



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 120229

Introduced March 22, 2012

Councilmembers Quiñones Sánchez, Greenlee and Tasco

**Referred to the
Committee on Licenses and Inspections**

AN ORDINANCE

Amending Title 4 of The Philadelphia Code (The Philadelphia Building Construction and Occupancy Code), Subcode PM (The Philadelphia Property Maintenance Code), by amending requirements applicable to vacant premises, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING
CONSTRUCTION AND OCCUPANCY CODE.

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CHAPTER 4-200.0 TEXT OF SUBCODES.

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SUBCODE "PM" (THE PHILADELPHIA
PROPERTY MAINTENANCE CODE)

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SECTION PM-306.0 VACANT PREMISES

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City of Philadelphia

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PM-306.2 Responsibility: The owner of any vacant building shall keep the interior and exterior of the premises free of garbage and rubbish. The owner of any vacant building shall keep all doors, windows and openings from the roof or other areas in good repair. Where such doors or windows or entrance to openings are readily accessible to trespassers, they shall be kept securely locked, fastened or otherwise secured. The owner shall take any other measures prescribed by the Department to prevent unauthorized entry to the premises by closing all openings with materials approved by the Department. A vacant building, which is not secured against entry shall be deemed unsafe within the meaning of Section PM-307.0. The owner of a vacant building that is a blighting influence, as defined in this subcode, shall secure all spaces designed as windows with windows that have frames and glazing and all entryways with doors. Sealing such a property with boards or masonry or other materials that are not windows with frames and glazing or entry doors shall not constitute good repair or being locked, fastened or otherwise secured pursuant to this subsection. *The building owner of Foreclosed Vacant Residential Properties shall keep all doors, windows and openings from the roof or other areas in good repair. If securely fastened windows and doors fail or are inadequate to prevent trespassers from entering the building, the owner shall close and secure all openings using a commercial-quality, 14 gauge, rust-proof steel security panel or door. Security panels and doors shall be secured from the building interior and have an exterior finish that allows for easy removal of graffiti.*

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SECTION 2. This Ordinance shall become effective thirty (30) days after it becomes law.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.