

**TOWNSHIP OF WEST BRADFORD  
ORDINANCE ADOPTING THE B.O.C.A. NATIONAL  
MECHANICAL CODE 1993  
ORDINANCE 94-06**

*An Ordinance establishing the minimum regulations governing the design, installation and construction of mechanical systems, by providing reasonable safeguards to protect the public health and safety against the hazards of inadequate, defective or unsafe mechanical systems and installation; known as the Mechanical Code.*

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

**SECTION 1.                    ADOPTION OF MECHANICAL CODE**

That a certain document, three copies of which are on file in the office of the Township Secretary of the Board of Supervisors of the Township of West Bradford, being marked and designated as "The B.O.C.A. National Mechanical Code, Eighth Edition, 1993", as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Mechanical Code of the Township of West Bradford 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 the said B.O.C.A. National Mechanical Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

**SECTION 2.                    INCONSISTENT ORDINANCES REPEALED**

All other ordinances or parts of ordinances in conflict herewith are hereby repealed. (Ordinance 91-03.)

SECTION 3.

ADDITIONS, INSERTIONS, DELETIONS AND CHANGES

That the following sections are hereby revised as follows:

Chapter 1 Section M-101.1	Page 1	2nd line - "Title" - Enter "Township of West Bradford".
Section M-108.7	Page 2	"Time Limitation of Application" - Change to Read - An application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued. All such work for which a permit has been issued shall be completed within two years from the date of issuance of the permit. The Code Official may grant one or more extensions of time for additional periods not exceeding ninety days each, if there is reasonable cause. Requests for time extensions shall be submitted in writing to the Code Official.
Section M-113.2	Page 4	"Periodic Inspections" - Add the Following - The fees shall be as set forth by resolution, as adopted by the Board of Supervisors of West Bradford Township.
Section M-113.3	Page 4	"Fee Schedule" - Change to Read - The permit fees shall be as set forth by resolution, as adopted by the Board of Supervisors of West Bradford Township.
Section M-116.4	Page 5	"Violation Penalties" - Seventh, Eighth and Ninth lines insert - "Summary", "\$1,000.00", "30 days".
Section M-117.2	Page 5	"Unlawful Continuance" - Fifth and Sixth lines - Insert "\$50.00", "\$1,000.00".
Section M-117.3	Page 5	"Removal of Stop Work Order" - Add New Section - It shall be unlawful for any person, firm or corporation to remove a "Stop Work" Order having been posted by the Code Official. Authorized persons only, shall remove such postings.

Section M-121.1	Page 6	"Application For Appeal" - Add the Following - A fee as set forth by resolution, as adopted by the Board of Supervisors of West Bradford Township shall be paid at the time of application for such appeal. Public hearings for such appeals shall be scheduled within 30 days from the date in which application for an appeal is received.
Section M-121.2	Page 6	"Membership of Board" - Change to Read - The Board of Appeals shall consist of three members appointed by the Board of Supervisors. The terms of office shall be for three years. Members may succeed themselves by appointment by the Board of Supervisors.
Section M-121.2.1	Page 6	"Qualifications" - Delete Entire Section.
Section M-121.2.2	Page 6	"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 M-121.3	Page 7	"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 M-121.4.1	Page 7	"Procedure" - Delete Entire Section.
Section M-121.6	Page 7	"Board Decision" - Change to Read - A concurring vote of a majority.
Chapter 4 Section M-405.7	Page 22	"Commercial, Public, Multi-family Buildings" - Add New Section - Portable heating appliances designed to utilize natural gas, manufactured gas, mixed gas, liquified petroleum products, oil or any gas or fuel used for heating purposes shall be prohibited from use in any commercial, public and multi-family dwelling and building housing or catering to the public.
Section M-409.4	Page 22	"Emergency Disconnect" - Additional means shall be provided to disconnect all fixed electric space

heating equipment, heaters, furnaces, and motor controller(s) and supplementary overcurrent protective device(s) in addition to the required switching devices. The "emergency switch" shall be located in a convenient location readily accessible to the means of ingress or egress to the room or space in which the equipment is located. Emergency switches shall be readily identified as such.

Chapter 19

Page 91

Delete Entire Section - 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 Mechanical 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 this 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 this Ordinance.

SECTION 6.

FEE SCHEDULE

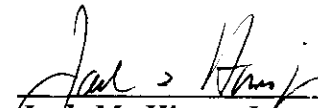
All fees shall be determined by the Board of Supervisors and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to reevaluate the fee schedule and make any necessary alterations to it. Such alterations shall not be considered an amendment to this Ordinance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

SECTION 7.            DATE OF EFFECT

That the Township Secretary 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 13TH DAY SEPTEMBER, 1994.

**ATTEST:**

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

**TOWNSHIP OF WEST BRADFORD  
BOARD OF SUPERVISORS**

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

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

  
\_\_\_\_\_  
**Mark J. Blair, Member**