
REGULATION

THE PHILADELPHIA CODE

TITLE 4; SUBCODE F
(THE PHILADELPHIA FIRE CODE)

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CHAPTER 11
CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

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SECTION 1104 MEANS OF EGRESS FOR EXISTING BUILDINGS

Current Code Language:

F-1104.16.5.1.1 Definitions. * * *

SAFE WITH A REPAIR AND MAINTENANCE PROGRAM. A condition of a fire escape or a fire escape balcony that is not determined to be Unsafe, at the time of inspection, but that requires maintenance or repair within a time period designated by a Professional in order to prevent further deterioration into an unsafe condition.

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F-1104.16.5.1.7 Inspection procedures.* * *

5. To be considered Safe or Safe with a Repair and Maintenance Program, the fire escape and fire escape balconies shall be capable of meeting or exceeding the load requirements of Section F-1104.16.5. This load requirement can be met by either an engineering analysis by the Professional or by conducting a load test. Any load test shall be witnessed by the Professional and shall comply with the applicable provisions of Chapter 17 of the Philadelphia Building Code.

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F-1104.16.5.1.10 Conditions that are safe with a repair and maintenance program. The owner of a building is responsible for ensuring that the conditions described in the report as Safe with a Repair and Maintenance Program are repaired and the actions identified by the Professional are completed within the time frame designated in the report, or by such time necessary to prevent a condition from becoming an unsafe condition, whichever is sooner.

Regulation:

F-1104.16.5.1.10 (R) A fire escape or fire escape balcony may include minor to moderate defects that do not significantly reduce the load-bearing capacity of the fire escape and/or balcony and will not result in significant reduction for a period of at least six months from the date of inspection. The time period for repairs may not exceed six months.

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