, PA 19104	215-649-7900	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
404 FREYSON STREET - 18144	409793	\$100,000	5/12/2015	141 SQ. FT.	\$70,000.00	TAWANDA WOODS	ANDRUSIA STREET ASSOCIATES LLC	508 SPRUCE STREET PHILA, PA 19104	215-649-7900	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
806 FREYSON STREET - 18144	409793	\$100,000	5/12/2015	1150 SQ. FT.	\$70,000.00	TAWANDA WOODS	ANDRUSIA STREET ASSOCIATES LLC	508 SPRUCE STREET PHILA, PA 19104	215-649-7900	GAAMA WELDING INC.	7710 CANTON AVENUE PHILA, PA 19153	215-651-5493
914 ADELO STREET - 19107	412029	\$55,000	4/27/2015	7000 SQ. FT.	\$17,000.00	MALAN KONKWA	914 ADELO STREET ASSOCIATES LLC	626 WASHINGTON AVENUE PHILA, PA 19104	NONE	REAL CONSTRUCTION LLC	7710 CANTON AVENUE PHILA, PA 19153	215-691-7009
2301 COLLINGS STREET - 18125	412429	\$145,600	6/14/2015	800 SQ. FT.	\$18,000.00	SKAUMA DESIGN	MICHAEL STAMBERTI	51 N. 9TH STREET PHILA, PA 19104	327-634-6638	REAL CONSTRUCTION LLC	7710 CANTON AVENUE PHILA, PA 19153	215-691-7009
1217 WALTON STREET - 18103	414124	\$610,000	6/27/2015	3934 SQ. FT.	\$179,000.00	JAS SKAUMA	LES PALMS ASSOCIATES LP	LINCOLN KEMPNER PHILA, PA 19102	656-212-0000	JPC GROUP INC.	PHILA, PA 19104	215-421-8466
2650 WASHINGTON LANE - 19317 (CONTRACTOR OFFICE)	419906	\$350,000	8/27/2015	1200 SQ. FT.	\$10,811.00	ANDREW KAP	COPEL OF CONSTRUCTION INC.	14185 OLIVE HWY DALLAS, TX 75244	NONE	HENES & OBRADOVIC INC.	2021 LYONS RD. SPRINGFIELD, PA 19124	610-548-8200
1206 E. PINEBUSH STREET - 18125 (1646-4 N. 21ST STREET)	420149	\$179,600	8/17/2015	1300 SQ. FT.	\$19,000.00	AMA SKLUSIN	WESTWOODS CONY LT LP	352 GARDNER ROAD LACROFTON, PA 44130	NONE	NONE	NONE	NONE
400 S. 40TH STREET - 18104	423991	\$720,000	8/17/2015	18000 SQ. FT.	\$412,500.00	CLINT DANIEL	SUNN HESS AND WILSON LP	3451 WALTON STREET PHILA, PA 19104	NONE	DEPTER BROS. INC.	1101 CEDAR ROAD ASTORIA, PA 18014	215-421-7800
2011 WOODS ROAD - 18115 (FORMER)	425449	\$739,000	8/29/2015	18600 SQ. FT.	\$122,000.00	SKAUMA DESIGN	M&M/DAMIAN H & SHAWNYA/PTL	2011 WOODS ROAD PHILA, PA 19115	NONE	THAIJI CONSTRUCTION INC.	1300 CHESTNUT ROAD CONROBERTON, PA 18044	267-549-0781
2316 GARDEN STREET - 18144	430021	\$130,000	8/27/2015	700 SQ. FT.	\$14,000.00	ANDREW KAP	VIVA LUTE LLC	2808 WALTON STREET PHILA, PA 19104	NONE	RENZO JAYAL CONSTRUCTION INC.	7710 CANTON AVENUE PHILA, PA 19153	267-971-4110

ADDRESS	PROJECT #	ALL HOME INSPECTIONS COMPLETED	NO INSURANCE INSPECTIONS ISSUED	INSPECTION PRIOR TO PERMIT	INSPECTION/ATM PRIOR TO PERMIT	1 ON HOME DATE MAY	1 ON HOME DATE MAY	1 ON HOME CIP INSPECTIONS	1 ON HOME CIP INSPECTIONS	24Hr/7Days	VIOLATION/VIOLATIONS	DOB COMMENTS
413 WALTON STREET - 19139 (COMPLETE DEMO)	527982		1	1		1	1	1		1		FULL DEMOLITION COMPLETED PRIOR TO INITIAL.
2112 MADISON STREET - 19146	546501		1	1		1	1	1		1		IMMEDIATE DANGEROUS BUILDING, DEVIATION AT SITE, COMPLETE DEMO REFERRED AS DEMONSTRATION PRIOR TO PERMIT ISSUANCE. ALL INSPECTIONS PASSED ON SAME DAY.
1721 N. ROBERTS - 19121 (COMPLETE DEMO)	565293	1	1	1		1	1	1		1		ON-SITE BUILDING. INSPECTION CONDUCTED BY SPECIAL AGENTS.
1702 N. 18TH STREET - 19124 (COMPLETE DEMO)	565420		1	1		1	1	1		1		IMMEDIATE DANGEROUS BUILDING - FIRE DEPARTMENT DEMO COMPLETED PRIOR TO ISSUANCE OF PERMIT. ALL INSPECTIONS PASSED ON SAME DAY.
2040 ANNH STREET - 19146	567825		1	1		1	1	1		1		
2414 N. AMERICAN STREET - 19133	568019		1	1		1	1	1		1		
1311 PAULTHORP STREET 19122	571207		1	1		1	1	1		1		VIOLATION ISSUED BY CIP FOR REISSUANCE DEMO PRIOR TO INITIAL.
1318 PAULTHORP STREET 19122	571208		1	1		1	1	1		1		VIOLATION ISSUED BY CIP FOR REISSUANCE DEMO PRIOR TO INITIAL.
1200 S. HIGHL STREET - 19145	571944					1	1	1				
1501 N. 13RD STREET - 19121	572813											PERMIT EXPRIED WITHOUT ACTUAL DEMO. COMMENTS: NO ON-SITE BUILDING.
1843 E. PARKWAY AVE - 19148 (DEM)	572843			1		1	1	1		1		INSPECTION DATE CONTRACTOR PERMISSION TO BEGIN WORK PRIOR TO INITIAL. NO VIOLATION ISSUED.
4101 PENNINGTON AVENUE - 19135	573149			1		1	1	1		1		INSPECTION PASSED TEST FOR VIBRA ON GABLE* BUILDING. REFERRALS TO A CONTRACTOR FOR VIBRA AND REPAIRS.
1319 S. 20TH STREET- 19116 (OFFICE BUILDING, SITE THROUGH TO GRAL STREET)	573231			1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CONTRACTOR CITED AND SUSPENDED AS A RESULT.
2112 W. CHEM AVENUE - 19138	574420		1	1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CONTRACTOR CITED AND SUSPENDED AS A RESULT.
2528 TAYLOR STREET- 19103 (OFFICE)	575149		1	1		1	1	1		1		DEM COMPLETED PRIOR TO INITIAL. NO CITATION ISSUED.
319 S. 20TH STREET- 19103 (OFFICE)	576100		1	1		1	1	1		1		DEMOLITION COMPLETED BEFORE INITIAL. NO CITATIONS ISSUED.
2044 REED STREET - 19118 (OFFICE)	576323		1	1		1	1	1		1		DEM COMPLETED BEFORE INITIAL. NO CITATIONS ISSUED.
133 CHEM LAUE - 19127	576816		1	1		1	1	1		1		INSPECTION RELAYED TO CORP. DEMO COMPLETED PRIOR TO INITIAL. NO CITATIONS ISSUED. ALL INSPECTIONS PASSED ON SAME DAY.
2116 W. CHEM AVENUE - 19138	579918		1	1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CONTRACTOR CITED & SUSPENDED AS A RESULT.
2118 W. CHEM AVENUE - 19138	579919		1	1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CONTRACTOR CITED & SUSPENDED AS A RESULT.
2120 W. CHEM AVENUE - 19138	579920		1	1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CITED AND SUSPENDED AS A RESULT.
2122 W. CHEM AVENUE - 19138	579921		1	1		1	1	1		1		CONTRACTOR STARTED BEFORE INITIAL. CITED AND SUSPENDED AS A RESULT.









