

ORDINANCE NUMBER 91-02
ORDINANCE ADOPTING THE CABO ONE AND TWO FAMILY DWELLING CODE
1989 EDITION

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD ADOPTING THE 1989 EDITION OF THE CABO ONE AND TWO FAMILY DWELLING CODE; ESTABLISHING MINIMUM REGULATIONS GOVERNING THE FABRICATION, ERECTION, CONSTRUCTION, RECONSTRUCTION, ENLARGEMENT, ALTERATION, ADDITION TO, REPAIR, LOCATION AND USE OF DETACHED ONE AND TWO FAMILY DWELLINGS; PROVIDING FOR ISSUANCE OF PERMITS, COLLECTION OF FEES, INSPECTIONS; AND PRESCRIBING PENALTIES FOR VIOLATION.

The Township of West Bradford hereby ordains:

Section 1. Adoption of Dwelling Code. The Township of West Bradford hereby adopts for the purpose of establishing rules and regulations for the fabrication, erection, construction, reconstruction, enlargement, alteration, addition to, repair, location and use of detached one and two family dwellings, their appurtenances and accessory structures, the One and Two Family Dwelling Code known as the "CABO One and Two Family Dwelling Code, 1989 Edition", of which three copies have been and now are filed in the office of the township secretary of the Board of Supervisors of West Bradford Township, and the same are adopted and incorporated as if fully set out at length herein. From the date by which this ordinance shall take effect, the provisions thereof shall be controlling in the fabrication, erection, construction, reconstruction, enlargement, alteration, addition to, repair, location and use of detached one and two family dwellings, their appurtenances and accessory structures within the corporate limits of the Township of West Bradford.

Section 2. Amendments Made in Dwelling Code. The dwelling code hereby adopted is amended as follows:

Section R-106.2 (Page 1, 2) "Violations" Change to Read; It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by the code for its enforcement, the township may bring civil suit to enjoin the violation of any provisions of the code. If for any reason any one or more sections, sentence clauses or parts of this code are held invalid, such judgement shall not effect, impair or invalidate the remaining provisions.

resolution as set by the Board of Supervisors.

- Section R-109.3 (Page 3) "Expiration" Change to Read; Any permit issued shall become invalid if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work, or if the authorized work has not been completed within two years from the date of issuance for such permits, unless otherwise approved by the Code Official. Requests for time limit extensions shall be in writing to the Code Official. Before work can be resumed, a new permit shall be obtained at which time the permittee shall pay a new permit fee.
- Section R-111.1 (Page 3) "Footings/Stormwater, Sedimentation Controls Inspection." Change to Read; Inspection will be made after excavation is completed and forms, reinforcement, grade stakes, etc. are installed. Concrete may not be poured until the footings are approved by the Code Official. All storm water/sedimentation controls shall be installed at this time.
- Section R-111.1.2 (Page 4) "Foundation Pre-Cast Inspection" (Poured Concrete Foundations Inspection.) Change to Read; Inspection will be made after completion of installation of all forms, beam pockets, door and window openings, utility sleeves, steel reinforcing, etc. All forms are to be centered on footings. Concrete may not be poured until the form work has been approved by the Code Official.
- Section R-111.1.3 (Page 4) "Foundation Backfill Inspection." Change to Read; Foundation walls must be parged and waterproofed and foundation drain installed, if required. Do not backfill or start framing until approved by the Code Official.
- Section R-111.1.4. (Page 4) "Rough Framing Inspection" Change to Read; After all rough framing, rough plumbing, concealed mechanical equipment and rough wiring is completed, an inspection must be scheduled. Do not install insulation until

feet from property lines shall be rated for exposure from both sides.

Section R-202.3

(Page 11) "Continuity." Change to Read; The common wall for townhouses shall be continuous from the foundation to thirty (30) inches above the roof surface and shall extend the full width of the common wall. 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 common wall.
2. The wall is separating an area of less than 3,000 sq. ft.
3. The wall is properly fire-stopped at the deck.
4. The roof decking or sheathing is constructed of approved non-combustible materials or fire-retardant-treated wood for a distance of 4 feet on each side of the wall or one layer of 5/8" type x gypsum wall board attached to the underside of the roof decking or sheathing for a distance of 4 feet on each side of the wall and the roof coverings are a minimum of Class C.
5. Combustible material does not extend through the wall.
6. The roof surfaces adjacent to the wall are at different elevations and the higher roof is more than 30 inches above the lower roof surface.

Multi-family residential R-1, R-2, R-3 and R-4 construction shall be constructed with non-combustible floors and common walls with a minimum fire rating of 2 hours.

Exception: Single family detached dwellings.

Section R-202.4

(Page 11) "Parapets" Delete Entire Section.

below ground surface level. Minimum sizes for concrete footings shall be not less than sixteen (16) inches wide and eight inches (8") thick. Footings shall also be at least twice as wide and two-thirds (2/3) as thick as the wall they support, except that twelve inch masonry walls may have footings no less than twenty inches (20") wide. All footings shall extend a minimum of twenty-four inches (24") into undisturbed soil.

Section R-305.1

(Page 35) Change to Read; "Drains shall be installed around foundation 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. 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

however, to fixtures and fittings such as emergency showers, aspirator faucets, and blow-out fixtures that, in order to perform a specialized function, cannot meet the standards specified below.

Section P-2328.2 (Page 227) The following performance standards for plumbing fixtures and fittings shall be the minimum standard;

1. For sink and lavatory faucets, maximum flow shall not exceed three (3) gallons of water per minute when tested in accordance with American National Standards Institute (ANSI) A112.18.1M; and
2. For shower heads, maximum flow shall not exceed three (3) gallons of water per minute when tested in accordance with ANSI A112.18.1M; and
3. For water closets and associated flushing mechanisms, maximum volume shall not exceed an average of one (1) and six-tenths (6/10) gallons per flushing cycle when tested in accordance with the hydraulic performance requirements of ANSI A112.19.2M and ANSI A112.19.6M; and
4. For urinals and associated flushing mechanisms, maximum flow shall not exceed one (1) and one-half (1/2) gallons of water per flush when tested in accordance with the hydraulic performance requirements of ANSI A112.19.2M and ANSI A112.19.6M.

Section P-2328.3.1 (Page 227) Certification:
Manufacturers shall certify that their plumbing fixtures and fittings comply with the water conservation performance standards specified in Subsection (1). Such certification shall be based on independent test results in accordance with ANSI standards.

Section 5.

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 6.

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 5 days after this date of final passage and approval.

Section 7.

Adopted this

23

day of

April

, 1991.

Attest:

Jack M. Hines, Jr.
Jack M. Hines, Jr.
Township Secretary

Board of Supervisors
Township of West Bradford:

John Haiko
John Haiko, Chairman

Kenneth Klunk
Kenneth Klunk, Vice-Chairman

Thomas McCaffrey
Thomas McCaffrey, Member