

**ORDINANCE ADOPTING THE BOCA BASIC BUILDING CODE
TENTH EDITION, 1987
ORDINANCE NUMBER 89-02**

An ordinance establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures; providing for the issuance of permits, collection of fees, making of inspections; providing penalties for the violation thereof; known as the Building Code; and repealing existing Ordinance Number 78-4 of the Township of West Bradford, State of Pennsylvania.

Be it ordained by the Township Supervisors of the West Bradford Township as follows:

SECTION 1. ADOPTION OF THE BUILDING CODE.

That a certain document, three (3) copies of which are on file in the office of West Bradford Township, Chester County, PA, being marked and designated as "The BOCA National Building Code, Tenth Edition, 1987" as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Building Code of West Bradford Township of Chester County in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, with all the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

SECTION 2. INCONSISTENT ORDINANCES REPEALED.

That Ordinance Number 78-4 of West Bradford Township, Chester County, PA, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. ADDITIONS, INSERTIONS AND CHANGES.

That the following sections are hereby revised as follows:

Article 1

Section 100.1 (Page 1) Enter "West Bradford Township."

Section 103.4 (Page 3) Effective Date September 26, 1989.

Section 111.6 (Page 8) Site Plan. Change to read.
There shall also be a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines, the established street grades and the proposed finish grades and stormwater and sedimentation controls; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot.

Section 112.10 (Page 10) Completion of work.
All work for which a permit has been issued shall be completed within two (2) years from the date of issuance unless otherwise approved by the Building Official. Application for time limit extensions shall be in writing to the Building Official.

Section 114.3.1 (Page 11) Fee schedule - Change to read.
The fees for building permits and inspections shall be paid in accordance with resolution as set by the Board of Supervisors.

Section 117.4 (Page 13) Violation Penalties - Enter "Summary Offense", "\$1,000.00", "30 days".

Section 118.2 (Page 13) Enter "\$50.00", "\$1,000.00."

Section 118.3 (Page 13) Removal of "Stop Work" order.
It shall be unlawful for any person, firm or corporation to remove a "Stop Work" order having been posted by the Building Official. Only authorized persons shall remove such postings.

Section 123.3 (Page 17) Enter "\$50.00."

Section 124.2 (Page 18) Change to Read.
The Board of Appeals shall consist of three (3) members appointed by the Board of Supervisors. The term of office shall be for three (3) years. Members may succeed themselves by appointment of the Board of Supervisors.

Section 124.2.1 (Page 18) Delete entire paragraph.

Section 124.2.2 (Page 18) Delete entire paragraph.

Section 124.5 (Page 19) Change to read: "When three members are not present."

Section 124.6 (Page 19, 2nd line) Change to Read: "Concurring Vote of A Majority."

Article 6

Section 608.1 (Page 96) **Attached garages** - Private garages located beneath or adjacent to rooms in buildings of use groups R-1, R-2, R-3 and I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces, constructed of not less than one (1) hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and attic area by means of 5/8" fire rated gypsum board or equivalent applied to the garage side. The sills of all door openings and partitions between the garage and the adjacent interior spaces, shall be raised not less than four (4) inches above the garage floor. All such sills shall be of non-combustible material. The door opening protectives and assemblies shall be a minimum of a one (1) hour fire rating. "B" Label. All such doors shall open into the garage area and be equipped with an adequate self-closing device.

Article 7

Section 707.1 (Page 127) **Add** - "Vent ducts shall be extended to outside of building."

Article 8

Section 816.5 (Page 152, 6th line) **Add** - "if stairs are adjacent to a wall."

Article 9

Section 908.5 (Page 177) **Change to read:** "Continuity of party walls and fire walls.
In all buildings or structures, walls separating units or spaces which may be owned separately on either side (and in no case to exceed 3,000 square feet) shall be continuous from foundation to two (2) feet above the roof surface. Fire walls shall be made smoke-tight at their junction with exterior walls. In exterior wall construction employing studs, the walls shall extend through the stud space tight to the sheathing. Fire walls shall be provided to separate - motel units, individual commercial tenants, individual industrial tenants, apartment groups (maximum 3,000 square feet) corridor from tenants and/or apartments, stairwell from building."

Section 908.5.1 (Page 177) **Non-combustible roofs.** The party wall or fire wall is permitted to terminate at the underside of the roof deck where the roof is of noncombustible construction and is properly firestopped at the wall. (This does not include firetreated lumber or plywood, which are considered combustible.)

Section 908.5.2 (Page 177) Change to read: "The wall is permitted to terminate at the underside of the roof deck in types 3, 4, and 5 construction where all of the following conditions are met:

1. The wall is not a party wall.
2. The wall is separating an area of less than 3,000 square feet.
3. The wall is properly firestopped at the deck.
4. The roof sheathing is constructed of approved noncombustible materials, or fire retardant treated wood, for a distance of four (4) feet on each side of the wall.
5. Combustible material does not extend through the wall.
6. The roof covering has a minimum of a class "C" covering.

Multi-family residential R-1, R-2 and R-3 construction shall be constructed with noncombustible floors with a minimum fire rating of two (2) hours."

Section 910.3 (Page 179) (Multiple single-family dwellings)
Change to read: "not less than two (2) hour noncombustible construction."

Article 10

Section 1002.1 (Page 204) Change to read.
Fire suppression systems shall be installed and maintained in full operating condition, as specified in the code, in the locations indicated sections 1002.2 through 1002.21.

Exception: Single family detached dwellings.

Section 1002.2 (Page 204) Use Group A-1 "Change to read".
In all buildings or structures or portions thereof of use Group A-1. No exceptions.

Section 1002.3 (Page 204) Use Group A-2 "Change to read".
In all buildings or structures or portions thereof of use group A-2. No exceptions.

Section 1002.4 (Page 204) Use Group A-3 "Change to read".
In all buildings or structures or portions thereof of use Group A-3.

Section 1002.6 (Page 205) Change to read: "Use groups B, R-1, R-2, R-3, R-4: In all buildings or structures of use groups B, R-1, R-2, R-3, R-4."

Exception: Sprinklers not required in single family detached dwellings. In buildings of use Group R, sprinklers are not required in bathrooms not greater than 55 square feet in area.

Section 1002.8 (page 205) Use Group I. Change to read.
In all buildings or structures or portions thereof of use Group I. No exceptions.

Section 1002.9 (Page 205) Use groups M,S-1 and F-1. Change to read.
In all buildings or structures or portions thereof of use groups M, S-1 and F-1. Delete number 1., 2. and 3.

No exceptions.

Section 1002.10 (Page 205) Public garages (Group 1) Change to read.
In all group 1 public garages including below grade stories and fuel dispensing areas.

Section 1002.11 (Page 205) "Change to read".
In all group 2 public garages. Delete #1, 2 and 3.

Section 1002.12 (Page 205) "Change to Read".
In all bus garages. Delete numbers 1, 2 and 3.

Article 12

Section 1205.1 (Page 279 and 280) Add the following: "Footings for all structures shall extend a minimum of 24 inches below existing grade and 36 inches below final grade."

Section 1205.1.1 (Page 280) Add the following section: "Footings for all buildings and structures shall extend to undisturbed earth and a minimum of 24 inches below existing grade and 36" below final grade."

Section 1224.5.2 (Page 299) Foundation Drain - Change to read:
"Drains shall be installed around foundations enclosing habitable or usable spaces located below grade level. Such drains shall consist of 4" perforated plastic, ADS polyethylene or approved equivalent pipe with open joints with the top of the pipe at least 4 inches below the bottom of the floor slab. The pipe shall be covered and surrounded on both sides by at least 4" of 3/4" washed gravel. The top of open joints of drain pipes shall be protected with building paper or other approved material. The drain pipe shall extend around entire perimeter of foundation wall within 12" of the wall if placed inside of basement or along those walls which are below grade if placed outside of basement and are drained by gravity. Drains shall discharge by gravity

or mechanical means into an approved drainage system. Any open exterior cellar area way shall be equipped with a floor drain entirely separate from the foundation drain."

Subsoil drain lines, or discharge from subsoil pumps, must discharge at such a distance from the house or in such a manner to avoid recycling of water back into the drain.

No subsoil or other drain as provided in this section shall be connected in any way to the sanitary sewer system.

Section 1224.5.2.1 (Page 299) Sump pumps - Add Section. Subsoil drains which are not discharged to the exterior by gravity shall be drained to a sump pit which can be provided with an automatic sump pump or ejector which shall discharge as specified in Section 1224.5.2. No such pump or ejector shall discharge to the sanitary sewer system.

Section 1224.5.2.2. (Page 299) Size of Pits - Add Section. Sump pits shall be at least 15" in diameter or 15" square and 18" deep constructed of non-absorbent material with a removable cover. The top of the pit shall be level with the cellar floor. Sump pit covers shall be equipped with an air tight seal. Anchor bolts shall be embedded in the floor slab as to provide an adequate seal.

Article 14

Section 1416.1 (Page 316) Add the following: "The bearing or top course of all hollow masonry walls shall be solid block or the holes may be solidly filled with grout."

Article 27

Electrical wiring, equipment and systems.

The provisions of the latest National Electrical Code shall be the governing code in this Division.

Article 29

Section 2906.1 (Page 437 and 438) - Bonds and Liability - Enter \$1000,000.00 each blank.

Article 30

Section 3004.2 (Page 444) Add section Stormwater/Sedimentation.

On any lot for which a building permit has been issued, sedimentation and stormwater controls shall be installed as required prior to construction. Such controls shall be maintained so as to prevent discharge of sediment and/or stormwater from the lot onto any street or other property. Failure to install and/or maintain stormwater and sedimentation control measures may be cause for a "stop work" order to be issued until such time control measures are properly installed and operational.

Section 3007.2.2 (Page 447) Add- Burning and burial of construction debris including grubbing wastes of construction sites is prohibited. Any person, firm or corporation in violation shall be liable of a fine, not less than \$50.00 and no more than \$1,000.00 plus costs for each offense.

Article 31. Energy Conservation. Delete this entire Article. The provisions of the Commonwealth of Pennsylvania, Act 222 shall be the governing code in this Division.

Section 4. Saving Clause.
That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of the Ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

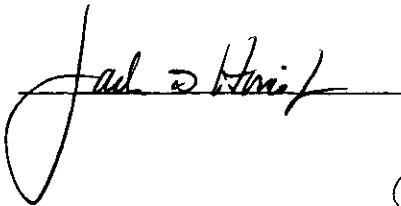
Section 5. Conflicts with Existing State Regulations.
Wherever any provisions or requirement or the regulations of the Department of Labor and Industry of the Commonwealth of Pennsylvania is more stringent than a provision or requirement of this Ordinance, the applicable provisions or requirement of the said Department of Labor and Industry shall supercede any such provision or requirement of the Ordinance.

Section 6. FEE SCHEDULE.
All fees shall be determined by the Board of Supervisors, and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to re-evaluate the fee schedule and make any necessary alterations to it. Such alterations shall not be considered an amendment to this Ordinance and may be adopted at any public meeting of the Board of Supervisors by Resolution.

Section 7. DATE OF EFFECT.
That the office of West Bradford Township, Chester County, PA shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect immediately after this date of final passage and approval.

Section 8. Adopted this 26th day of September, 1989.

Attest



Board of Supervisors
West Bradford Township

