

**TOWNSHIP OF WEST BRADFORD  
ORDINANCE ADOPTING THE BUILDING OFFICIALS AND  
CODE ADMINISTRATORS (B.O.C.A.) INTERNATIONAL  
BASIC BUILDING CODE - TWELFTH EDITION - 1993  
ORDINANCE NUMBER 94-05**

*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 91-01 of the Township of West Bradford, State of Pennsylvania.*

Be it ordained by the Board of Supervisors of the Township of West Bradford 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 the township secretary of the Board of Supervisors of the Township of West Bradford, Chester County, PA, being marked and designated as "THE B.O.C.A. NATIONAL BUILDING CODE, TWELFTH EDITION, 1993" as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Building Code of the Township of West Bradford 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 B.O.C.A 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            INCONSISTENT ORDINANCES REPEALED**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 90-01 of the Township of West Bradford, Chester County, PA, and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. ADDITIONS, INSERTIONS, DELETIONS AND CHANGES

That the following sections are hereby revised as follows:

- Chapter 1.  
Section 101.1 (Page 1) Enter "Township of West Bradford".
- Section 106.5 (Page 2) Add New Section - "Compliance with National Fire Protection Association (N.F.P.A.) 101 Life Safety Code." Institutional and other special Use Groups licensed by agencies requiring compliance with N.F.P.A. 101 Life Safety Code shall be deemed to satisfy the life safety intent of this code.
- Section 106.6 (Page 2) Add New Section - "Compliance with Fire and Panic Act 299." No permit will be issued for the erection of a new building or structure or the alteration of an existing building or structure, if said building type is within the jurisdiction of the Department of Labor and Industry, Commonwealth of Pennsylvania, or building regulations for protection from fire and panic, until the set of plans have been submitted for review to the Pennsylvania Department of Labor and Industry and are approved.
- Section 107.6 (Page 3) "Site Plan and Erosion and Sedimentation Plan." - Change to Read. - There shall also be a site plan, showing to scale, the size and location of all new construction and all existing structures on the site, distances from lot lines and other buildings and structures, the established street grades and driveway grades and the proposed finish grades and all stormwater, sedimentation and erosion controls required by land development and subdivision plans and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show all existing structures and construction that are to remain on the site or plot.
- Section 107.6.1 (Page 3) "Private Sewage Disposal and Water Supply Systems" - Change to Read - The site plan shall indicate the location of all private sewage disposal systems and private water supply systems where a public sewer or water supply is not available. In addition, all required state and county sewage system and water supply permits must accompany said application for permit.

- Section 108.10 (Page 4) Add New Section - "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 Code Official, except that the Code Official can grant one or more extensions of time for additional period not exceeding 90 days each, if there is a reasonable cause. Applications for time extensions shall be in writing to the Code Official.
- Section 112.3.1 (Page 5) "Fee Schedule" - Change to Read - Fees for each plan examination and building permit application shall be paid in accordance with resolution as set forth by the Board of Supervisors of the Township of West Bradford.
- Section 112.5 (Page 5) "Refunds" - Change to Read - There shall be no refunds of any fees for any reason whatsoever, once a permit has been issued.
- Section 116.4 (Page 6) "Violation Penalties" - Enter "Summary Offense", "\$1,000.00", "30 days".
- Section 117.2 (Page 6) "Unlawful Continuance" - Enter "\$50.00", "\$1,000.00"
- Section 117.3 (Page 6) Add New Section - "Removal of Stop Work Order." - It shall be unlawful for any person, firm or corporation to remove a "Stop Work" having been posted by the Code Official. Only authorized persons shall remove such posting.
- Section 119.1 (Page 6) Add the Following - "Conditions" - " A vacant building, unguarded or open at door or window, shall be deemed a fire hazard and unsafe within the meaning of this code.
- Section 121.1 (Page 7) Add the Following - "Application for Appeal" - Applications for an appeal shall be submitted on the forms provided by the township. At the time of application, a fee set by resolution of the Board of Supervisors shall be paid to the township.
- Section 121.2 (Page 7) "Membership of Board" - Change to Read - The Board of Appeals shall consist of three members appointed by the Board of Supervisors. The term of office shall be for three years. Members may succeed themselves by appointment of the Board of Supervisors.

Section 121.2.1.	(Page 7)	"Qualifications" - Delete Entire Section
Section 121.2.2.	(Page 7)	"Alternate Members" - Change to Read - The Board of Supervisors may appoint one alternate member who shall be called by the Board Chairman to hear appeals during absence or disqualification of a member. Alternate members shall be appointed for a period of three years or until a successor has been appointed.
Section 121.2.6	(Page 8)	"Compensation of Members" - Delete Entire Section
Section 121.3	(Page 8)	"Notice of Meeting" - Change to Read - The Board shall meet upon notice from the Chairman, within 30 days of the filing of an appeal.
Section 121.4.1	(Page 8)	"Procedure" - Delete Entire Section
Section 121.5	(Page 8)	"Postponed Hearing" - Change to Read - When three members are not present to hear an appeal, either the appellant or the appellants representative shall have the right to request a postponement of the hearing.
Section 121.6	(Page 8)	"Board Decision" - Change to Read - The Board shall modify or reverse the decision of the Code Official by a concurring vote of a majority.
Chapter 2 Section 202	(Page g)	Add Definition - "Agricultural Building" - A building or structure used in conjunction with the cultivation of the soil, producing crops and the raising of livestock for human consumption and use and in varying degrees the preparation of these products for mans use. Under this definition, meat packaging plants, processing plants, storage warehouses, crop ripening and coloring operations, tobacco storage, animal hospitals, kennels, stables and equestrian riding arcnas for usc by others than the principle owner and immediate family and similar uses are not considered agricultural buildings, such buildings shall comply with all applicable provisions of this code.
Chapter 3 Section 313.4	(Page 25)	Add New Section - "All Use Groups" - An automatic fire suppression system and an automatic fire detection system shall be installed throughout any portion of a building or

structure located below a residential occupancy regardless of floor area. "Exception" - single family detached dwellings.

- Chapter 4  
Section 407.4 (Page 32) "Attached to Rooms" - Change to Read - Private garages attached side by side to rooms in occupancies in Use Groups R-1, R-2, R-3, R-4 or I-1, shall be completely separated from the interior spaces and the attic area by means of fire partitions and floor/ceiling assemblies of not less than a one hour fire resistant rating.
- Section 407.5 (Page 33) "Door Sills" - Change to Read - The sills of all door openings and partitions between the garage and adjacent interior spaces shall be raised not less than 4 inches above the garage floor. All such sills shall be of non-combustible material.
- Section 407.6 (Page 33) "Opening Protectives" - Change to Read - Openings from a private garage into a room used for sleeping purposes shall not be permitted. Openings between the garage and the residence shall be equipped with a minimum one hour fire rated door assembly or equivalent and shall open into the garage. All such door assemblies shall be equipped with an adequate self closing device.
- Section 407.7 (Page 33) Add the Following - "Firestopping of Concealed Spaces" - Where a garage is connected to an R-3 or R-4 Use Group Occupancy by a concealed space, such as a breezeway less than 10 feet in length, the garage walls and openings shall comply with Sections 407.4, 407.5 and 407.6.
- Chapter 5  
Section 506.2 (Page 56) "Street Frontage Increase" - Change the Last Sentence to Read - The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane not less than 20 feet in width.
- Chapter 7  
Section 707.1.2. (Page 67) Add New Section - "Fire Walls in Residential Structures" Fire walls of a minimum eight inches thick noncombustible masonry construction, of a sufficient structural stability under fire conditions to allow the collapse of construction

on either side without collapse of the wall, shall be installed in all buildings and structures classified as Use Group R, Residential occupancies with the exception of single family detached structures. Fire walls shall be provided to: (a) separate apartment/family units. (b) separate corridors from apartment/family units. (c) separate corridors from stairwells and (d) separate stairwells from apartment/family units.

- Section 707.1.3. (Page 68) Add New Section - "Fire Walls in Commercial and Industrial Buildings" - Fire walls of a minimum eight inches thick non-combustible masonry construction of a sufficient structural stability under fire conditions to allow the collapse of construction on either side without collapse of the wall, shall be installed in all buildings and structures housing or catering to the public. Fire walls shall separate units or spaces which may be owned or rented separately on either side and in no case to exceed 3,000 square feet.
- Section 707.5.1 (Page 68) "Non-Combustible Roofs" - Change to Read - The party wall or fire wall is permitted to terminate at the underside of the roof deck where the roof is of non-combustible construction and is properly fire-stopped at the wall. (This does not include fire retardant-treated wood or plywood which are considered combustible).
- Section 707.5.2 (Page 68) "Combustible Roofs" - Add Subsections
5. The wall is not a party wall.
  6. The wall is separating an area of less than 3,000 square feet.
  7. Multi-family residential R-1, R-2, R-3, construction shall be constructed with non-combustible floors with a minimum fire rating of two hours.
- Section 713.1 (Page 72) "General" - Delete Exception.
- Section 713.1.3 (Page 72) Add Section - "Floor Construction" - In all commercial, industrial and buildings housing the public or catering to the public, the floors between the basement and the first story and the floors between all other intermediate stories shall be constructed of non-combustible materials. Multi-family dwellings shall likewise contain floors of non-combustible materials.  
Exception - Single family detached dwelling units.

Chapter 9  
Section 904.2

(Page 85)

"Use Groups A-1, A-3 and A-4" - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and structures or portions thereof of Use Groups A-1, A-3 and A-4 when more than 2,000 square feet in area or more than 35 feet in height.  
No exceptions.

Section 904.3.

(Page 85)

"Use Group A-2" - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and structures or portions thereof of Use Group A-2 when more than 2,000 square feet in area or more than 35 feet in height.  
No Exceptions.

Section 904.4

(Page 85)

"Use Group E" - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and portions thereof of Use Group E.  
No Exceptions.

Section 904.5

(Page 85)

"Use Group H" - Delete Exception.

Section 904.6

(Page 85)

"Use Group I" - Delete Exception.

Section 904.7

(Page 85)

"Use Groups M, S, F, and U - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and structures or portions thereof of Use Groups M, S, F and U when more than 2,000 square feet in area or 35 feet in height.  
Exception - Agricultural buildings, as defined in Section 202.

Section 904.8

(Page 85)

"Use Group R-1" - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and structures and portions thereof of Use Group R-1.  
No Exceptions. Systems shall be installed in accordance with Sections 906.2.1 or 906.2.2.

Section 904.9

(Page 85)

"Use Group R-2" - Change to Read - An automatic fire suppression system shall be provided throughout all buildings and structures and portions thereof of Use Group R-2.  
No Exceptions. Systems shall be installed in accordance with Sections 906.2.1 or 906.2.2.

Sections 904.11 (Page 86) "Other Required Suppression Systems" - Add the following subjects to Table 904.11.

1. Any portion of a building below a residential occupancy regardless of floor area with the exception of single family detached dwellings.
2. Below grade areas exceeding 2,000 square feet.
3. Painting, brushing, dipping or mixing rooms.
4. Trash rooms and laundry rooms and at alternate floor levels and at top of chutes used in conjunction with these rooms.
5. Furnace, boiler rooms and similar uses.
6. Kitchen exhaust systems when required by the Mechanical Code listed in Chapter 35.
7. Hazardous exhaust systems when required by the Mechanical Code listed in Chapter 35.
8. All R-3 and R-4 residential buildings with the exception of single family detached dwellings in accordance with Sections 906.2.1, 906.2.2 and 906.2.3.
9. All Use Group B buildings and structures and portions thereof when exceeding 2,000 square feet in area or 35 feet in height.

Chapter 13 (Page 133) "Energy Conservation" - Delete this entire chapter. The provisions of the Commonwealth of Pennsylvania, Act 222 shall be the governing code in this division.

Chapter 18  
Section 1806.1 (Page 196) "Frost Protection" - Add the following - For the purposes of this chapter, the frost line shall be thirty-six inches below ground surface level. Footings shall extend to a minimum depth of twenty-four inches (24") into undisturbed soil and a minimum of thirty-six (36") below grade.

Section 1810.3.1. (Page 197) "Plain Concrete" - Change to Read - Concrete footings for load bearing walls shall be of adequate dimensions to distribute the load, and unless otherwise required by local conditions, shall be not less than sixteen inches (16") 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.

- Section 1813.5.2. (Page 200) "Foundation Drain" - Change to Read - A drain shall be placed around the entire perimeter of foundations enclosing habitable or usable spaces located below grade level. Such drains shall consist of four inch (4") diameter perforated plastic, ADS polyethylene or other approved equivalent pipe with openings, with the top of the pipe at least four inches (4") below the bottom of the floor slab. The pipe shall be covered and surrounded on both sides by at least four inches (4") of clean gravel or stone containing not more than ten percent (10%) material that passes through a No. 4 sieve. The drain shall extend a minimum of twelve inches (12") beyond the edge of the footing. The top of the drain shall be covered with an approved filter membrane material. The invert of the pipe shall not be higher than the floor elevation.
- Section 1813.5.3 (Page 200) "Drainage Disposal" - Change to Read - Drains shall discharge by gravity or mechanical means into an approved drainage system. Open exterior cellar areaway shall be equipped with a floor drain entirely separate from the foundation drain. No subsoil or other drain, as provided in this section, shall be connected in any way to the sanitary sewer system. Delete Exception.
- Section 1813.5.4 (Page 200) Add New Section - "Sump Pits" - 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 1813.5.3. No such pump or ejector shall discharge to the sanitary sewer system.
- Section 1813.5.5. (Page 200) Add New Section - "Size of Sump Pits" - Sump pits shall be at least fifteen inches (15") in diameter or fifteen inches (15") square and eighteen inches (18") deep constructed of non-absorbent material with a removable cover. The top of the pit shall be level with the floor. Sump pit covers shall be equipped with an air tight seal and fastened to the floor.
- Chapter 21  
Section 211.3.1 (Page 232) "Wood Floor Joists" - Change to Read - Wood floor joists supported by masonry walls shall be anchored to the wall at intervals not to exceed six feet by one half inch diameter anchor bolts embedded a minimum of fifteen inches (15") into masonry walls. Joists parallel to the wall shall be anchored with metal strap anchors spaced not more than six

feet on centers extending over or under and secured to at least three joists. Blocking shall be provided between joists at each strap anchor.

Section 2112.1.8 (Page 233) "Bearing Course" - Add New Section - The bearing or top course of all hollow masonry walls shall be a solid block or the cores may be solidly filled with grout.

Section 2114.10 (Page 235) "Spark Arresters" - Add New Section - Chimneys connected to solid fuel burning appliances and fireplaces shall be equipped with spark arresters approved for such use.

Chapter 29

Section 2905.3 (Page 284) "Private Water Supply" - Change to Read - Where public water mains are not available and a private source of water supply is provided, the private systems shall conform to the provisions and requirements as set forth by the Chester County Health Department. A public water main shall be considered available to a building when the building is located within 150 feet of the public water main or when required to be served by approval of a subdivision or land development plan.

Section 2906.1 (Page 284) "General" - Change to Read - Private sewage disposal systems shall conform to the provisions and requirements as set forth by the Chester County Health Department. A public sewer shall be considered available to a building when the building is located within the franchise area of the public sewage company.

Chapter 33

Section 3308.2 (Page 306) Add New Section - "Stormwater/Sedimentation Controls" - On any lot for which a building permit or demolition permit has been issued, sedimentation and stormwater controls shall be installed, as required prior to construction or demolition. 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 controls shall be cause for a "Stop Work" Order to be issued until such time control measures are properly installed, maintained, operational and approved by the Code Official and/or Township Engineer.

Section 3313.2 (Page 307) Add New Section - "Removal of Debris" - Burning and/or 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.

**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 requirements 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 provision or requirement of the said Department of Labor and Industry shall supersede any such provision or requirement of the Ordinance.

**SECTION 6. FEE SCHEDULE**

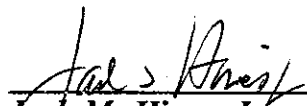
All fees shall be determined by the Board of Supervisors, and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to reevaluate the fee schedule and make any necessary alterations to it. Such alterations shall not be considered an amendment to this Ordinance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

SECTION 7.            DATE OF EFFECT


That the office of the Township of West Bradford, 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 five days after this date of final passage and approval.

SECTION 8.            ADOPTED THIS 13TH DAY OF SEPTEMBER, 1994.

**ATTEST:**

  
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**Jack M. Hines, Jr.,**  
**Secretary**

**TOWNSHIP OF WEST BRADFORD  
BOARD OF SUPERVISORS:**

  
\_\_\_\_\_  
**John A. Haiko, Chairman**

  
\_\_\_\_\_  
**Kenneth E. Klunk, Vice Chairman**

  
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**Mark J. Blair, Member**