

DEPARTMENT OF LICENSES AND INSPECTIONS VARIANCE OF GENERAL APPLICATION Case No. B-0715-96		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA TITLE 4 — BUILDING CONSTRUCTION AND OCCUPANCY CODE
SUBJECT OF VARIANCE MOBILE CLASSROOMS		CURRENT REFERENCED CODE SECTION(S): A-301.1.1 A-701.1 B-101.2
CODE AND SECTION(S) AT ISSUE DATE: <i>Philadelphia Building Code [Effective 3/1/91] — §100.2</i>		
ISSUED BY: Robert S. Barnett, Commissioner RECOMMENDED BY: Board of Building Standards	ISSUE DATE: August 21, 1996	PAGE 1 OF 2

DISCUSSION:

At its meeting of August 8, 1996, the Board of Building Standards considered an appeal of a violation issued to a specific location, which ordered that a Certificate of Occupancy be obtained for a trailer located in a school yard since the Temporary Certificate of Occupancy had expired.

VARIANCE:

After consultation between the Department and the School District, the Board recommended that a Variance of General Application be granted to permit mobile classrooms to be located on the adjoining grounds of any legally occupied school building, and to exempt said trailers from building permit and certificate of occupancy requirements provided that all of the following conditions be met:

1. The wheels shall remain on the trailers and the trailers kept in a "road-worthy" condition. A log shall be kept for each trailer documenting maintenance activity.
2. Trailers shall be stabilized and anchored to prevent overturning and uplift due to wind forces.
3. Trailers shall be limited to a maximum length of sixty (60) feet, a maximum height of one (1) story and a maximum area of 720 square feet. A maximum of three (3) trailers may be installed on a site.
4. Trailers shall be parked a minimum of 10 feet from any property line. Trailers shall also be at least 20 feet from any building on the lot unless the wall of the adjoining building parallel to the trailer is a minimum one (1) hour fire resistance rated wall with protected openings.
5. Trailers shall be used for educational purposes only. Day care use is prohibited.
6. Trailers shall be limited to a maximum occupancy of the lessor of one (1) person per twenty (20) square feet net floor area or thirty (30) persons.
7. Run-off from the trailer roof shall be directed to area drains and not flow over the public right-of-way or adjoining property.

8. Two (2) exits shall be required from each trailer.
9. A fire extinguisher with a minimum rating of 2A:10B:C shall be mounted in a conspicuous location within the trailer.
10. An electrical permit shall be obtained for the service connection.
11. A zoning permit shall be obtained for the parking space.
12. No plumbing shall be installed.
13. Upon zoning approval, forward three copies of the site plan to the Building Permit Services Section. After review by a plans examiner and inspection by Licenses & Inspections, one copy of the site plan shall be returned to the applicant as evidence that the trailer is in compliance with the terms of this variance. The applicant's approved site plan shall be retained in the trailer.

I have approved the Board's recommendation.