



Atlas: Permit Information and More at your Fingertips




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Outline

1. When are permits needed?
 2. What happens if my client buys a property that was renovated without permits?
 3. Intro to Atlas
 4. Checking permit history and status on Atlas
 5. What can I do to best protect my client?
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When are Permits Needed?

Short answer: most of the time when work is done on a building. If a house is renovated for sale, its usually a safe bet that at least one permit is required. The following work requires permits:


- Building an addition
- Interior or exterior changes to the building
- Partial or full demolition (including non-load bearing interior demolition)
- Repairs that are not standard maintenance
- Updated electrical, plumbing, or HVAC systems

This obviously covers a lot, so perhaps its easier to explain what work *doesn't* require a permit:






When aren't Permits Needed?

- Replacing doors or windows in a 1 or 2 family dwelling (so long as the size of the openings isn't changed)
 - Interior finishing work like: Painting, papering, and similar wall and ceiling finishes.
 - Paneling or gypsum wallboard installed over existing wall surfaces and ceiling material
 - Conventional floor coverings that are not comprised of fibers.
 - Carpeting and similar floor coverings that are not installed in exit access corridors, exit passageways, or vertical exits.
 - Cabinets, countertops, movable cases, counters, and partitions less than 6 ft. tall.
 - Detached sheds less than 200 square feet, playground equipment, and pet equipment.
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How Do Permits Work?

- A Permit applicant will submit a permit application to the Department.
 - Applications may require architect or engineer sealed plans, depending on the proposed scope of work.
 - An L&I plan reviewer will review the plans to ensure that the proposed work meets Code. If so, the permit is approved and is ready for issuance (once the applicant pays the fees).
 - Once the permit has been issued, the responsible contractor is required to schedule and pass various permit inspections. During these inspections, the Department verifies that the work is progressing in accordance with the approved plans.
 - These permit inspections culminate in a final inspection, once all work is completed. If the final inspection is passed, the permit is “completed” or “finalized”. If the permit includes a Certificate of Occupancy, this is when it will be issued.
 - Permits expire if left open and inactive for a period of 6-months, or if left open for more than 5-years.
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What happens if my client buys a property that was renovated without permits?

- When L&I discovers the unpermitted work, they will issue a Notice of Violation to the current property owner, regardless of who owned the property when the work was done. The current property owner will be named as the “responsible party” for the violations, even if they did nothing wrong and unknowingly inherited the violations from the prior owner.
 - *“Responsible party”* is not an accusation or allegation that the property owner caused the violations. It is a reference to the property owner’s legal responsibility to maintain their property in compliance with the Philadelphia Code.
 - The current owner will then be responsible for addressing those violations. This will often require the current owner to obtain permits for work that already occurred.
 - The current owner can point the finger at the prior owner and say that the prior owner should be responsible, and they may even have a legal cause of action. However, L&I will not get involved in this dispute, and the current owner will be legally responsible to correct the violations.
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What happens if my client buys a property that was renovated without permits?

- Retroactively legalizing construction work can be difficult— the owner may be required to obtain plans for the work that was completed, and if some of the work is covered up (as is often the case with plumbing, HVAC, or electrical work), destructive inspections may be required.
 - While the owner is addressing the violations, the L&I violations will progress through the Code Enforcement process.
 - Unappealed violations that are open for more than 60 days are referred to the Law Department, which will file a lawsuit against the responsible party seeking an order to correct the violation and, most of the time, fines for the period that the violation was open.
 - Violations carry a statutory fine of at least \$300 per violation **per day**. A Judge will hear the facts of the case and determine the fine.
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Atlas

<https://atlas.phila.gov/>

- OPA Information
 - Deeds
 - Zoning (District, Pending Legislation, Overlays, Appeals, RCOs)
 - Nearby (Zoning Appeals, 311 Requests)
 - L&I (Permits, Zoning History, Inspections, Violations, Licenses)
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OPA Information

📍 28 S 2ND ST

PHILADELPHIA, PA 19106-2802

🏠 Property Assessments

Property assessment and sale information for this address. Source: Office of Property Assessments (OPA). OPA was formerly a part of the Bureau of Revision of Taxes (BRT) and some City records may still use that name.

OPA Account #	883000320
OPA Address	28 S 2ND ST
Owners	28S2 LLC
Assessed Value	\$2,563,600
Sale Date	03/28/2018
Sale Price	\$2,205,000

[See more at Property Search](#)

📄 Deeds

Map showing property parcels and streets (Bank St, Strawberry St, S 2nd St, Trotters Aly, Black Horse Aly, Letitia St). A search bar at the top contains '28 s 2nd street'. A blue location pin is placed on the parcel at 28 S 2nd St.

Deed Information

28 S 2ND ST

PHILADELPHIA, PA 19106-2802

There is 1 active parcel at this address.

0015020287

Parcel Details

Map Registry #	0015020287
Parcel Address	28 S 2ND ST
Status	Active
Origination Date	03/16/2003
Inactive Date	12/29/1899
Has Air Rights	No
Is Condo	No
Perimeter	301 ft
Area	2,787 sq ft

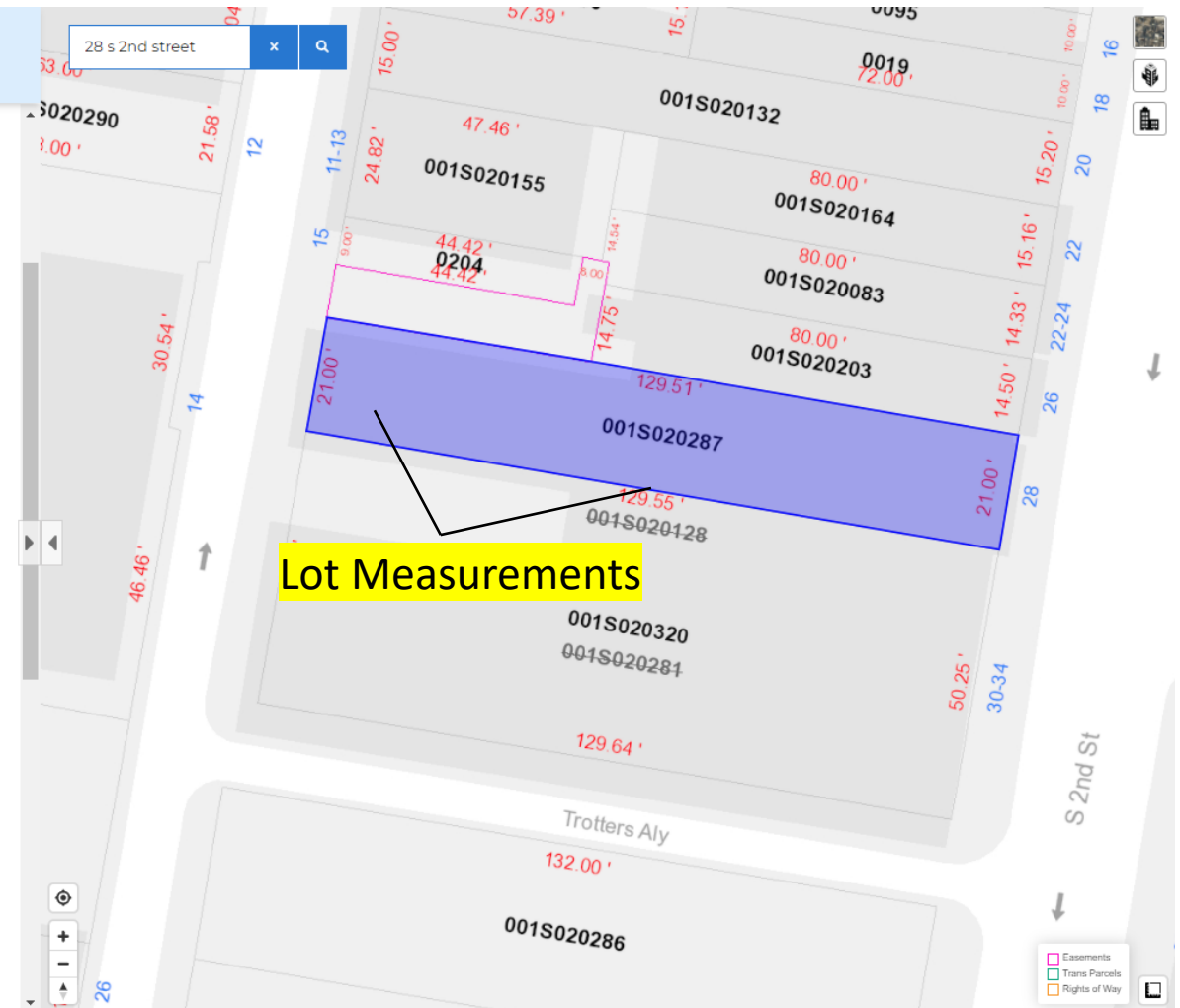
Deed Info

You can access a view-only, watermarked unofficial copy of the deeds below at no cost by clicking on the deeds below. In order to view and print non-watermarked copies of the deeds below, you must purchase a subscription to [PhilaDox](#). Please note that the following list shows documents recorded from December 1999 forward, and may not be a complete history of title for the parcel.

Documents (7)

ID	Date	Type	Grantor	Grantee
53346999	04/04/2018	SATISFACTION	POOLE CAROLYN J ESTATE OF	POOLE JOHN M
53347001	04/04/2018	MORTGAGE	2852 LLC	SANTANDER BANK N A
53347002	04/04/2018	DEED MISCELLANEOUS	2852 LLC	SANTANDER BANK N A
53347000	03/28/2018	DEED	POOLE JOHN; PO WACKERMAN EL	POOLE IOHN M; POOLE NATALIE;

Recording History



Nearby

(311 Requests, Crime Incidents, Zoning Appeals, Vacant Properties)

28 S 2ND ST
PHILADELPHIA, PA 19106-2802

Nearby

See recent activity near your search address including 311 service requests, crimes, zoning appeals, and more. Hover over a record below to highlight it on the map.

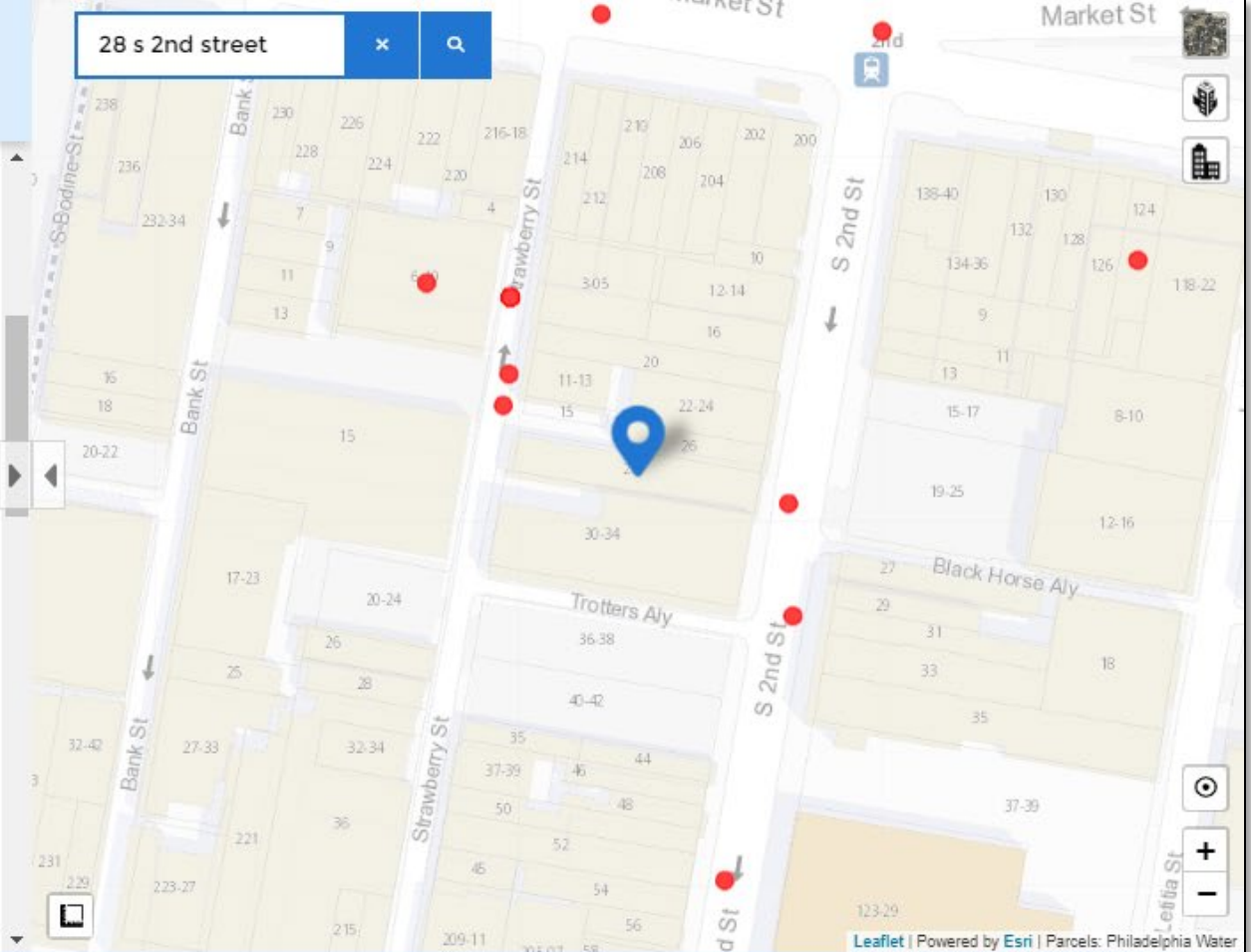
What nearby activity would you like to see? **311 Requests**

From the last **30 days** Sort by **distance**

Filter by text

Nearby Service Requests (30)

Date	Address	Subject	Distance
11/26/2019	15 STRAWBERRY ST	Rubbish/Recyclable Material Collection	80 ft
11/24/2019	28 S 2ND ST	Rubbish/Recyclable Material Collection	80 ft
11/10/2019	11 STRAWBERRY ST	Illegal Dumping	87 ft



Zoning

28 S 2ND ST
PHILADELPHIA, PA 19106-2802

Zoning

Base district zoning maps, associated zoning overlays, and Registered Community Organizations applicable to your search address. Source: Department of Planning and Development

There is 1 active parcel at this address.

0015020287

Base District	
CMX-3	Community Commercial Mixed-Use

Pending Bills (1)

Bill Type	Current Zoning	Pending Bill
Overlay	/CTR Center City Overlay District - Old City Residential Area - Core	210829

Overlays (5)

Name	Code Section
/CTR Center City Overlay District - Center City Commercial District Control Area	14-502-1
Center City Overlay District - Old City Residential Supplemental Use Controls	14-502-2
/CTR Center City Overlay District - Old City Residential Area - Core	14-502-1
/CTR Center City Overlay District - Center City Residential District Control Area	14-502-1
/CTR Center City Overlay District - Old City Residential Area	14-502-1

Appeals (0)

Processed Date	ID	Description	Scheduled Date	Status
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Looking for zoning documents? They are now located in the Licenses & Inspections tab under "Zoning Permit Documents".

Registered Community Organizations (3)

RCO	Meeting Address	Primary Contact	Preferred Method
Center City Organized for Responsible Development 55 N Broad St Philadelphia, PA 19107	55 N Broad St Philadelphia, PA 19107	Kate Esposito (609) 273-0170 ccordco1@gmail.com	Email



Permits

28 S 2ND ST

PHILADELPHIA, PA 19106-2802

Permits (16)

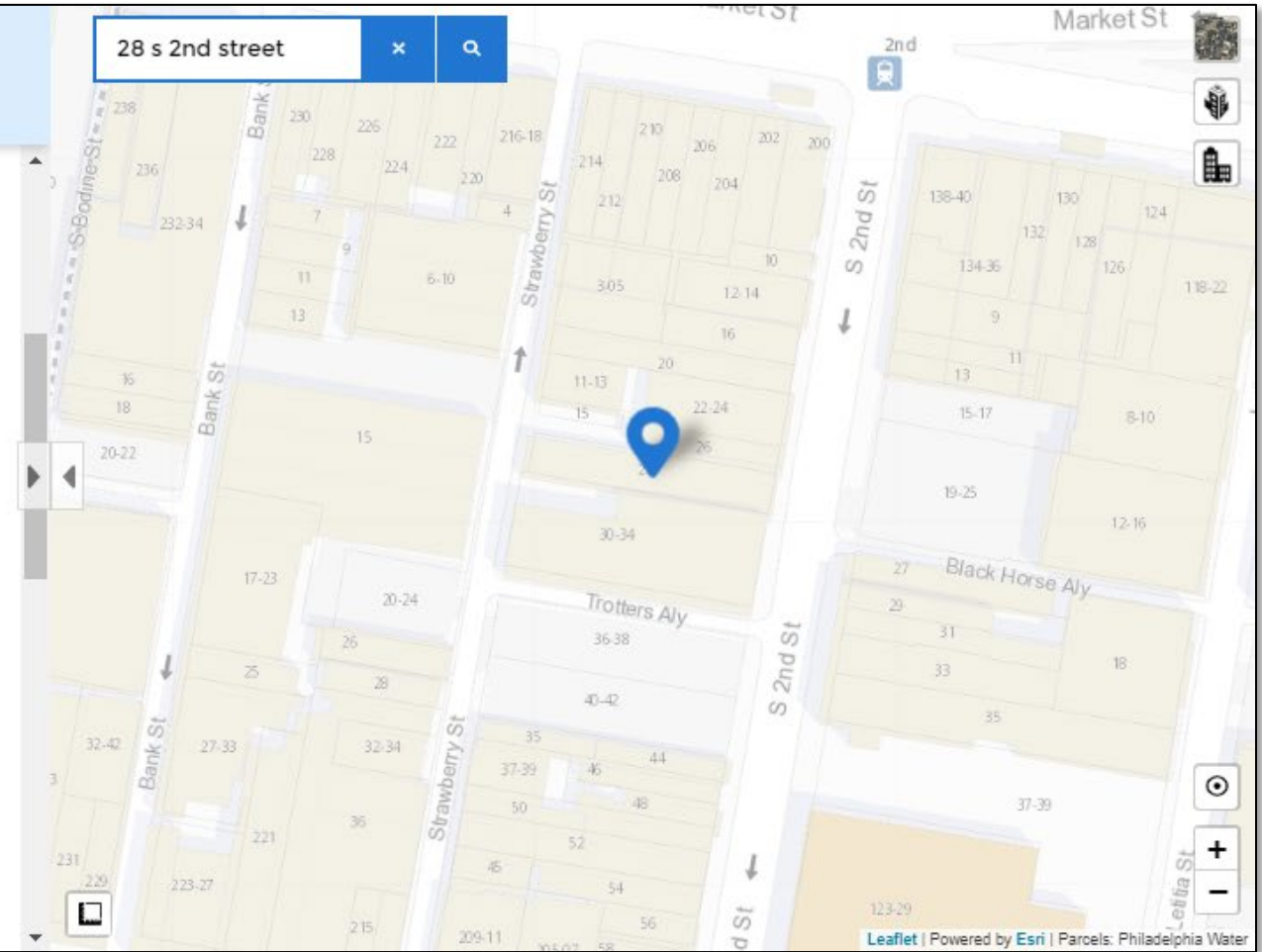
Click here and...

Date	ID	Description	Status
09/19/2019	998942	SUPPRESSION PERMIT	COMPLETED
08/29/2019	970958	MECHANICAL PERMIT	COMPLETED
07/10/2019	984804	ADMINISTRATIVE PERMIT	COMPLETED
06/03/2019	970633	ELECTRICAL PERMIT	COMPLETED
05/13/2019	969790	PLUMBING PERMIT	COMPLETED

See 11 older permits at [L&I Property History](#)

Zoning Permit Documents (3) formerly "Zoning Archive"

Date	Permit Number	# Pages	ID
03/08/2019	955202	4	27-375608
12/14/2018	923989	32	27-367106
08/07/2008	N/A	30	219-4951



Permit Details

City of Philadelphia

An official website of the City of Philadelphia government. [Here's how you know](#)

Property History

Permits, licenses, violations & appeals by address

L&I dashboard / Property history / 28 S 2ND ST / Permit: 998942

SUPPRESSION PERMIT

ISSUED 09/20/2019

998942

L&I District: CENTRAL EAST

OPA Account #: 883000320

28 S 2ND ST

Philadelphia, PA 19106-2802

L&I district	CENTRAL EAST
Permit number	998942
Permit type	SUPPRESSION PERMIT (BP_FIRESUP)
Type of work	NEWIN FOR THE INSTALLATION OF A NEW NFPA 13 SYSTEM THROUGHOUT, FOR AN MIXED USE BUILDING. MAINS 4" , BRANCH LINE 1" & 1 1/2", CROSS MAINS 3" RISERS 4", STANDPIPE 4" WITH A BACKFLOW PREVENTER ASSEMBLY. ALL WORK TO BE DONE PER APPROVED PLANS. IF FIELD CONDITIONS VARY CONTACT DESIGN ENGINEER PRIOR TO THE START OF ANY WORK. EXTERIOR WORK LIMITED TO INSTALLATION OF 4" FDC ON REAR ELEVATION ALONG STRAWBERRY ST. **ASBESTOS ABATEMENT REQUIRED**
Permit status	COMPLETED
Date issued	Sep. 20, 2019
Zoning documents	No zoning documents
Contractor	FIELDS FIRE PROTECTION 1308 CHESTER PIKE SHARON HILL PA 19079-

This will read "completed" when the permit has passed final inspection.

Other L&I Information

28 S 2ND ST
PHILADELPHIA, PA 19106-2802

Permits (16)

Date	ID	Description	Status
09/20/2019	998942	SUPPRESSION PERMIT	COMPLETED
08/30/2019	970958	MECHANICAL PERMIT	COMPLETED
07/11/2019	984804	ADMINISTRATIVE PERMIT	COMPLETED
06/04/2019	970633	ELECTRICAL PERMIT	COMPLETED
05/14/2019	969790	PLUMBING PERMIT	COMPLETED

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08/07/2008	N/A	30	219-4951

Inspections (3)

Date	ID	Description	Status
10/08/2019	698544	BP_BLDG	PASSED
09/06/2019	698544	BP_BLDG	FAILED
08/01/2019	698544	BP_BLDG	FAILED

Violations (2)

Date	ID	Description	Status
08/01/2019	698544	PERMB- INSTALL FIRE SUPP SYS	COMPLIED
no date available	937086	PERMB- INSTALL FIRE SUPP SYS	COMPLIED

Business Licenses (1)

Issue Date	License Number	Name	Type	Status
05/31/2013	594121	JOHN A STEER CO INC	Dumpster License - Public ROW	Inactive

28 s 2nd street

Historical Zoning Documents


Permit Inspection History

Violation History and Status

Business Licenses (rental, vacant property, dumpster, etc)



Protecting Your Client

- If work that requires permits has recently occurred in a property, check Atlas to see that the work was permitted and that those permits were completed.
 - Check Atlas to see if there are any violations open at the property. Open violations will hold up the issuance of a property certification. They also run with the land.
 - Inform your clients that they risk being on the hook for compliance costs and violation fines if the City discovers unpermitted work and they become the owner of the property.
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Thank you!

- Please submit any general questions here: www.phila.gov/li/get-help

