City of Philadelphia
Department of Licenses and Inspections

L&I Changes Log

Revised October 30, 2026

Category	Subcategory	Title/Change Name	Description	Resource Link	Resource Link2	Resource Link3	Date Issued	Date Effective
eCLIPSE	Miscellaneous	What's New in ECLIPSE	New features available on your eCLIPSE homepage, include My Violations Page - allows contractors to easily access their company's violation information in one place. Contractors can view outstanding violations, check unpaid fines, and initiate payments directly online making it easier to track violations, resolved outstanding balances, and maintain compliance.	None	None	None	29-Oct-26	1-Nov-26
Permit issuance	Process	Paper Applications	Permit fees for paper applications must be paid in person at the Permit and License Center. Permit documents must be picked up at the time of payment. Review the information sheet for more details about the requirements for filing a paper permit application.	Paper Processing Information Sheet	None	None	29-Oct-26	17-Nov-26
Inspections	Process	Proactive Schedule Violation Reinspection	When a violation is issued, owners are typically given 5 to 35 days to correct it, as specified on the notice. L&I will automatically conduct a follow-up inspection after that period, but owners who correct violations sooner can request an earlier reinspection. L&I QOL and ISC have developed a joint form to streamline these requests. Visit the L&I Code Enforcement webpage for more information.	Submit reinspection request form	Code Enforcement website	None	30-Sep-26	1-Oct-26
Inspections	Process	Initial Inspection Scheduling (Maximum Notice)	An initial inspection request may be submitted no more than 14 days before the anticipated start of work. If work does not begin within 14 days of the initial inspection request, the permit holder must notify the inspector, and the original permit expiration date will remain in effect. Submitting an initial inspection request too early may result in fines and penalties. Review Code Bulletin A-2601 Construction Start of Work, for information on what constitutes the start of work, how it affects permit expiration, and potential penalties for submitting an initial inspection request too early	Code Bulletin A-2601	None	None	30-Sep-26	1-Oct-26
Inspections	Process	Residential Preconstruction Meeting Pilot Program	L&I is launching a pilot program in January 2027 that will introduce preconstruction meetings for residential new construction projects with the potential to impact adjacent properties. The meeting will provide an opportunity to review site safety, clarify the responsibilities of all parties, confirm project and inspection schedules, and address questions about applicable regulations. The contractor will be responsible for coordinating the safety manager, DPRC-SI, and special inspection agencies for an on-site meeting with the L&I inspector no more than 14 days before the start of work.	Project Information Form	None	None	30-Sep-26	1-Jan-27
Plan Review	Code	Accessibility Code Update	PA Act 16 of 2026 establishes a new process for reviewing and adopting accessibility provisions under the Uniform Construction Code. The Act is also intended to realign the implementation schedule so that the 2024 accessibility provisions are adopted at the same time as the 2024 I-Codes. Accordingly, the current 2018 accessibility provisions, including ICC A117.1-2009, will remain in effect until the Commonwealth adopts the 2024 accessibility provisions. Based on the Commonwealth's current implementation schedule, the transition is anticipated to occur in January 2029. Additional guidance regarding the 2018 accessibility provisions and their application will be provided in future updates.	PA Act 16 of 2026	None	None	29-Jul-26	1-Jul-26
Plan Review	Code	Pre-requisite Dust Control Permit	A Dust Control Permit, issued by the Department of Public Health, Air Management Services (AMS), is required for any project involving 5,000 square feet or more of earth disturbance, including clearing and grubbing. Beginning October 1, the required Dust Control Permit must be submitted with a demolition, building, or site permit application that involves 5,000 square feet or more of earth disturbance before L&I can issue the associated permit. In accordance with AMS procedures, you may obtain a Dust Control Permit up to one year before the anticipated start of work. Review the Dust Control Permit Requirements online and contact AMS directly with any questions regarding permit requirements. Note: This requirement is in addition to the existing demolition permit prerequisites for buildings or structures that are more than three stories, 40 feet in height, or have a building footprint exceeding 10,000 square feet.	Dust control permit requirements	Bill No. 260393	None	29-Jul-26	1-Oct-26

Plan Review	Code	New Site Permit Requirements	A Site Permit will be required for the following earthwork activities to better align with the Zoning Code requirements for Site Permits: • Earth disturbance exceeding 1,400 square feet on slopes greater than 15% within the Steep Slope Protection Area, as defined in § 14-704(2); or • Earth disturbance exceeding 500 square feet within the Wissahickon Watershed Overlay, as defined in § 14-510, except on sites designated as Category 5 on the associated Impervious Coverage Map. For projects involving a single building, this work may instead be included as part of a Building Permit application.	Bill No. 260393	None	None	29-Jul-26	1-Oct-26
Plan Review	Code	Maximum Start-of-Work Notification Period	A maximum advance notice period for the start of permitted work has been established. The Contractor must schedule the initial inspection at least 24 hours, but no more than 14 calendar days, before work begins. If work does not commence within 14 calendar days of the initial notification, the Contractor must notify the Inspection Office of the delay and provide an updated anticipated start date. Beginning October 1, failure to comply with these notification requirements may result in enforcement action, including the imposition of fines. Additional guidance on determining the start of work will be provided in future updates.	Bill No. 260393	None	None	29-Jul-26	1-Oct-26
Plan Review	Code	Permit Reinstatement Fee Increase	If you fail to request a permit extension before your permit expires, but the permit remains within the maximum allowable extension period, you must pay a permit reinstatement fee in addition to the standard permit extension fee when requesting an extension. Effective October 1, the permit reinstatement fee will increase from $50 to $300 per permit or permit application to better reflect the City's cost of processing permit reinstatements. Refer to our Construction Permit Expiration FAQ for additional information on requesting an eligible permit reinstatement.	Bill No. 260393	Construction Permit Expiration FAQ	None	29-Jul-26	1-Oct-26
Appeals	Code	ZBA Application / Service Fee Increase	The Zoning Board of Adjustment (ZBA) is updating its application and service fees this summer. The legislation authorizing these changes became effective on July 1 and the new fees go into effect on August 1, 2026. The updates align the ZBA's base service fees with the actual administrative cost of processing applications, while adjusting optional service fees for inflation. The homeowner discount will continue unchanged, and a new discount has been added for affordable housing projects. If you have any questions about the new fees or how they may affect your application, please contact the Board office at (215) 686-2429.	Fee Schedule	None	None	29-Jul-26	1-Aug-26
Plan Review	Code	2021 Energy Code Changes	The updated 2021 energy code provisions are complex. A series of comprehensive documents and visual flowcharts have been designed to simplify the compliance process.	Residential Energy Flowchart	Commerical Energy Flowchart	None	29-Apr-26	1-Jul-26
Plan Review	Code	Emergency Electrical Service Disconnect for one- and two-family dwellings	One and two family dwellings must comply with the new reuqirements for an emergency service disconnect under the 2021 I-Codes and referneced 2019 NEC. To support implementation, the EZ Residential Service Equipment and FAQ were developed as guidance documents outlining the requirements and how to comply.	EZ Residential Service Equipment	Emergency Disconnect Requirements FAQ	None	29-Apr-26	1-Jul-26
Plan Review	Code	Mass Timber and Energy Special Inspections	This regulation establishes special inspections and registration qualifications for air leakage testing and mass timber construction.	Regulation	None	None	29-Apr-26	1-Jul-26
Inspection	Process	Preconstruction Meeting Pilot	The Department will launch a pilot program requiring a mandatory preconstruction meeting for certain residential new construction projects. The contractor will be responsible for convening all parties and scheduling the meeting, with mandatory participation by special inspectors and the design professional in charge of special inspections.	None	None	None	29-Jan-26	

Permit issuance	Process	New Insurance Submission Requirements for New Construction and Complete Demolition Permits	Bill No. 240304-A was enacted on January 20, 2026, establishing new insurance submission requirements for new construction and complete demolition projects. Under this ordinance, developers and contractors must ensure that adjacent property owners are additionally insured under the project's general liability insurance policy. This coverage protects neighboring property owners from claims arising out of the named insured's actions or operations. Starting April 1, 2026, no new construction or complete demolition permit will be issued unless a Certificate of Insurance (COI) meeting the following criteria is uploaded under Hold Permit Issuance – COI: • Minimum general liability coverage of $1,000,000 for new construction operations • Minimum general liability coverage of $2,000,000 for complete demolition operations • The Description of Operations section must explicitly state: "Covers operations of the named insured" Additionally, contractors and developers are required to maintain this insurance for the duration of the construction or demolition project and must provide adjacent property owners with a current copy of the COI throughout the operation.	Bill No. 240304-A	Sample COI	None	29-Jan-26	29-Jul-26
Permit Issuance	Process	New Preconstruction Survey and Monitoring Forms	L&I is introducing new Preconstruction Survey and Monitoring forms to ensure potential impacts on adjacent buildings and required oversight are fully documented and clearly communicated to owners, contractors, and special inspectors. The Preconstruction Survey Summary Form must accompany surveys by a licensed professional engineer and include all conditions needing monitoring or protection. The Monitoring Plan must detail observation methods, frequency, and tolerances. Starting April 1, 2026, all Construction or Demolition Permit applications affecting adjacent properties must include these forms.	Preconstruction Survey Summary form	Monitoring Plan	None	29-Jan-26	1-Apr-26
Licensing	Code	Upcoming ICC Exam Update	The following Philadelphia ICC examinations will transition to references based on the 2021 International Codes and associated standards, including the 2020 National Electrical Code (NEC), beginning March 15, 2026: • Master Electrician • Fire Suppression Installer/ Worker • Engineer, All Grades • Demolition, Class A and B The referenced code edition will be determined by the date the exam is taken, not the date it is scheduled. For the most current exam details, please refer to ICC's Philadelphia Contractor Exam Information Bulletin.	Philadelphia Contractor Exam Information Bulletin	None	None	29-Jan-26	15-Mar-26
Permit issuance	Process	Property Tax Check	Certain permits will be withheld if a property has unpaid real estate taxes, fees, or liens in accordance with Section 202.7 of the Philadelphia Administrative Code. All outstanding debts must be resolved with the Department of Revenue before a permit can be issued. Permits affected include: Zoning Permits for developement (i.e. new construction, additions, site or lot adjustments); Zoning Permits granted by Variance or Special Exception; Building Permits for new construction or additions. Check the status of any property through the Philadelphia Tax Center Property Search.	Philadelphia Tax Center Property Search	None	None	21-Oct-25	1-Oct-26
Permit issuance	Process	Improvements to Permit Hold Resolution	The follow holds will now be automatically and immediately cleared once the required action has been completed. If no other holds are present, the permit will proceed directly to the payment stage: Contractor Not Named; Contractor Approval Required; Contractor License Renewal Required; Parent Permit Not Issued. In addition, the Contractor Tax Error hold will also be resolved automatically once the associated tax account is brought into good standing. There will be a one-day delay in processing this update. To expedite resolution, applicants may manually trigger the update by selecting 'Recheck Tax Status' within the permit application. All other holds, such as Contractor Insurance; Electrical Contracts; and Adjacent Property Notification will continue to require submission of the online help form.	Online help form	How to resolve a hold in eclipse information sheet	None	21-Oct-25	21-Oct-25

Licensing	Process	PA Home Improvement Contractor (HIC) Registration	The PA Attorney General's System is currently down and cannot issue or renew Home Improvement Contractor (HIC) registration. Please check their website for complete information and updates. Until service is restored, the Department will process Philadelphia Registrations required for permit issuance as follows: a) New PA HIC - Mail your application to the State and upload the acknowledgment form with your Philadelphia application; b) Existing PA HIC / New Philadelphia Registration - Upload a copy of your expired PA registration with your Philadelphia application; c) Existing PA HIC / Existing Philadelphia Registration - Submit a renewal or amendment and upload your current license with your Philadelphia application. Registrations issued or renewed under this process will expire on December 31, 2025. Once the PA system is restored, you must update your Philadelphia registration with a valid PA certificate.	PA Home Improvement	None	None	25-Sep-25	29-Jan-26
Plan Review	Process	Affordable Housing Zoning Reviews	An expedited review for eligible affordable housing zoning applications will be provided. Applications that meet the criteria outlined in the Dept. of Planning and Development (DPD) affordable housing certification summary will be reviewed within 5 business days. The new "Affordable Housing" checkbox on the Zonign Permit application must be selected, and the DPD Affordable Housing Project Certification Form must be uploaded in the application.	Affordable Housing Certification Summary	None	None	25-Sep-25	15-Sep-25
Plan Review	Process	Structural Work	All applicants will be required to indicate whether their Residential or Commercial Building Permit Application includes tructural work. This update will support more streamlined processing and improve the accuracy of building records.		None	None	25-Sep-25	26-Sep-25
Licensing	Enforcement	Outstanding Fines	The Department is withholding Contractor Licenses for outstanding fines issued to that license, in accordance with Section 9-102(9) of the Philadelphia Code.	None	None	None	5-May-25	1-Jul-25
Licensing	Enforcement	New EVITP Certification Requirement for Electrical Contractors	A new law requires that all electrical contractors installing, upgrading, or repairing electric vehicle chargers hold a valid certification through the Electric Vehicle Infrastructure Training Program (EVITP). EVITP is a 20-hour training course focused on the proper installation of electric vehicle supply equipment. The course is available both online and in person to qualified electricians. Beginning March 2026, Electgrical contractors may begin amending their licensees to add EVITP certification. Beginning in July 2026 Electrical Permits for EV charger installation or repair will only be issued to contractors whose licenses include a valid EVITP certification or an approved equivalent. Refer to the website for approval criteria for equivalent training programs.	Bill No. 240666	EVITP	Equivalent Training Program	25-Jul-25	1-Jul-26
Plan Review	Process	Development Impact Tax Exemptions	Certain affordable housing permit applications filed on or after this date may be exempt from the Development Impact Tax as provided under Bill No. 250212. To request the exemption, you must check both the "Affordable Housing" and "Development Impact Tax Exemption" boxes on your Building Permit application in eCLIPSE. You must also upload the DPD Affordable Housing Project Certification Form as part of your application. Your appilcation will be routed directly to the Dept. of Planning and Development (DPD) for review. If DPD certifies that your project qualifies, the Development Impact Tax will be automatically waived in your application.	Bill No. 250212	DPD Affordable Housing Project Certification Form	None	25-Jul-25	13-Jun-25
Plan Review	Process	Affordable Housing Projects	There is an important update to support permitting for affordable housing project. 1) The permit application process has been streamlined for projects qualifying for 10-day L&I affordable housing review. If your project meets the criteria described in the DPD Affordable Housing Certification Summary, you must select the new "Affordable Housing" checkbox on your zoning or building permit applications and upload the new Dept of Planning and Development Affordable Housing Project Certification Form with your application. Your eclipse application will be routed directly to DPD for certification. and if certified by DPD, your application will automatically receive a 10-business day review by L&I.	DPD Affordable Housing Project Certification Form	None	None	25-Jul-25	25-Jul-25
Inspection	Process	Façade Summary Inspection Form	The Philadelphia Property Maintenance Code requires inspections every five years for exterior walls over five stories high and appurtenances in excees of 60 feet in height. The Façade Summary Inspection Form was recently updated to require confirmation that a hands-on exterior wall inspection was performed. The Audits and Investigation Unit will enforce this requirement starting July 1, 2025.	Façade Summary Inspection Form	None	None	21-Apr-25	1-Jul-25
Inspection	Process	High-Rise Inspection Scheduling	The Department conducts regular fire safety inspections as part of an annual High-Rise License. These inspections are scheduled throughout the year by the Fire Safety Unit of the Quality of Life Division. License holders will be contacted by an inspectorr to arrange their inspection. However, if an active license holder wishes to proactively schedule the annual inspection, they may do so through the online form.	Online form	None	None	25-Apr-25	25-Apr-25

Inspection	Process	Resolving "Trade Permit Certs/Docs" Hold	A new "Hold Permit Completion" has been added to Building Permits to notify permit holders of any outstanding certifications on related trade permits that must be resolved before a final inspection can be requested. This is for informational purposes and will be automatically removed once the outstanding Trade Permit issues are resolved.	How to resolve a hold in eclipse information sheet	None	None	25-Apr-25	25-Apr-25
License Issuance	Process	Virtual Inspections for Limited Lodging Operator License	A virtual inspection will be conducted on all new or renewed Limited Lodging Operator License applications. A new or renewal license application submitted on or after this date will not be approved until a passing inspection has been completed. Applicants must allow two weeks for the intial inspection and renewing license holders are strongly encouraged to submit the renewal application as soon as it is available (45 days before expiration) to allow ample time for inspection.	Regulation	None	None	24-Mar-25	1-Jun-25
Inspection	Process	Plumbing Permit Inspections	The Notice of Completion of Repairs form may now only be used for emergency plumbing repairs in accordance with Section A-301.1.6 of the Philadelphia Code. If the form has already been authorized for non-emergency work, you may proceed with submission through this form. All other non-emergency work shall only be performed under a valid permit and work shall not be permanently concealed until an inspection is performed and passed. Any request for an after-hours inspection of non-emergency work must be submitted to the District Office at least two business days in advance. All requests are subject to the approval of the Department based on inspector availability and will be subject to the standard after-hours inspection fee.	Emergency repair procedures	Notice of Completion of Repairs Form	After-hours Inspection	24-Mar-25	24-Mar-25
Permit issuance	Process	Conditional Zoning Approval	Applicants will no longer be able to request a Conditional Zoning Permit through eCLIPSE. Applicants will need to schedule an in-person or virtual appointment to submit an application for a Conditional Zoning Permit.	Schedule an appointment	Conditional Zoning Permit Information Sheet	None	24-Feb-25	1-Mar-25
Inspection	Process	Temporary Certificate of Occupancy	The Department will initiate a pilot program to extend the standard term of a Temporary Certificate of Occupancy (TCO) from 90 days to 180 days to accommodate the industry's current need.	TCO info sheet	None	None	24-Feb-25	1-Mar-25
Licensing	Enforcement	Failure to pay fines	The Department will be withholding permits from contractors who fail to pay fines related to their Contractor's License as authorized by Section 9-102(9) of the Philadelphia Code. Failure to pay these fines in full will result in the inability of delinquent contractors to be added to any additional permits as a responsible contractor or subcontractor.	Pay an L&I violation fee or fine	None	None	22-Dec-24	1-Jul-25
Licensing	Process	Board Decision for Fee / Fine Adjustment	An appellant receiving any adjustments to a license fee or violation fine through a Tax Review Board or Board of License Review decision must notify L&I through an in-person or virtual appointment. For license fee adjustment, schedule an appointment using Qless. For violation fine adjustment, use the online appointment form.	Schedule an appointment	None	None	20-Oct-24	20-Oct-24
Plan Review	Code	**Updated**2021 I-Codes transition	The regulation to adopt the 2021 International Codes has been approved by the Independent Regulatory Review Commission (IRRC). Official publication of the regulation will appear in an upcoming edition of the Pennsylvania Code & Bulletin. In preparation for the anticipated implementation date of January 1, 2026, the Department has issued Code Bulletin B-2501: Implementation of the 2021 International Codes. This bulletin provides important guidance on how the adoption of the 2021 Codes will impact the permitting process in Philadelphia.	Regulation	PA Code & Bulletin	2021 ICC Code Adoption Final Report	25-Sep-25	1-Jul-26
Plan Review	Code	2021 Philadelphia Plumbing Code	The PAB has reviewed all changes to the 2021 International Plumbing Code and provided recommendations to better accomomodate our local conditions. The Proposed Changes to the 2021 IPC, excluding those changes already adopted by ordinance can be found on the website.	Proposed changes to the 2021 IPC	2021 IPC Changed Sections	2018 Philadelphia Plumbing Code Changes	20-Sep-24	1-Jul-25
Permit issuance	Code	Permit and License Fee Schedule Regulation	This regulation increases permit and license fees by the rate of inflation and will apply to all new applications filed on or after January 1, 2025. The 2023 fees will continue to apply to applications filed before January 1, 2025.	Regulation	None	None	20-Aug-24	1-Jan-25
Inspections	Process	Fire Safety Evacuation Plan	The Fire Safety and Evacuation Plan approved by the Philadelphia Fire Department must be submitted to L&I through the Permit Hold prior to scheduling final inspection of a new high-rise building.	Plan requirements	None	None	28-Aug-24	3-Sep-24
Inspections	Process	Scheduling Final Inspections	The Department will begin assessing a $100 fee when an inspection must be rescheduled because the work is not ready for final inspection. The fee must be paid prior to the rescheduling a final inspection.	None	None	None	28-Aug-24	3-Sep-24

Licensing	Code	Alternative Training Program Approval	The department has approved Compliance Management International (CMI) as an alternative training program to OSHA 3015 training. At least one site safety manager who has completed the OSHA 3015 Excavation, Trenching and Soil Mechanics Course or an aprpoved alternative is required to be identifed for the Excavation Contractor License. This license is required to perform excavations more than 5 feet below adjacent grade.	CMI	Approved Alternative	Excavation Contractor License	31-Jul-24	1-Aug-24
Permit issuance	Code	Inflation Bill #240430	The Philadelphia City Council introduced Bill No. 240430. Currently, L&I is authorized to revise, by regulation, permit and license fees established on or before July 1, 2017, by the CPI Multiplier. If enacted, this legislation would authorize L&I to revise, by regulation, all permit and license fees by the CPI multiplier, regardless of when they were established.	Bill #240430	None	None	9-May-24	15-Jan-25
License Issuance	Code	Electrical Inspection Agency License Regulation	This regulation includes additional conditions for the agencies to maintain licensure and shall become law after 30 days of filing should no public hearing be requested.	Electrical Inspection Agency License Regulation	None	None	5-Apr-24	5-May-24
Plan Review	Process	Plan Review Information Document	A document that provides review/plan reviewer information and a summary of review comments will be generated for each permit review. The document will be available on the "Review" tab of the permit job. A separate document will be generated for each review type (building, electrical, plumbing) on a permit application.	None	None	None	24-Apr-24	24-May-24
eCLIPSE	Process	New Payment System (Kubra)	The city of philadelphia is transitioning to a new electronic payment system, KUBRA beginning May 5th. Payments made through eCLIPSE will utilized this new system. The only major changes to be expected are a decrease in credit card surcharges and a flat fee for debit card transactions.	None	None	None	24-Apr-24	5-May-24
Building Maintenance Inspection	Enforcement	Annual Building Certifications	All certifications were to be submitted to the City by the licensed inspector through http://eclipse.phila.gov. Any outstanding certifications should be submitted to the Department by May 31, 2024. If the license certifications are not submitted by May 31, 2024, property and business owners may be subject to a violation. You may verify that certifications have been successfully submitted to the City through atlas.phila.gov. Search for your property address and click on the “Licenses and Inspections” tab to find all Building Certifications submitted for the property.	Code Bulletin A-2204	None	None	1-Apr-23	31-May-24
Permit issuance	Code	Plumbing Code Changes	Code changes adopted under Bill No. 230653, shall apply to all plumbing applications filed on or after April 1, 2024. The digital version of the Philadelphia Plumbing Code will be updated to reflect the upcoming changes; however paper copies ordered through the ICC will not reflect recent changes.	Bill No. 230653	Plumbing Code Changes FAQ	None	27-Feb-24	1-Apr-24
Building Maintenance Inspection	Enforcement	Building certification update	Certain life safety systems, building components and structures are subject to periodic testing and inspection requirements. All certifications were to be submitted to the City by the licensed inspector through eCLIPSE. Building owners and licensed inspectors may be subject to enforcement action if required certifications are not submitted by April 1, 2024.	Code Bulletin A-2204	None	None	31-Jan-24	1-Apr-24
Permit issuance	Process	Unpaid LVNs and SVNs	Unpaid fines imposed under License and Site Violation Notices have been referred to a third-party agency for recovery. Violators will be contacted by the agency, Revenue Collection Bureau, Inc. starting in February. The Department will begin the automatic withholding of licenses and permits for unpaid fines later this year.	None	None	None	31-Jan-24	24-Feb-24
Permit issuance	Process	EZ Bathroom and Kitchen Renovation Standard	This new EZ plumbing permit standard is designed to allow a registered master plumber to obtain approval of incidental alteration to a bathroom or kitchen in an existing single-family dwelling without a separate building permit. The EZ bathroom and kitchen remodel work-type may be selected when submitting the plumbing permit application, and can be performed through a virtual inspection.	EZ Bathroom and kitchen renovation standard	None	None	31-Jan-24	1-Feb-24