

ADDRESS: 124 AND 126 S 7TH ST

Proposal: Alter rears of buildings; restore storefronts

Review Requested: Final Approval

Owner: JR Sansom Partners LLC

Applicant: Reed J. Slogoff, Pearl Properties

History: 1876, Collins & Authenrieth, architects

Individual Designation: None

District Designation: Jewelers' Row Historic District, pending

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: The one-story commercial buildings at 124 and 126 S. 7th Street are very small; each is about 13 feet wide and 18 feet deep. They have flat roofs. They were constructed as one-room retail shops in 1876. This application proposes to incorporate them into the residential high-rise development that will be constructed to the south and west of them on the lot at 708 Sansom Street. The Historical Commission reviewed and commented on the high-rise development in April 2024.

The small buildings would be used as entrances to the interior motor court of the high-rise building. Sections of the side and rear walls, roofs, and the interior party wall would be removed to incorporate the buildings into the larger project. The front facades of the buildings would be restored to their historic appearances, with the exception that the single step below each storefront door would be removed for accessibility reasons. The restoration can be guided by insurance surveys and historic photographs.

Historically, only the front facades of the buildings were visible from the street. The side and rear walls were party walls shared with adjacent properties but have been exposed with recent demolitions. The flat roofs of the one-story buildings are hidden behind bulking storefront cornices. Therefore, the storefronts were the only parts of the buildings visible from the public right-of-way historically and are therefore the only character-defining features of the buildings. The historic preservation ordinance defines demolition at Section 14-203(88) of the Philadelphia Code as “the razing or destruction, whether entirely or in significant part, of a building.” With the removal of the rear walls, part of the side wall of one building, and parts of the roofs, one could claim that the work proposed in this application constitutes a demolition in the legal sense. However, the removals of the proposed sections of the buildings would not result in a “razing or destruction ... in significant part” because the historic characters of the buildings would survive intact after the parts are removed. The removals would not satisfy the definition of a demolition in the legal sense. Moreover, categorizing these reviews as demolition reviews would have an inherent risk. These very small buildings (less than 200 sf each), which are not accessible and neither have nor have room for adequate restroom facilities, could not be reasonably adapted for any purpose and therefore would undoubtedly qualify for complete demolition under Section 14-1005(6)(d) of the preservation ordinance. Integrating them into the new development is likely their only option for retention and restoration.

SCOPE OF WORK:

- Alter rears of buildings
- Restore storefronts

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The historic character of the properties will be retained and preserved. No distinctive materials features, spaces, or spatial relationships will be altered or removed. The application satisfies Standard 2, provided the storefront restoration details are reviewed and approved by the staff.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - Deteriorated features of the storefronts will be repaired and lost features will be replaced in kind based on documentary and physical evidence. The application satisfies Standard 6, provided the storefront restoration details are reviewed and approved by the staff.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The storefronts are the only character-defining features of the buildings. The proposed work will restore all features that characterize the properties. No character-defining features will be inappropriately altered or removed. The application satisfies Standard 9, provided the storefront restoration details are reviewed and approved by the staff.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2, 6, and 9.

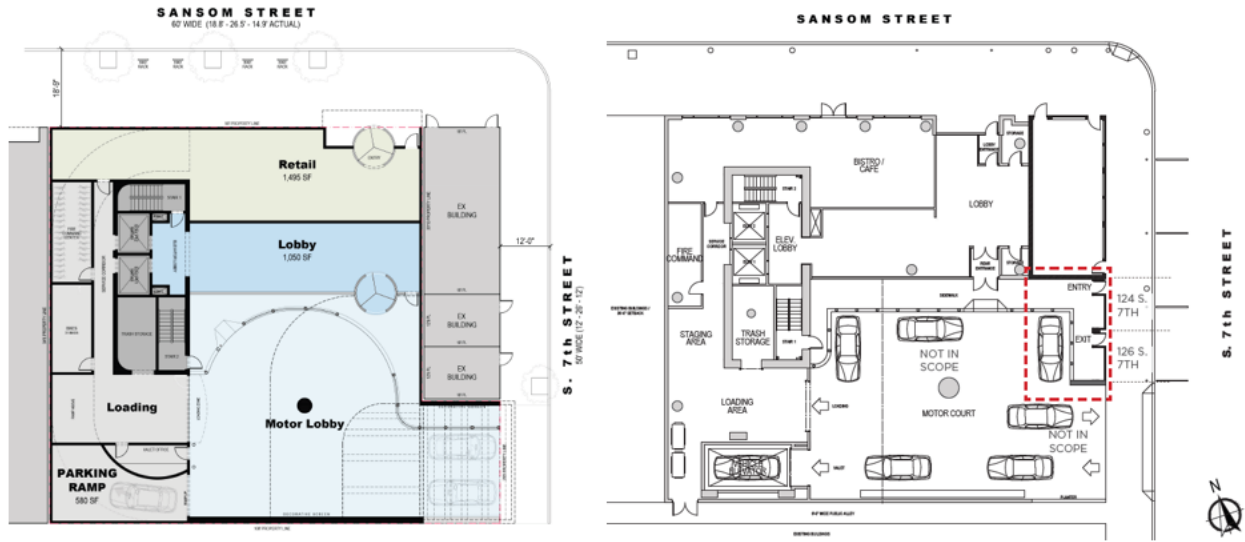


Figure 1. The ground floor plan from the 2024 application (left) and current application (right), showing the proposed alterations at the rears of 124 and 126 S. 7th Street.



Figure 2. 700 Sansom Street looking southwest toward 124 to 130 S. 7th Street, about 1940.



Figure 3. 700 Sansom Street and 124 and 126 S. 7th Street, February 19, 1959.

124 and 126 S. 7th Street
Philadelphia Historical Commission
July/August 2026

No. 124 South 7th St. one room, y. p. floor, 7" m. x s. base. A show window 2' 9" x 6'; 4 front lts. 32 x 56, 2 corner lts. 28 x 56 + 2 side do. 8' x 56". Eutablature over window of painted wood. One pr. doors 4 lts. 15 x 38. hgt. transom, one lt. 18" high. An enclosed wash stand with w. marble top, cold water faucet. Galvanized iron guard to show window & door, 12' height. A 6' ph. door in the party wall betw. No. 124 + 126, now nailed up. 6" architraves. walls & ceiling papered. Height to ceiling = 12' 7". A wooden pilaster in front 10' x 22" forming a covering to face of party wall. Nos. 126, 128 and 130 S. 7th St. have each one room + a 9" brick wall between + are, in all respects similar as to interior finish, to No. 124. The roof is covered with felt + gravel + has a galvanized iron ventilator (to each building) about 12" diameter x 6' high; also battlement wall about 12'; covered with tin.

W. H. 02 William W. Trapeir, Surveyor

P.C. 14424

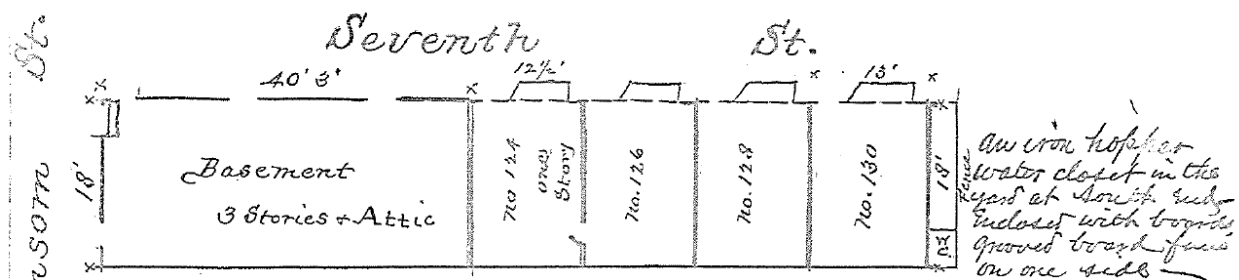


Figure 4. Insurance survey for 700 Sansom Street and 124, 126, 128, and 130 S. 7th Street, June 4, 1902.

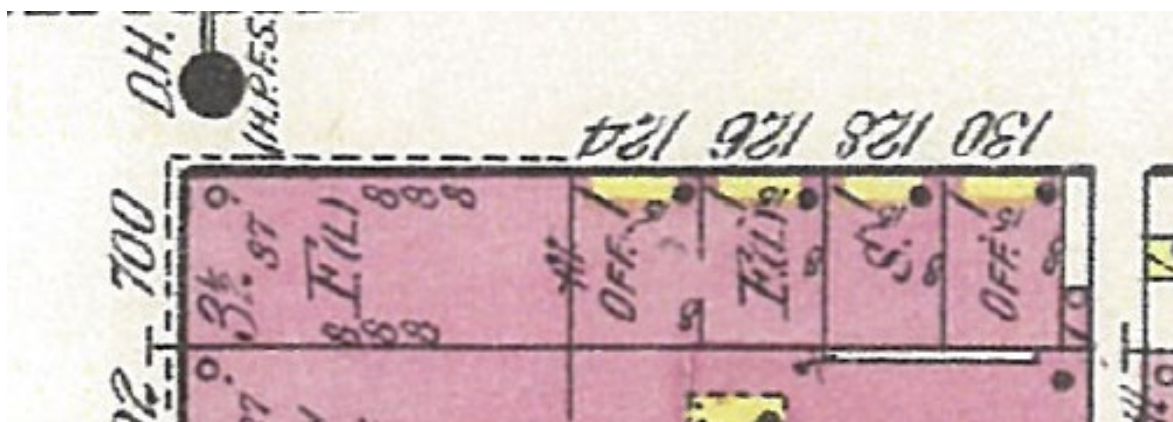


Figure 5. Sanborn Map, 1916.

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SUITE 1300 F 215.751.9118
8 PENN CENTER DASARCHITECTS.COM
1628 JFK BOULEVARD
PHILADELPHIA, PA DAVID A. SCHULTZ, AIA
19103-2125 SUSAN M. DAVIDSON, IDC

July 14, 2026

Via Email (Jon.Farnham@phila.gov)

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102



Re: **124 & 126 S. 7th Street (Properties)**
Pearl Properties (Equitable Owner)

Dear Dr. Farnham:

On behalf of the equitable owner of the above Properties, I am providing this letter with enclosures in connection with our application for formal review of certain exterior alterations to be made to the existing buildings located on the Properties. Specifically, the removal of portions of the rear sections of both buildings, and the retention and rehabilitation of both existing street facing façades.

Our understanding is that the Commission's jurisdiction for this matter arises from the inclusion of the Properties on the Jeweler's Row Historic District Nomination submitted by the Preservation Alliance for Greater Philadelphia on March 10, 2017. Each of the buildings on the Properties is a single story, 225 square foot building (12' 6" width on 7th Street, extending 18 feet to the rear). The building at 126 S. 7th Street is occupied by a novelty shop and the building at 124 S. 7th Street is in raw condition and vacant.

Due to many years of neglect, the buildings are in substantial disrepair. It is the applicant's intention to restore both storefronts to their original form, so as to enable them to contribute to the streetscape experience and vibrancy of the immediate neighborhood rather than continuing to be a symbol of blight. The areas to be removed have historically been concealed by adjacent buildings.

The subject application seeks final approval.

Sincerely,

Morris Clarke
DAS Architects, Inc.

cc: *Reed J. Slogoff, Pearl Properties*
James R. Pearlstein, Pearl Properties

124-26 S. 7TH STREET

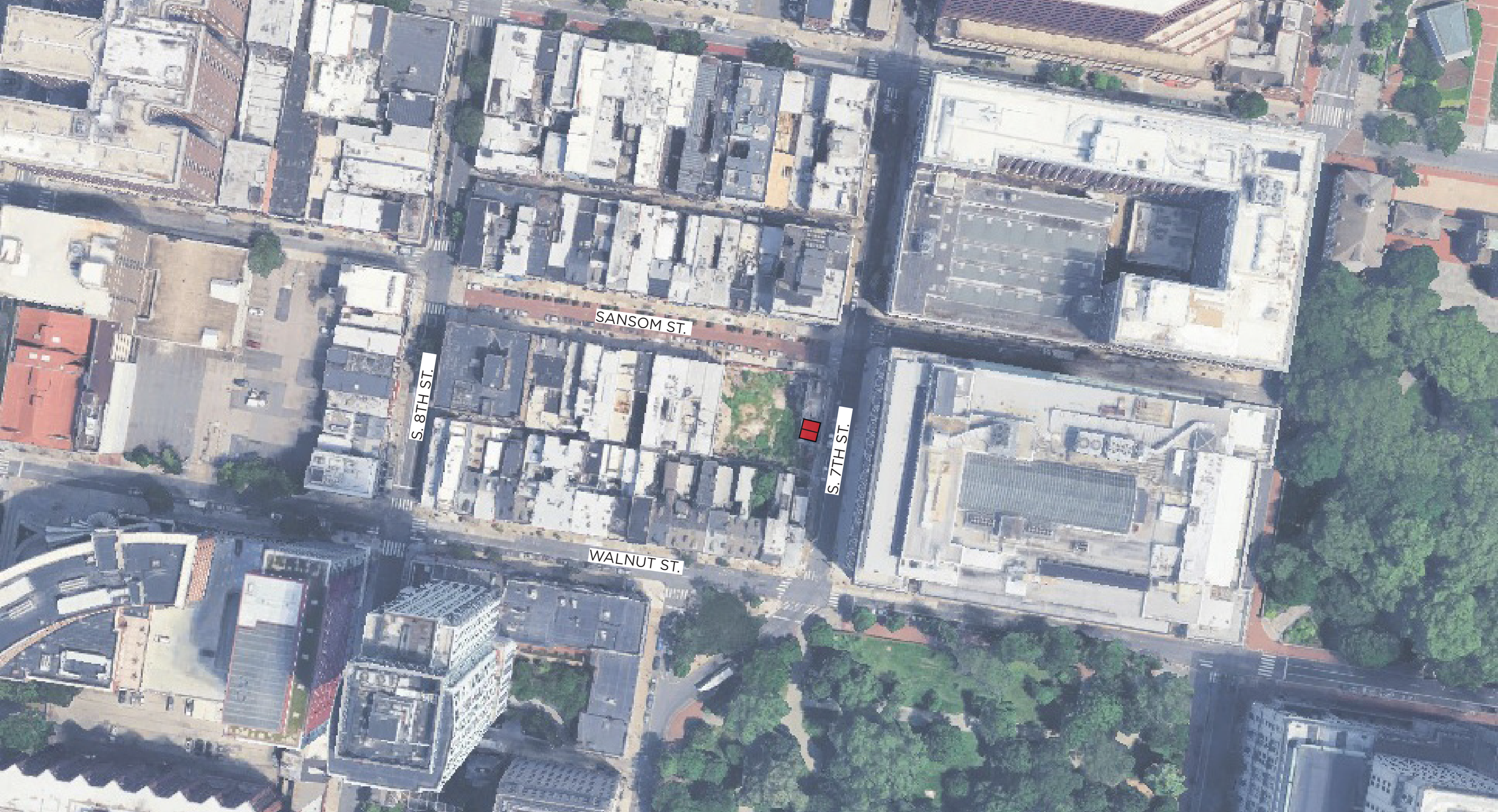
PHILADELPHIA HISTORICAL COMMISSION
JULY 21, 2026





SITE | LOCATION

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21



SITE | VICINITY

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21

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P R O P E R T I E S

DAS

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SITE | HISTORIC CONTEXT

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21



1 SANSOM STREET PERSPECTIVE



2 7TH AND SANSOM PERSPECTIVE



3 7TH STREET PERSPECTIVE



4 7TH STREET PERSPECTIVE LOOKING TOWARD SANSOM

SITE | EXISTING CONDITIONS

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21

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EXTERIOR | 7TH STREET PERSPECTIVE

124-26 S. 7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21

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PROPERTIES



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- 1 EXISTING BUILDING FACADES TO REMAIN.
REPAIR & REPLACE ELEMENTS IN KIND AS REQUIRED.
- 2 REPLACE WINDOW TO MATCH EXISTING, TYPICAL
- 3 EXISTING DOORWAY TO BE USED FOR PEDESTRIAN
PASSAGE FOR NEW BUILDING.



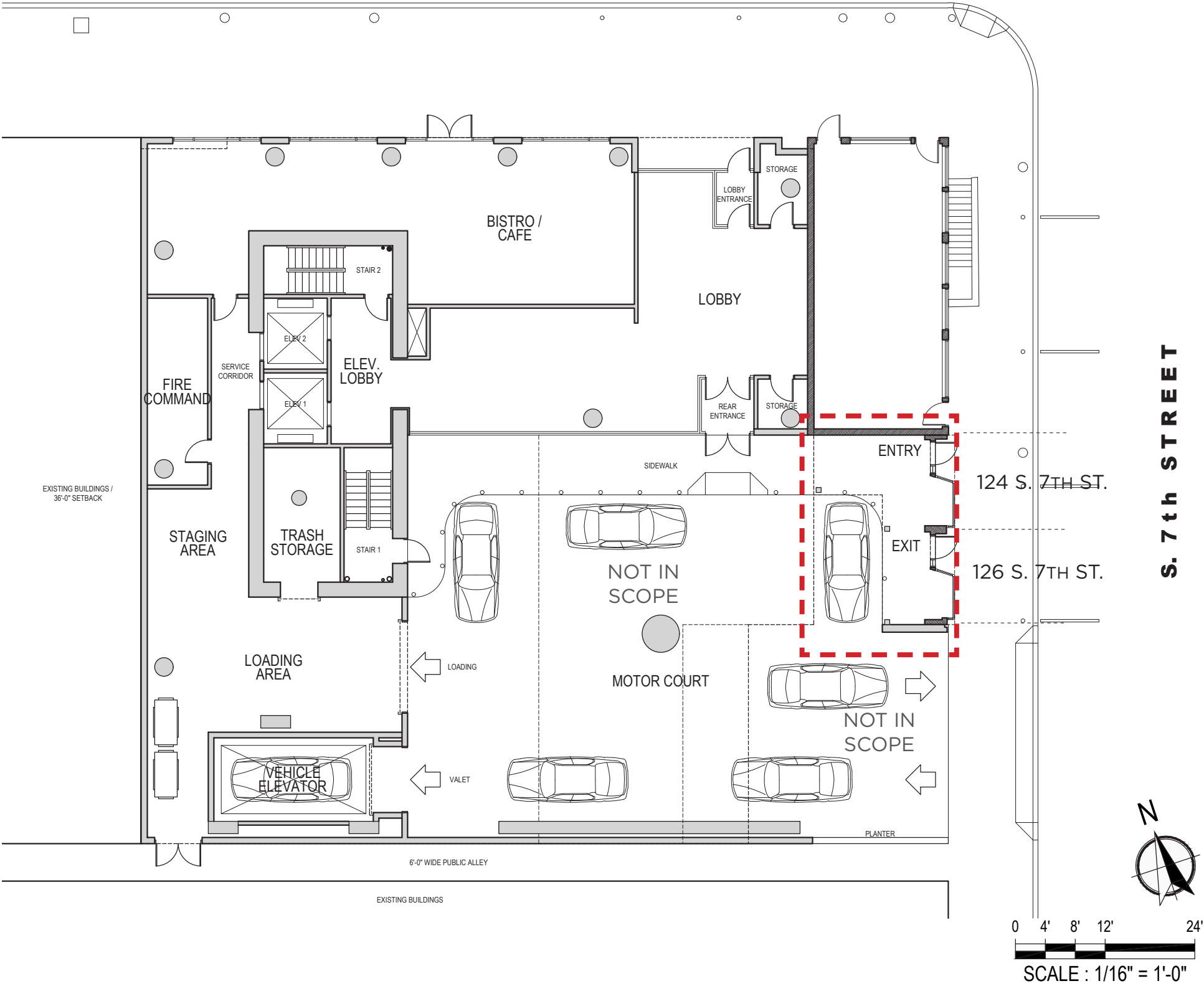
EXTERIOR | 7TH STREET ELEVATION

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21

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SANSOM STREET

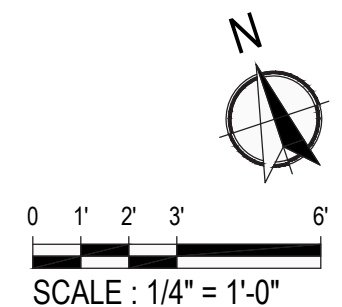
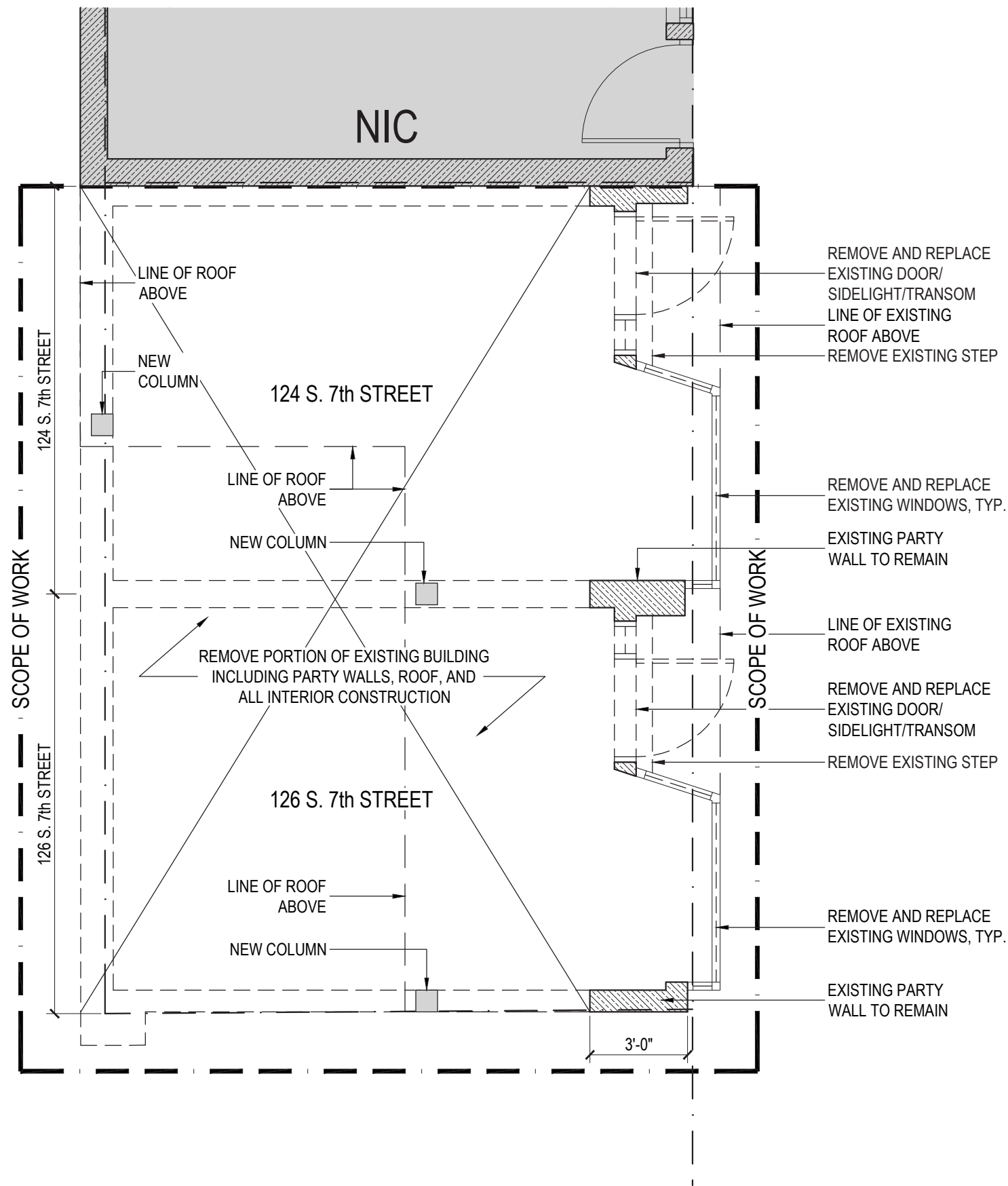


GROUND LEVEL PLAN | CONCEPT

124-26 S.7TH STREET : PHILADELPHIA HISTORICAL COMMISSION : 2026.07.21

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GROUND LEVEL PLAN | ALTERATION

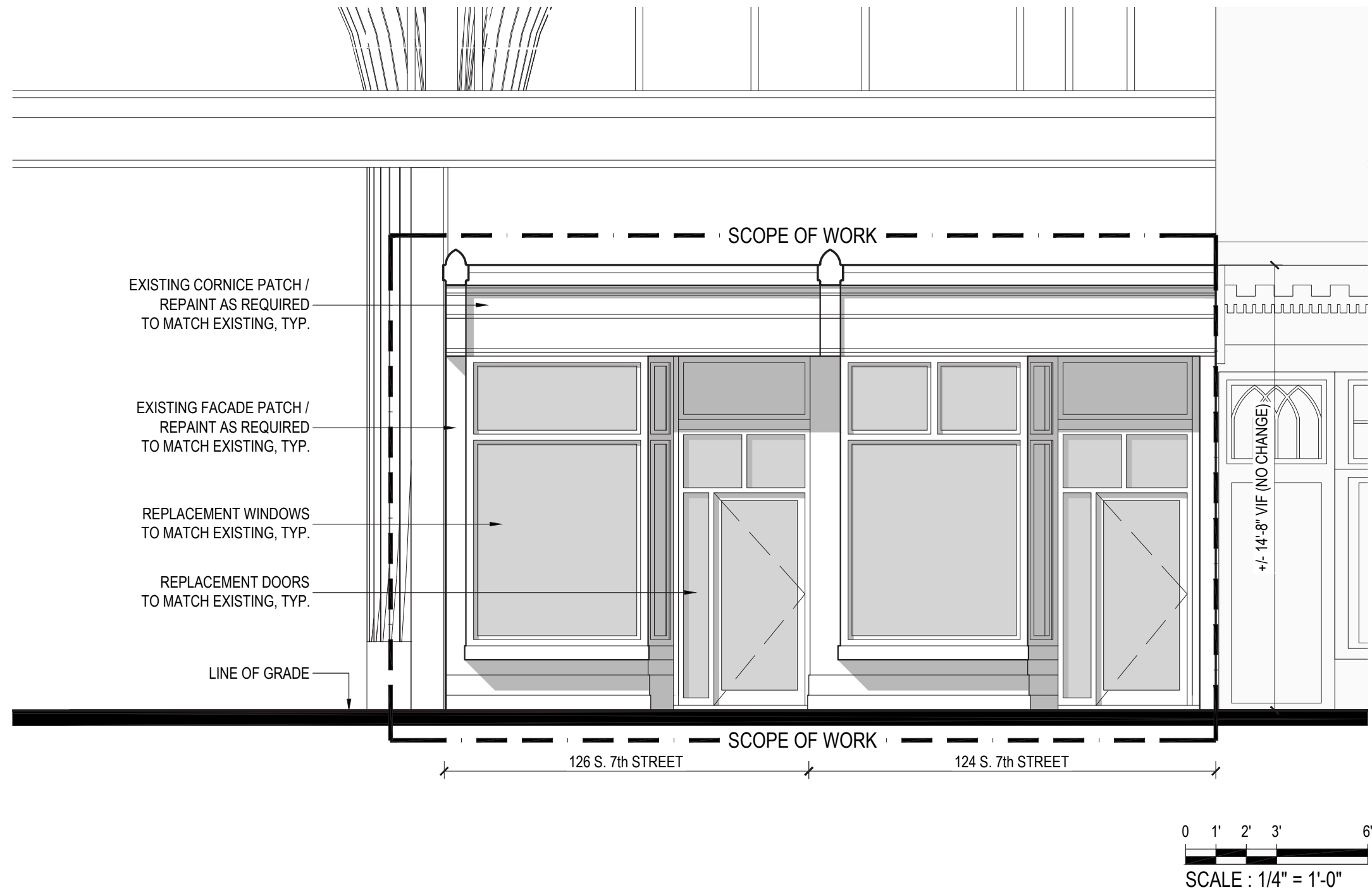
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EXTERIOR | 7TH STREET ELEVATION

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DAS ARCHITECTS INC.
1628 JOHN F KENNEDY BLVD., SUITE 1300
PHILADELPHIA, PA 19103
(T) 215.751.9008 (F) 215.751.9118
www.dasarchitects.com



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

1

Parcel Address: 124 S. 7th Street

Specific Location: Exterior

☐ Check box if this application is part of a project and provide the project number: PR-20 - _____

Applicant Information

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☒ Equitable Owner ☐ Licensed Professional or Tradesperson

Name: Reed J. Slogoff Company: JR Sansom Partners LLC

Address: c/o Pearl Properties, 110 S. 19th Street, Suite 300, Philadelphia, PA 19103

Email: rjs@pearl-properties.com Phone No.: (610) 529 4670

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: ☒ Individual ☐ Company*

Owner (1)

Name: Tuyen M. Tran ☐ Check box if new owner is being listed

Address: c/o Danny Tran, 2250 Terwood Drive, Huntingdon Valley, PA 19006

Owner (2)

Name: Thy T. Nguyen

Address: c/o Danny Tran, 2250 Terwood Drive, Huntingdon Valley, PA 19006

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Morris Clarke Firm: DAS Architects

PA License No.: 408503 Phila. Commercial Activity License No.: 045529

Email: mclarke@dasarchitects.com Phone No.: 215-751-9008

Project Scope

Use this section to provide project details; all fields are mandatory.

- (a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.
- (b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.
- (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.
- (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.
- (e) State the number of new or affected stories.
- (f) Provide a detailed description of the work proposed (use separate sheet if needed).
- (g) Select all conditions that apply to this project (if any).

5

- (a) **Occupancy** ☐ Single-Family ☐ Two-Family ☒ Other, please describe: Commercial
- (b) **Scope of Work** ☐ New Construction ☐ Excavation ☒ Addition / Alteration ☐ Shell (No Fit Out) - Option for Commercial Permits Only
- (c) **Earth Disturbance** Area of Earth Disturbance: _____ (Sq. Ft.)
- (d) **Building Floor Areas** New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)
- (e) **Number of Stories** _____
- (f) **Description of Work** Alteration to rear portion of existing building, rehabilitation of storefront
- (g) **Project Conditions**
- | | | |
|---|--|---|
| ☐ New High Rise | ☐ Green Roof Included | ☐ Initial Fit-out of Newly Constructed Space |
| ☐ Modular Construction | ☐ Façade Work | ☐ Project Impacts Streets/Right-of-Way* |
| | | ☐ Project Impacts Adjacent Property** |

* Provide the associated **Streets Review** number for this project, if applicable: SR-20 N/A

** This project includes work described below: ☒ Yes ☐ No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

**Project Details, Other Permits
& Contractor Information**

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

- (a) Choose all disciplines of work for which permits are being requested.

- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
- If a Zoning Permit was issued for this work, provide the related Zoning Permit number.

- (b) Identify the general contractor and estimated cost of building construction.

- (c) Identify the licensed excavation contractor and estimated cost of excavation work.

- (d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
- Number of registers/diffusers (separate new / relocated)
 - Number of appliances
 - Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

- (e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

- (f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

- (g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new / relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

***ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

- (h) Provide the total improvement cost for residential (including multi-family alterations and additions. Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

☒ Building ☐ Excavation ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: JAX Construction Cost of Building Work: \$ 25,000.00
License Number: 0990595 Phone: (610) 529 4670

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____
License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____
License Number: _____ Cost of Fuel Gas Work: \$ _____
Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone: _____
Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Electrical Work: \$ _____
License Number: _____ Phone: _____
Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____
License Number: _____ Phone: _____
Number of Fixtures: _____
Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____
License Number: _____ Phone: _____
Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____
Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ 25,000.00 (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

☐ Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____ Date: 8 / 14 / 2026



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Specific Location: Exterior

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Applicant Information

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Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☒ Equitable Owner ☐ Licensed Professional or Tradesperson

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If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

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3

The property owner is a/an: ☒ Individual ☐ Company*

Owner (1)

Name: Richard Hoa Le and Linh My Le ☐ Check box if new owner is being listed

Address: c/o Danny Tran, 2250 Terwood Drive, Huntingdon Valley, PA 19006

Owner (2)

Name: Ha Thi Nguyen

Address: c/o Danny Tran, 2250 Terwood Drive, Huntingdon Valley, PA 19006

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

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Name: Morris Clarke Firm: DAS Architects

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Email: mclarke@dasarchitects.com Phone No.: 215-751-9008

Project Scope

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(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) Occupancy ☐ Single-Family ☐ Two-Family ☒ Other, please describe: Commercial

(b) Scope of Work ☐ New Construction ☐ Excavation ☒ Addition / Alteration ☐ Shell (No Fit Out) - Option for Commercial Permits Only

(c) Earth Disturbance Area of Earth Disturbance: _____ (Sq. Ft.)

(d) Building Floor Areas New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)

(e) Number of Stories _____

(f) Description of Work Alteration to rear portion of existing building, rehabilitation of storefront

(g) Project Conditions

- ☐ New High Rise ☐ Green Roof Included ☐ Initial Fit-out of Newly Constructed Space
☐ Modular Construction ☐ Façade Work ☐ Project Impacts Streets/Right-of-Way*
☐ Project Impacts Adjacent Property**

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(a) Check all that apply:

☒ Building ☐ Excavation ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP - 20** _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP - 20** _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: JAX Construction Cost of Building Work: \$ 25,000.00
License Number: 0990595 Phone: (610) 529 4670

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____
License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____
License Number: _____ Cost of Fuel Gas Work: \$ _____
Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone: _____
Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Electrical Work: \$ _____
License Number: _____ Phone: _____
Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____
License Number: _____ Phone: _____
Number of Fixtures: _____
Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information ☐ New Installation ☐ Alteration ☐ *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____
License Number: _____ Phone: _____
Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____
Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ 25,000.00 (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

☐ Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: 7 / 14 / 2026