

DEPARTMENT OF LICENSES AND INSPECTIONS CODE BULLETIN OF INFORMATION		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA TITLE 4 — BUILDING CONSTRUCTION AND OCCUPANCY CODE
No. 0904		
SUBJECT OF BULLETIN: IMPLEMENTATION OF 2010 CONSTRUCTION CODES		REFERENCE CODE SECTION(S): All
ISSUED BY		
NAME: Michael Fink	SIGNATURE: _____	ISSUE DATE December 31, 2009
TITLE: Chief Code Official		PAGE 1 OF 2

ISSUE:

Effective January 1, 2010, the City of Philadelphia will adopt several new construction codes.

Design and construction contracts are typically developed and approved prior to permit application and may relate to the previous code in effect. In order to circumvent potential confusion and ease the transition to the new codes, the Department customarily allows a grace period wherein a designer may choose to have his or her project reviewed under the new code or a previous one.

BACKGROUND

The Pennsylvania Department of Labor and Industry has adopted several 2009 International Codes for use throughout the Commonwealth as the *PA Uniform Construction Code* - also known as Act 45 of 1999. This is an update from the 2006 edition of these International Codes. The Department of Labor and Industry’s regulatory changes provide for a transition period that allows “projects under a design or construction project prior to the effective date” to comply with the 2006 codes.

In accordance with the *Uniform Construction Code*, the City is to update the *Philadelphia Building Construction and Occupancy Code* by incorporating the latest editions of the following model codes while maintaining existing local modifications:

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

The 2009 International Fire Code has not yet been adopted, pending development of local modifications. Until such time, the City operates under the 2006 edition. Only where the 2009 IBC specifically references the International Fire Code, should the 2009 IFC be used. The Philadelphia Administrative, Plumbing, and Property Maintenance Codes continue as local codes.

POLICY

Beginning January 1, 2010, the Department will allow a grace period wherein a designer may choose to have his or her project reviewed under the new code or the previous one. The Department will, therefore, allow permit application reviews under either the 2007 or the 2010 edition of the *Philadelphia Building Construction and Occupancy Code* **until and including Friday April 30, 2010.**

Beginning Monday May 3, 2010, only those permit applications for new buildings or renovations to existing buildings, for which proof is provided that a contract for design or construction had been signed prior to January 1, 2010, may be reviewed under the applicant's choice of the above Codes.

DIRECTION:

Based on the Department's policy, examiners shall conduct reviews under the code standard of the applicant's choice (among those listed above) for all applications received up to and including Friday, April 30, 2010.

A construction permit applicant will be required to select one of the two versions for review and indicate that on the application. If no selection is made, the examiner will perform the review based on the 2010 Building Construction and Occupancy Code.

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

Applications submitted on and after Monday May 3, 2010 for review under the 2007 Philadelphia Building Construction and Occupancy Code will require documentation of the construction or design contracts and approval of the unit supervisor.