

REGULATION

THE PHILADELPHIA CODE

TITLE 4; SUBCODE B

(THE PHILADELPHIA BUILDING CODE)

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CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

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SECTION 3307 PROTECTION OF ADJOINING PROPERTY

Current Code language:

B-3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

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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. 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 exterior of foundation walls that enclose interior space of a structure adjoining a structure that has been demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code prior to backfilling. The person responsible for the demolition shall be responsible for compliance with this regulation.

REGULATION

Regulation:

B-3307.7(R) Temporary protection after demolition. *The exterior of exposed foundation walls that enclose interior space of a structure adjoining a property where a structure was demolished shall be damp-proofed in accordance with Chapter 18 of the Building Code, whether or not such walls will remain exposed after construction.*

Before full compliance with B-3307.7, no formerly interior party wall above the foundation of such an adjoining structure shall be left exposed without protection from weather damage by tarpaulins, waterproof paper, or other temporary means approved for use by the code official. Such temporary protection shall be maintained in a weatherproof condition. Such temporary protection is permitted in lieu of full compliance for no more than 30 days.

Cellar cavities or excavations exposed after completion of demolition may remain exposed and not backfilled for no more than thirty (30) days, provided that a solid barrier a minimum of eight (8) feet in height is maintained during the period of exposure on the side of the sidewalk nearest the construction site and extended the entire length of the construction site as required by Section B-3306 of the Code.

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PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTION