Your Partner In Building Safety
Future L+I Initiatives

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Department of Licenses + Inspections

- L+I is the City’s building safety agency, charged with issuing and inspecting all construction permits.
- L+I performs:
  - Code inspections for fire, property maintenance, business compliance, and vending
  - Issues business and trade licenses
  - Uses its abatement authority to “clean and seal” and demolish vacant and dangerous buildings
- Scope:
  - 570,000 property parcels in the city
  - 53,790 permits and 127,832 licenses issued in FY17
  - 61,341 property and business activity complaints received in FY17
  - 356,027 inspections performed in FY17
- Resources:
  - 378 Employees total
  - 145 Inspectors (includes building, fire, property maintenance, business compliance and vending). 20 more inspectors to be hired.
eCLIPSE

electronic commercial licensing, inspection, permit services enterprise

November 2017 Update
<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Final Launch</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,2</td>
<td>Business and Trade Licenses <em>(over 60 % renewals on-line)</em></td>
<td>March 2017</td>
</tr>
<tr>
<td>3</td>
<td>Permits <em>(including appeals)</em></td>
<td>Dec 2018</td>
</tr>
<tr>
<td>4</td>
<td>Code Enforcement</td>
<td>Jan 2019</td>
</tr>
</tbody>
</table>
Obtain Permits with Ease

• 24/7 online access- works in any modern browser
• Submission of electronic plans
• Electronic Payments
• Verify status and access permits/ approved plans at your convenience
• Schedule inspections online or through an IVR
# Electrical Permit EP-2014-00061 (Draft)

## SUBMIT APPLICATION

Your permit application is ready to be submitted. Please click the "Pay Fees & Submit Application" button to submit your application. You may also click the "Save" button to return to this application at a later time.

## FEES

The following fees must be paid as part of your permit application.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amendment Fee</td>
<td>$20.00</td>
<td>$20.00</td>
</tr>
</tbody>
</table>

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### Payment Method

- Visa
- Master Card
- American Express

Card Number: [___] [___] [___] [___]  
Name on Card: [___]  
Expiration Date: [___] [___] 
Verification Code: [___]

### Payment Summary

Payment Amount: $20.00  
Submit Payment  
Cancel
Improved Project Coordination

- Permit Bundle - provides consolidated applications
- Project Job - shell to organize project
- Master Permit - allows you to clone permits
- Related Permits - clear organization of project
- Organization of parcels and buildings
- GIS integration
- Coordination of other City approvals
ePlan

- Operates from within eCLIPSE
- Utilizes Brava! Viewer and Review tool
- Supports most file formats
- Easy mark-up tools
- Incorporates code library
- Provides summary of comments
- Version comparison
- Retains older versions of plans
Improved Permit Workflow

• Auto-generation/distribution of pre-requisite approval process
• Amended permits and temporary certificates of occupancy generated from within the permit
• Appeals filed from within the permit
• Faster review of revised submissions
• Auto-issuance of certain permits
• Schedule inspections using automated system
Authentication and Access

- Professional Registration- may grant authority to others to make application on your behalf
- Contractor Verification
- Addition of Subcontractors
- Invite an owner or interested party to join application
- Contact Notifications
- Third Party Inspections
Improved Communication

• Greater transparency of permit requirements, through application and Permit Wizard
• Reporting will enable L+I to identify most common deficiencies
• Dedicated support unit working in conjunction with 311
• Request a phone, web, or in-person appointment with your examiner to discuss review results
CODE REFORM
City of Philadelphia will adopt:

- 2015 IRC
- 2018 IPC, with local modifications
- 2018 Commercial Codes

Changes to the Industrialized Housing Act at the State level.
# Uniform Construction Code

<table>
<thead>
<tr>
<th>Year</th>
<th>Legislation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>PA Act 45 of 1999</td>
<td>Adoption of a uniform code throughout PA</td>
</tr>
<tr>
<td>2009</td>
<td>Review Advisory Committee (RAC) formed</td>
<td>Required majority vote to eliminate portions of the I-Codes. Latest accessibility provisions automatically updated</td>
</tr>
<tr>
<td>2011</td>
<td>PA Act 1 of 2011</td>
<td>Required 2/3 vote of the RAC to adopt any provision of the I-Codes; Failed to adopt the 2012 Code; Could not adopt the 2015 Code</td>
</tr>
<tr>
<td>2017</td>
<td>PA ACT 36 of 2017</td>
<td>Mandates adoption of 2015 I-Codes, with modification and special exemption for Phila to adopt 2018 Codes;</td>
</tr>
</tbody>
</table>
PA Act 36 of 2017

• Philadelphia given the authority to adopt the 2018 I-Codes, with the exception of the IRC. Must adhere to State adoption of 2015 IRC.
• PA to adopt 2015 I-Codes.
  – RAC must submit final recommendations by May 1, 2018.
  – Changes go into effect on Oct 1, 2018.
• If design contract was executed while 2009 Codes were in effect, may submit under the 2009 I-Codes for a period of 6 months after adoption of new code edition.
  – Will allow for phased projects under continuous construction.
Future Adoption

• Philadelphia was only granted the authority to adopt the 2018 Codes.
  - A municipality must justify each individual provision when seeking local modifications.

• Mandatory review of codes extended to 4.5 years.
  - Must commence review 21 months after publication of new Codes.
  - Regulations to become effective 33 months after commencement of review.
  - Unopposed (by public or technical advisory committee) sections can only be rejected by a 2/3 vote.

• PA must adopt the accessibility provisions of the most current code by December of the year of issuance.
Visit www.phila.gov/li to submit comments to 2018 code provisions
Mayor Kenney re-established the Plumbing Advisory Board.

- The PAB serves as technical advisors to the Board of Building Standards and the L+I.
- 7 member board consisting of 4 RMPs, 1 Design Professional, 1 Developer, 1 Sustainability Rep. Board also includes non-voting members from L+I, Streets, and PWD.
- Charged with making recommendations for a new plumbing code based upon the IPC.
- PAB will also serve as the first appeals board for variances requested under the Plumbing Code.
The PA Department of Community and Economic Development amended the Industrialized Housing Act to include non-residential building and clarify jurisdiction.

– Components constructed after Nov 2018 must comply with Act.

• Currently:
  • Residential buildings must comply with Act. Local authority limited to site-built components.
  • Residential portions of a mixed use building must comply with Act. In Philadelphia, the entire building still reviewed and inspected locally.
  • Commercial buildings do not fall under Act.
SPECIAL INSPECTION REGISTRATION
Special Inspections Program Progression

<April 2014

- Special Inspections as Required By Chapter 17 of the IBC (Spec Inspections first introduced into the Phila Code with the adoption of the 1990 BOCA Code)
- Loose Procedure; No Verification of Special Inspector Qualifications; No Formal Registration

April 2014-December 2017

- Special Inspections as Required By Chapter 17 of the IBC
- Well-Defined Procedure, Including Verification of Special Inspector Qualifications; Loose Registration

January 2018

- Special Inspections as Required By Chapter 17 of the IBC
- Qualifying Criteria codified; Formal Registration Requirement
Special Inspection Agency Registration

• Company Registration
• 3 Year Registration
• Valid Insurance Required
• Commercial Activity License Required
• Must be Tax Compliant
• Must have a registered design professional or registered special inspector in supervisory role
• Registration Fee - $200
Special Inspector Registration

- Individual license associated with agency license
- 3 Year License
- Must meet qualifying criteria for each inspection category
- Must keep all qualifying certifications current
- Qualifications codified through regulation, Sept 2015
- License Fee: $50/ Category (Max $200)
- Accredited Special Inspection Agencies Exempt
Summary

• Must name the agency on all relevant permit applications filed after January 1, 2018.
  – Must register inspectors before an agency application can be filed.

• Special cases will continue to be handled as part of the permit application.

• The agency will interact directly with eCLIPSE. The duties and responsibilities for the inspector, contractor and DRPC-SI will change.

• Philadelphia is now a leader in managing special inspections.
L+I RESOURCES
Service Objectives

• Set and meet service expectations;
• Provide a streamlined and transparent path to code compliance;
• Provide professional service and make it part of every L+I employee’s job expectations;
• Use technology to improve accessibility and convenience of services;
• Provide thorough, clear, concise, and consistent information;
• Introduce opportunities for customer feedback after every interaction and offer clear process to escalate issues.
WHAT'S NEW IN PERMITTING

- Thanks to a new state law, new Construction Codes are coming to Philadelphia for the first time since 2010. 2017 Act 36 adopts the 2015 IRC for 1 and 2-family dwellings of 3 stories or less statewide AND authorizes Philadelphia to adopt the 2018 ICC Code for commercial construction. Submit your feedback to specific provisions of the 2018 Commercial Construction Codes now.

- Under the new state law, as of November 13 the PA UCC service fee on each permit has increased from $4.00 to $4.50.


- As of October 1, 2017, all sewer lateral permits are issued by the Philadelphia Water Department. L+I continues to issue plumbing permits for drainage components between the curb and the building.

- Effective January 1, 2018, all building permit applications requiring special inspections must identify the registered special Inspection agency that will perform the inspections.
Permit Tracker

Application #837877

LOCATION
08000 E ROOSEVELT BLV

APPLICATION DESCRIPTION
ELECTRICAL PERMIT

STATUS
INCOMPLETE

COMMENTS
PLAN REVIEW NOT YET COMPLETED; PLEASE ALLOW UP TO 2 WEEKS FOR REVIEW.

APPLICATION SUBMISSION DATE
Thursday, December 7th 2017

DUE DATE OF LATEST REVIEW
Thursday, December 14th 2017

DATE REVIEW COMPLETED
Review Not Yet Completed

COMMENTS
PLAN REVIEW COMPLETED; A REQUEST FOR CORRECTIONS WAS SUBMITTED BY THE APPLICANT.

APPLICATION SUBMISSION DATE
Friday, December 8th 2017

DUE DATE OF LATEST REVIEW
Friday, January 5th 2018

DATE REVIEW COMPLETED
Friday, December 8th 2017
When Does Alteration Become New Construction?

Issue:
The partial demolition and reconstruction of portions of existing structures is often seen as an alteration. However, at some point the level of demolition and reconstruction may leave little of an existing structure remaining. The International Building and Residential Codes do not define “new construction.” At what point must the requirements for new construction be applied?

Solution:
When regulating (non-conforming) existing structures, the Philadelphia Zoning Code states: “...a repair shall be defined as any one of the following: (a) interior work which does not result in increased gross floor area; (b) the replacement of up to two-thirds of the structural framing members when work involves the replacement of any portion of the exterior wall; or (c) the replacement of portions of nonconforming structures in their original footprint or height.”

All work exceeding the threshold of a repair must comply with the requirements of the Code for complete.
Other Resources

- Drop Off Program
- ‘Contact Us’/ 311
- Surveys
- Auditing/ Staff Meetings
- Legislation Look-Up/ Regulations Page
Current Legislation

Waste Haulers (Bill No 160768)
• Must name waste hauling company on all building permit applications that require plans
• Contractor must retain receipts for 3 years. Failure to comply may result in action against license

Complete Demo Provisions (Bill No 170973)
• Dust Control
• High-wind limitations

Demo Contractor License (Bill No 170898)
• Class A Contractor must have 3 years experience.
• Increased Bond Amount for Class A.

Plumbing Code Regulations
• Applicant
• Pipe Bursting Materials
FUTURE INITIATIVES
Upcoming Initiatives

• Web-Based Queue (2018)
  – Make Appointments to submit applications on-line
  – Provides freedom of movement while you wait
  – Allows for the submission of bulk applications

• Customer Feedback (2018)
  – Focus Groups
  – Report Card
  – Interaction Surveys
Upcoming Initiatives

- Project Meetings (2019)
  - Required Pre-application Project Coordination Meeting for large projects
  - Required Pre-construction meetings (prior to 2019)
  - Preliminary consultation service
Upcoming Initiatives

- Concourse and Website Re-design (2018-2020)
- Improved 311 Integration
- Office Of Business Services Integration
THANK YOU
Your Partner in Building Safety