

FAQ: I own a building 45 feet or higher. What do I have to do to stay in compliance?

Background:

The Philadelphia Building Code, Section B-903.2.11.7 has been modified per Bill #[180745](#) to identify the sprinkler system requirements on existing buildings 45 feet (13,716 mm) or more in height.

Answer:

Owners with properties having the 1st floor / basement of all buildings with a highest floor level above 45 feet must be sprinklered by December 31, 2021, unless meeting one of the following exceptions:

1. The building is used solely for residential
2. The building is 5 feet (1,524 mm) or more from neighboring buildings on all sides.

When applicable, an automatic sprinkler system shall be installed in the following areas of buildings that have one or more stories located 45 feet (13,716 mm) or more above the lowest level of fire department vehicle access:

- Basements.
- The level of exit discharge.

Questions?

Call 311 or (215) 686-8686 (if outside Philadelphia) or submit an online form via <http://www.phila.gov/li/get-help>.

Disclaimer:

This interpretation, policy or code application is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code application to specific projects may vary. There may be other ways to comply with the Code. If so, you are not required to use this method. You may want to investigate other options or consult with a professional identifying an equally code compliant solution.