

2018 IBC AMENDMENTS

CHAPTERS 17 AND 33

PROPOSED BY THE CITY OF PHILADELPHIA

Background: The City of Philadelphia currently enforces the 2018 International Building Code. Philadelphia has previously obtained approval from the PA Department of Labor and Industry to add local provisions to the International Building Code that address protection necessary where construction or demolition occurs close to shared property lines and party walls.

The City of Philadelphia proposes additional provisions to expand the scope of work that may require specific protections and more tightly define required notice to adjoining owners. The modifications are intended to protect adjacent buildings and ensure that affected owners are fully aware of both the potential impacts on their property and required protections.

These amendments are submitted to the Department of Labor and Industry for approval before enactment at the local level.

Italicized language= Phila amendments previously approved by PA L&I on 1/15/14 (Bill No 130691) and 4/28/21 (Bill No 210389)

~~Strikethrough language~~ = deleted

Underlined language = added

CHAPTER 17

SPECIAL INSPECTIONS AND TESTS

1704.6 Structural observations. Where required by the provisions of Section 1704.6.1, 1704.6.2, 1704.6.3, 1704.6.4, or 1704.6.5, the owner or the owner's authorized agent performing or causing construction or demolition operations shall employ a registered design professional to perform structural observations. *A design professional conducting structural observations under Section 1704.6.4 or 1704.6.5 shall also meet the provisions of Section 1704.2.1.* Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other sections of this code.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

1704.6.4 Structural observations of buildings or structures adjacent to excavation, demolition or construction activity. Structural observations shall be provided by an approved agency for the

proposed work and with respect to any other adjacent buildings and structures, as applicable, where any of the following conditions exist:

- 1. Excavation work to a depth of more than 5 feet (1524 mm) below adjacent grade within 10 feet (3048 mm) of an adjacent building or structure. Continuous structural observations shall be provided at all times during excavation work.*
- 2. Excavation, new construction or demolition work occurs within 90 feet (27.43 ~~m~~m) of a building or structure designated as historic under Chapter 14-1000 of The Philadelphia Code on the subject property or abutting lot. Periodic structural observations shall be provided in accordance with an approved monitoring plan per Section ~~B-3309~~ B-3310.*

3. Modification to a wall which is used for joint service between two buildings on separate lots, including demolition. Modifications shall include, but are not limited to, exposure of the wall; removal of perpendicular walls, floor diaphragms, or roof diaphragms; or addition of loading to the wall. Periodic structural observation shall be provided in accordance with an approved monitoring plan per Section B-3310 and shall be in addition to special inspections required by other sections of this code.

Exceptions:

1. Structural observation shall not be required for demolition performed under contract with the Department and in compliance with current Procurement Department specifications.

CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

SECTION 3307 PROTECTION OF ADJOINING PROPERTY

3307.4 *Soil or foundation work affecting adjoining property. Whenever soil or foundation work occurs, regardless of the depth of such, the person who performs or causes such work shall, at all times during the course of such work and at his or her own expense, preserve and protect from damage any adjoining or adjacent structures, including but not limited to footings and foundations.*

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3307.4.1 Additional safeguards during excavation. The person causing the excavation shall support the vertical and lateral load of the adjoining or adjacent structure by proper foundations, underpinning, or other equivalent means where the level of the foundation of the adjoining or adjacent structure is at or above the level of the bottom of the new excavation.

~~3307.4.2 Preconstruction survey. No excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjacent building shall commence until the person causing an excavation to be made has documented the existing conditions of all adjacent buildings in a preconstruction survey. Preconstruction surveys shall be maintained by the contractor and made available to the Department upon request.~~

~~3307.4.3.1 Preconstruction surveys of historic buildings or structures. Where a designated historic building or structure is such an adjacent building, the required preconstruction survey shall be submitted to the building official at time of application for permit and shall, at a minimum, include the following information:~~

- ~~1.— Documentation of the existing conditions of all adjacent buildings.~~
- ~~2.— Identification of location, extent and dimension of any visible cracks or pronounced deformations or misalignment of the historic building or structure's entire exterior envelope.~~
- ~~3.— Photographs of the historic building or structure showing, at a minimum:~~
 - ~~a.— The elevation as visible from any public right-of-way.~~
 - ~~b.— Close up photographs of any locations identified in B-3307.4.3.1(2).~~
- ~~4.— Statement, signed by a representative of the entity performing structural observations in accordance with Section 1704.6.4, confirming that existing conditions identified in this preconstruction survey will be monitored during all times of excavation activity.~~

B-3307.7 Interior walls exposed after demolition. Interior walls that become exterior walls as the result of a demolition shall comply with Chapter 14 of the Building Code. All cornices, where cut shall be sealed. All loose material shall be removed, and all voids shall be filled with a suitable material. Such walls shall have wall coverings installed that comply with the applicable provisions of Chapter 14 of the Building Code. The walls shall be carefully examined by a competent person designated by the permit holder to ascertain the condition and adequacy of the party wall to accept the required wall covering. Wall covering to be installed on a wall shall not be more than the wall is capable of safely supporting. Where the Department determines that a wall is incapable of supporting any acceptable wall covering and has issued a related violation, such wall shall not be required to be covered until the violation is corrected.

The exposed portions of the wall may be temporarily protected from weather damage by tarpaulins, waterproof paper, or other temporary means approved for use by the code official for a maximum period of 30 days. Such temporary protection shall be maintained in a weatherproof condition.

B-3307.9 Preconstruction survey. A preconstruction survey documenting the condition of all adjoining or adjacent buildings or structures shall be prepared and submitted to the building official where the construction or demolition involves any of the following:

1. Excavation work to a depth of more than 5 feet (1524 mm) within 10 feet (3048 mm) of an adjoining or adjacent building.
2. Excavation, new construction or demolition work occurring within 90 feet (27.43 m) of a building or structure designated as historic under Chapter 14-1000 of The Philadelphia Code on the subject property or abutting lot.
3. Modification to a wall which is used for joint service between two buildings on separate lots, including demolition. Modifications shall include, but are not limited to, exposure of the wall, removal of perpendicular walls, floor diaphragms, or roof diaphragms; or addition of loading to the wall.
4. Severing of any structural, roof, or wall covering element extending continuously across the property line onto adjoining property.

B-3307.9.1 Preconstruction surveys of buildings or structures-shall include the following information:

1. Documentation of adjoining or adjacent buildings, including height, number of stories, construction type, and identification of any elements that may be impacted by construction or demolition operations, including but not limited to identification of any visible structural, roof, or wall covering elements extending continuously across the property line. If the work included in the application for permit includes demolition or construction above the roof line of any building or structure on adjoining property, include identification of locations of any visible bulkheads, chimneys, mechanical equipment, parapets, skylights, or vertical extensions of fire walls on the roof of any adjoining or adjacent building.
2. Documentation of the existing conditions of all adjacent or adjoining buildings, which shall include the location extent and dimension of any visible cracks or pronounced deformations or misalignment of the building or structure's entire exterior envelope.
3. Photographs of the adjoining or adjacent-buildings or structures showing, at a minimum: (1) the elevation as visible from any public right-of-way and (2) photographs of any locations or elements identified in B-3307.9.1 or B-3307.9.2.
4. Statement, signed by a representative of the entity performing structural observations in accordance with Chapter 17, confirming that existing conditions identified in this preconstruction survey will be monitored throughout the construction or demolition operation.

~~3307.9~~ 3307.10 *Monitoring. Construction or demolition operations shall be monitored by a licensed special inspector in accordance with ~~Section B-1704.6.4~~ Chapter 17. Operations shall be monitored in accordance with an approved monitoring plan specifying scope, frequency, and acceptable tolerances.*

~~3307.10~~ 3307.11 *Notification. The owner or owner's agent performing or causing construction or demolition operations shall provide written notification of the following activity to the adjoining property owner ~~a minimum of 10 days prior to the commencement of the following activity~~:*

- 1. Excavation exceeding a depth of five (5) feet below adjacent grade, excluding digging, trenching, or boring for utilities or geotechnical exploration, that is within ten (10) feet of an adjacent structure.*
- 2. Modification to a fire wall which is used for joint service between two buildings on separate lots, including demolition or underpinning.*
- 3. Excavation, new construction or demolition work occurring within 90 feet of a designated historic building or structure on an abutting lot.*
- 4. Severing of any structural, roof, or wall covering element extending continuously across the property line onto adjoining property.*
- 5. Demolition activity that results in the exposure of a wall of an adjacent or adjoining building.*

Such notification shall describe the nature of work, estimated schedule and duration, and shall include the pre-construction survey, plans or details depicting work that may affect the adjoining property, details of monitoring to be performed on the adjoining property, protection proposed to be installed on the adjoining property, a copy of the contractor's Certificate of Insurance for general liability, an explanation of the owner's anticipated need to access the adjacent or adjoining property and contact information for the project. If proposed construction work will require alterations to the adjoining or adjacent buildings to maintain the safety, integrity, and/or code compliance of the building(s), identify the extent of work required, and proposed remediation measures. This may include, but is not limited to, vertical extensions of chimneys on adjoining or adjacent buildings.

Notification shall be delivered to the adjacent property owner at the address registered with the City of Philadelphia Office of Property Assessment and the resident of the adjoining property, if different from owner.

B-3307.11.1 Initial Notification shall be delivered prior to submission of the permit application.

- 1. The permit application shall include the adjacent property owner's signature affirming receipt of notification and statement of owner's rights on a form established by the Department.*
- 2. If the party carrying out the construction or demolition is unable to obtain the adjacent property owner's signature of receipt, evidence of delivery and reasonable*

attempt to acquire signature must be provided. In the absence of the adjacent property owner's signature of receipt, no construction or demolition permit shall be issued less than 60 days after either permit application submission or the date that notice was transmitted, whichever comes later.

B-3307.11.2 Final notification shall be delivered after permit issuance and at least 10 calendar days prior to commencement of work updating the construction schedule and providing any changes to the detail required for the Initial Notification under Section B-3307.11. The party carrying out the construction or demolition shall be responsible to notify the adjacent property owner and resident of any significant modifications required during construction or demolition operations that may have an impact on adjacent property.

Exceptions:

1. Notification shall not be required for demolition performed under contract with the Department and in compliance with current Procurement Department specifications.
2. The time periods prescribed under B-3307.11.1 and B-3307.11.2 shall be waived for work performed under private contract that is necessary to abate an unsafe or imminently dangerous condition, as determined by the Department.

B- 3307.11.3 The Department may provide notice to the owner or resident of the adjoining property of permit application submission, the property owner's rights, and contact information for the permit applicant.