



EZ PERMIT STANDARD
MASONRY FACADE

For Facade Replacement on One-Family
Dwellings, 3-Story Maximum Height
Revised 7/26 (IBC-2021 / IRC-2021 / Title 14)

EZ Permit Standard: Masonry Facade

Obtain permits for replacing or altering a non-load bearing masonry wall on a one-family dwelling three stories or less, without submitting plans by meeting the Conditions and Construction Requirements below. A completed **Building Permit Application** must be submitted with this completed **EZ Masonry Facade Permit Standards** form.

Deviations from this EZ Permit Standard will require submission of plans to the Department with your permit application.

Conditions

- EZ permit process **shall not** be applicable to buildings listed as historic as established by the Philadelphia Historical Commission without prior approval, contact the staff at preservation@phila.gov in the planning stages of your project.
- Reconstruction is limited to existing masonry, non-load bearing walls, which shall be reconstructed as 8-inch CMU block with stucco or as multi-wythe, non-composite walls.
- The following types of work are **not** eligible for an EZ Masonry Facade Permit and require the submission of plans:
 1. Replacement (or alteration) of facades on buildings more than 3 stories or 35 feet in height (measured from the foundation)
 2. Replacement (or alteration) of facades that extend beyond the existing building foundation wall
 3. Where new facade will be anchored to a non-masonry wall
 4. Relocation of exterior egress door to an alternate location
 5. Installation of bay windows
- Work performed shall be in accordance with the 2021 International Building Code (IBC), the 2021 International Residential Code (IRC), and The Masonry Society (TMS) 402 – 2016 and 602 - 2016.
- This standard allows for in-kind replacement of the exterior door, landing, and stairs where encroachment into the existing public right-of-way is a concern.

Additional Permit / Approvals Required

The following permits/approvals must be in place BEFORE the commencement of any work:

- Separate permit for sidewalk closure or covered walkway where work abuts a public right-of-way.
- All façade alterations located in the following areas must be approved by the Philadelphia City Planning Commission:
 - Chestnut & Walnut St area (*btw Front St & the Schuylkill River*)
 - South Broad St area (*btw South Penn Sq & Washington Ave*)
 - East Market St area (*btw Front St & 5th St*) [Title 14-502(2)(b)(.15)(a)]
 - Society Hill area, Northeast [Title 14-502(2)(b)(.32)(.a)]
 - West Chestnut St Area [Title 14-502(2)(b)(.33)]
 - Ridge Ave Area (*btw Hermitage St & Monastery Ave*) [Title 14-503(6)(a)]
 - Germantown Ave Area (*Mount Airy Sub-Area*) [Title 14-503(3)(a)(.2)]
 - Historic District Designation [Title 14-504(4)(b)]
 - Overbrook Farms Conservation Overlay [Title 14-504(6)(a)]
 - Central Roxborough Conservation Overlay [Title 14-504(7)(b)]
 - Ridge Park Roxborough Conservation Overlay [Title 14-504(8)(a)]
 - Powelton Village Conservation Overlay [Title 14-504(9)(a)]
 - Wissahickon Conservation Overlay [Title 14-504(10)(b)]
 - Strawberry Mansion Village Conservation Overlay [Title 14-504(11)(b)]
- All exterior alterations abutting the following areas must be approved by the Philadelphia Art Commission:
 - Parkway Buffer Area [Title 14-502(2)(b)(.1)]
 - Independence Hall Area [Title 14-502(2)(b)(.11)]



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Construction Requirements

Removal of Existing Facade

- In accordance with Section 3306 of the IBC, where the public right-of-way is adjacent to the building facade and the construction height exceeds 8 feet, a covered walkway, barrier, and/or sidewalk closure shall be required.
 - The covered walkway and/or barrier must be applied to under a separate EZ Permit
 - A sidewalk closure permit can be applied for through the Department of Streets
- The existing facade (and related cornice and corbel, where applicable) shall be vertically sawcut at all locations where it abuts the face(s) of adjacent property facade(s).
- All construction work shall be performed in accordance with Chapter 33 of the IBC and shall include protection of adjoining public and private property. Where the work requires access to the adjoining property, written notification shall be provided to the adjoining property owner, and the contractor shall obtain any required license to enter adjoining property from the owner of such property prior to the start of the work.

Construction of New Facade

- Corrosion-resistant horizontal reinforcement shall be provided between multiple wythe walls to anchor the new masonry facade to the inside wall. Reinforcement shall be installed along the entire length of the wall courses at fixed vertical intervals depending on the type of wall tie being used (See Details):
 - Standard wall ties – not less than one metal tie for each 4-1/2 sq. ft. of wall area, the maximum vertical distance shall not exceed 24 inches and the maximum horizontal distance shall not exceed 36 inches
 - Adjustable wall ties – not less than one metal tie for each 2.67 sq. ft. of wall area, neither the vertical nor horizontal spacing shall exceed 24 inches
 - Prefabricated joint reinforcement – not less than one metal tie for each 2.67 sq. ft. of wall area, the vertical spacing shall not exceed 16 inches
- The internal wythe wall shall be bonded and interlocked to each of the adjacent (perpendicular) walls at maximum vertical intervals of 4 feet. (See Details)
- If the cornice and/or corbel will not be replaced, the edge faces of the cornices and/or corbels on the adjacent property(s) shall be restored to match the facings of the existing cornices and/or corbels, and to ensure a watertight and weatherproof seal.
- Flashing shall be located below the first course of masonry above finished ground level above foundation wall; at all window and door openings; at wall and roof intersections; under and at the ends of masonry, wood or metal copings and sill; where exterior porches, decks or stairs attach to a wall; and, above all projecting wood trim.
- Weepholes (minimum 3/16 inch dia.) shall be provided in the outside wythe of the masonry wall at a maximum spacing of 33 inches on center, in veneer wythe at bottom of wall, and above wall openings (minimum of 2 weep holes above openings), and shall be located immediately above the flashing. (See Details)
- Exterior egress door shall provide a minimum clear width and a minimum clear height that are no less complying with the provisions of the IBC than the existing door was prior to the construction. Door width shall be consistent with the dimensions of the existing landing in that the width of the landing shall not be less than the door served.
- Masonry over openings shall be supported by steel lintels (minimum 4-inch bearing per side), reinforced concrete or masonry lintels, or masonry arches, designed to support load imposed.
- A water-resistive barrier, consisting of one layer of No. 15 asphalt ASTM D226, Type 1, free from holes and breaks, shall be installed between masonry wall and interior finished wall.
- An interior finished wall with framing and insulation (minimum R-20) shall be included.
- When the construction work requires the replacement of the exterior stairs and landing, the stairs and landing shall only be replaced "in-kind".
- Replacement windows and doors shall have a maximum U-factor of 0.32.
- Handrails shall be provided on at least one side of each continuous flight of exterior stairways with four or more risers.
- Mortar shall meet the required property and proportion specifications.
- Head and bed joints shall be 3/8 inch thick
 - Bed joint atop foundation shall be not less than 1/4 inch and not more than 3/4 inch

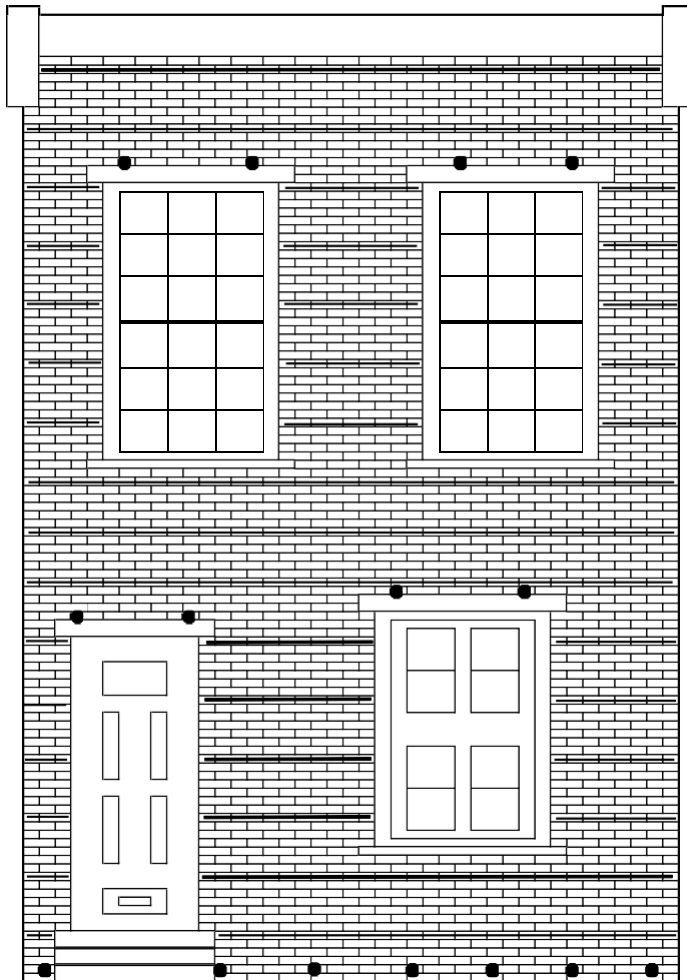


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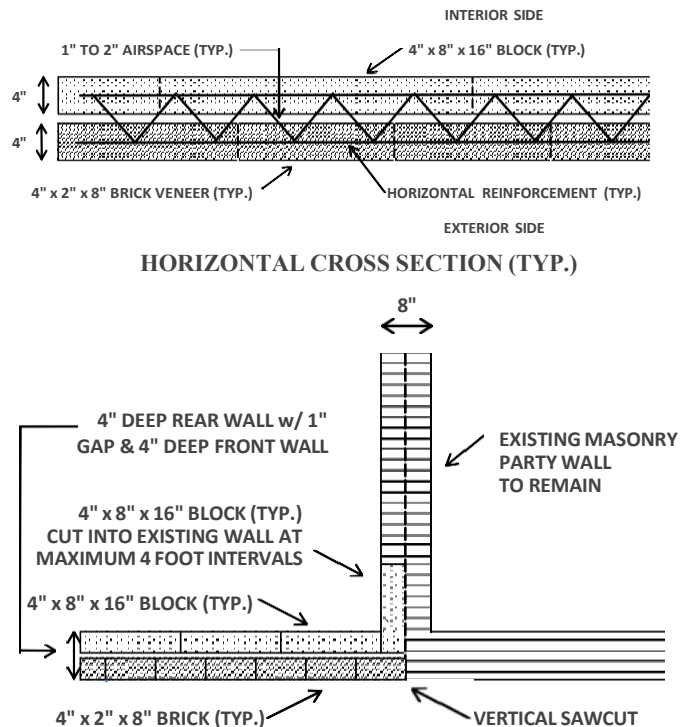
Construction of New Façade (Continued)

- Basements, habitable attics, and every sleeping room shall have not less than one operable emergency escape and rescue opening with the following minimum dimensions for the size of the opening, not the window:
 - Grade floor: Net clear opening of 5.0 square feet
 - 2nd and 3rd story: Net clear opening of 5.7 square feet

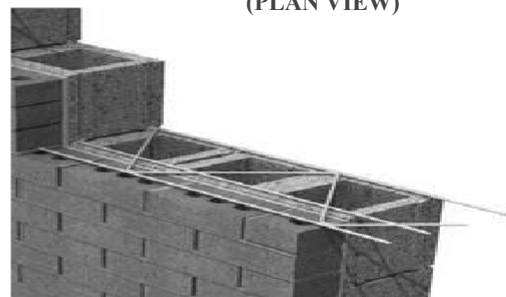


— APPROX. LOCATION OF PREFABRICATED JOINT REINFORCEMENT (16" MAX. SPACING)
● APPROX. LOCATION OF REQUIRED WEEP HOLES

**DETAIL OF WALL REINFORCEMENT & WEEP HOLES
(FOR ILLUSTRATIVE PURPOSES ONLY)**



**DETAIL OF NEW TO EXISTING MASONRY CONNECTION
(PLAN VIEW)**



**TYPICAL MULTI-WYTHE WALL WITH HORIZONTAL
REINFORCEMENT (shown w/ 4" Brick & 8" Block, for
illustrative purposes only)**

DETAILS