

EAST NORRITON

TOWNSHIP

1995 BUILDING CODE

ADOPTED JULY 10, 1995

ORDINANCE NUMBER - 351

CODE NUMBER - 72

EAST NORRITON TOWNSHIP

**ORDINANCE NUMBER 351
CODIFICATION CODE NUMBER CHAPTER 72**

BUILDING CODE

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 221 CODIFICATION CODE CHAPTER 72 ARTICLE I. OF THE TOWNSHIP OF EAST NORRITON STATE OF PENNSYLVANIA.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Norriton an ordinance as follows:

72-1 SECTION 1. ADOPTION OF BUILDING CODE:

That a certain document, three (3) copies of which are on file in the Office of the Secretary of the Township of East Norriton, being marked and designated as "The BOCA National Building Code, Twelfth Edition, 1993" as Published by the Building Officials and Code Administrators, Inc. be and is hereby adopted as the Building Code of the Township of East Norriton, in the state of Pennsylvania. For the control of building, 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 the additions, insertions, deletions and changes, if any, prescribed in section 72-3 of this Ordinance.

72-2 SECTION 2. INCONSISTENT ORDINANCES REPEALED:

That Ordinance Number 221 Codification Chapter Code Number 72 Article I. of the Township of East Norriton entitled Building Construction Code and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

72-3 SECTION I. DELETIONS, ADDITIONS, AND INSERTIONS.

A. CHAPTER 1 - ADMINISTRATION

1. Section BC-101.1: Insert "Township of East Norriton"

2. Section BC-107.10 is added as follows:

A. Outside Plan Review: At the discretion of the Township, Plans submitted for review may be reviewed by an outside inspection agency/firm to insure that they confirm to Township codes. The review agency/firm must be approved by the Township. The cost of this review is to be born by the applicant or owner.

B. Insurance requirements: As a precondition to registration and licensing, al contractors must obtain a liability insurance policy in a minimum amount of Three Hundred Thousand Dollars (\$300,000.00) in favor of East Norriton Township, as an additional insured, with a minimum of thirty (30) days notification prior to cancellation of such policy to guarantee compliance with the Township. Also required is proof that workmen's compensation coverage is carried for its employees.

3. Section BC-108.2 shall provide as follows:

Section BC-108.2 - SUSPENSION OF PERMIT: A permit shall expire when no construction operation is started within a period of six (6) months from date of issue or when construction ceases for a continuous period of Six <6> months, provided that the Code Official upon written request within the said period at his discretion may extend the permit validity for an additional six (6) months.

4. Section BC-111.5 shall provide as follows:

Section BC-111.5 Emergency Control: Prior to any construction above the ground level foundation an access roadway and water supply must be in place and in service approved by the Fire Marshal.

5. Section BC-112.3.1 shall provide as follows:

SECTION BC-112.3.1 - FEE SCHEDULE: Applicants for permits under code shall pay to the Township at time of application the fees set forth on the then current fee schedule which shall have been adopted by Resolution or Ordinance by Board of Supervisors. When a permit fee is based on the cost of construction, the valuation of the subject work shall be the fair market value of all the construction work. The Code Official shall evaluate the accuracy of the estimate both initially and at final completion should changes occur as work progresses.

6. Section BC-112.4 shall provide as follows:

SECTION BC-112.4 - ACCOUNTING: All fees collected shall be received and accounted for by the Township Treasurer; such fees shall be deposited in the Township treasury or otherwise handled as required by law.

7. Section BC-116.3 shall provide as follows:

SECTION BC-116.3 - PROSECUTION OF VIOLATION: If the Code Official shall have served a notice of violation and the notice of violation is not complied with, the Code Official shall proceed to serve a citation upon the violator and/or request the Township Solicitor of the Township to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

8. Section BC-116.4 shall be amended to provide as follows:

SECTION BC-116.4 - VIOLATION PENALTIES: Any person, firm or corporation who shall violate a provision of this Code or who shall fail to comply with any of the requirements thereof or who shall use, erect, construct, alter, or repair a building or structure in violation of an approved plan or of a directive of the Code Official or of a permit or certificate issued under the provisions of this Code shall upon summary conviction be subject to fines and penalties not exceeding One Thousand Dollars (\$1,000.00) which fines and penalties may be collected by suit or summary proceeding brought in the name of the Township of East Norriton before a District Justice or recovered as debts of a like amount are now by law recoverable. Proceedings for the violations of this code and for the collection of fines and penalties imposed thereby may be commenced by warrant or by summons, the discretion of the District Justice before whom the proceeding is begun. All fines and penalties collected for the violation of this code shall be paid over to the Township treasury. Upon judgment against any person by summary conviction, or proceeding by summons on a default of the payment of the fine or penalty and cost imposed and the costs, the defendant may be sentenced and committed to the Montgomery County Correctional Facility for a period not exceeding five (5) days, or to the County jail for a period not exceeding thirty (30) days. Each day that a violation continues shall be deemed a separate offense.

9. **Section BC-116.5 shall be amended to provide as follows:**
SECTION BC-116.5 - ABATEMENT OF VIOLATION: The imposition of the penalties herein prescribed shall not preclude the Township Solicitor of the Township or the Code Official from instituting appropriate action to prevent unlawful construction or to restrain, correct, or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or use of a building or structure on or about any premises.
10. **Section BC-117.2 shall be amended to provide as follows:**
SECTION BC-117.2 - UNLAWFUL CONTINUANCE: Insert "... not less than Fifty Dollars (\$50.00) or more than One Thousand Dollars (\$1000.00)."
11. **Section BC-119.6 shall be amended to provide as follows:**
SECTION BC-119.6 - DISREGARD OF UNSAFE Condition Upon refusal or neglect of the person served with an unsafe notice to comply with the requirements of the order to abate the unsafe condition, the legal officer or the Code Official shall be advised of all the facts and shall institute appropriate action to compel compliance.
12. **Section BC-120.5 shall be amended to as follows:**
SECTION BC-120.5 - COSTS OF EMERGENCY REPAIRS: Costs incurred in the performance of emergency work shall be paid from the treasury of the Township. After ample time was given to property owner to make repairs. The Township Solicitor shall place a lien against the property where the repairs were performed and may institute any other appropriate action against the owners or occupants of the property for the recovery of such costs.

B. CHAPTER 4. SPECIAL USE AND OCCUPANCY:

1. **Section BC-406.7.1 shall be amended to provide as follows:**
SECTION BC-406.7.1 - a minimum of at least one (1) wheeled fire extinguisher unit will be required per parking level.

C. CHAPTER 7. FIRERESISTANT MATERIALS AND CONSTRUCTION:

1. **Section BC-707.9.1 shall be amended to provide as follows:**
SECTION BC-707.9.1 Multiple Single-Family Dwellings: In all townhouses, condominiums, apartments and multi-family dwelling buildings or any structure requiring a fire wall, an eight inch (8") masonry fire wall shall be erected the full width or depth of the building measured from front to rear from the basement floor elevation in buildings which have a basement and in buildings which do not have a basement, from the lowest floor elevation to a height at thirty (30") inches above the roof sheeting or deck. Such fire walls shall be constructed so that not more than one apartment or dwelling unit shall be enclosed in such fire walls.
 - * **Exception** - Buildings equipped with a total sprinkler system Shall not be required to install such fire walls.
2. **Section BC-707.9.2: shall be amended to provide as follows:**
BC-707.9.2 Dwelling Units: Each dwelling unit must be separated by an approved masonry wall.
 - * **Exception** - Buildings equipped with a total sprinkler system Shall not be required to install such fire walls.

D. CHAPTER 9. FIRE PROTECTION SYSTEMS:

1. **Section BC-904.0 through BC-904.8 shall be amended to provide as follows:**
SECTION BC-904.1 -Fire Suppression Systems Fire suppression systems shall be installed and maintained in full operating condition, as specified by this Code.
2. **SECTION BC-904.2 - USE GROUP A:** In all buildings or structures or portions containing when more than 2,000 square feet.
3. **SECTION BC-904.3 - USE GROUP B:** In all buildings or structures or portions thereof containing more than 2,000 square feet.
4. **SECTION BC-904.4 - USE GROUP E:** In all buildings or structures or portions thereof containing more than 2,000 square feet.
5. **SECTION BC-904.5 - USE GROUP H:** In all buildings or structures or portions of Building within group H.
6. **SECTION BC-904.6 - USE GROUP I:** In all buildings or structures or portions thereof containing more than 2,000 square feet.
7. **SECTION BC-904.7 - USE GROUP M, S-1, S-2, F, U:** In all buildings or structures or portions thereof containing more than 2,000 square feet.
8. **SECTION BC-904.8 - USE GROUP R:** In all buildings or structures or portions thereof use Group R-1, R-2, R-3.
9. **SECTION BC-904.9 change to read: USE GROUP R-4 with any Truss Construction**
10. **SECTION BC-918.4.1 through BC-918.4.7 shall provide as follows:**
 - A. **SECTION BC-918.4.1 - USE GROUP A:** In all buildings or structures of use group A.
 - B. **SECTION BC-918.4.2 - USE GROUP B:** In all buildings or structures of use group B.
 - C. **SECTION BC-918.4.3 - USE GROUP E:** In all buildings or structures of use group E.
 - D. **SECTION BC-918.4.4 - USE GROUP H:** In all buildings or structures of use group H.
 - E. **SECTION BC-918.4.5 - USE GROUP I:** In all buildings or structures of use group I.
 - F. **SECTION BC-918.4.6 - USE GROUP R:** In all buildings or structures of use group R.
 - G. **SECTION BC-918.4.7 - USE GROUPS M,S,F, and U:** In all groups M, S, F, and U.
11. **SECTION BC-918.5 Shall be Deleted**

E. CHAPTER 10. MEANS OF EGRESS:

1. SECTION BC-1023.1 shall be amended to as follows:

SECTION BC-1023.1 - LOCATION: In all buildings, rooms or spaces required to have more than one (1) exit or exit access, all required means of egress shall be indicated with approved internally illuminated exit signs reading EXIT. These signs shall be visible from the exit access and, when deemed necessary by Code Official or Fire Official, shall be supplemented by internally illuminated directional signs in the exit access corridors indicating the direction and way of egress. All signs shall be located at exit doors, or exit access areas, at the floor and ceiling level, so as to be readily visible. In addition, approved internally illuminated exit signs shall be provided on the wall, the bottom of the sign at least eight (8) inches off the floor, on one side of the exit doorway. All EXIT signs are to be illuminated at all times the building is occupied. Fire exit markings shall be located at floor level no greater than twenty-five (25) feet apart, indicating closest fire exit. Fire exit doors will be indicated on door as FIRE EXIT, markings and signs shall be approved by the Fire Marshal

2. SECTION BC-1025.3 Construction shall be amended to provide as follows:

SECTION BC-1025.1 Fire Escapes: All fire escapes shall be designed to support a live load of 100 pounds per square foot and shall be constructed of steel or masonry. If building inspector deems necessary.

F. CHAPTER 14. EXTERIOR WALL COVERINGS:

1. Section 1400 Exterior wall covering

Section 1406.6 All exterior wall covering work like Wood, Brick, Mason, Metal, Plastics, Concrete, Stone, and Stucco on any Residential or Non residential structure must have Building Permit.

G. CHAPTER 15: ROOFS AND ROOF STRUCTURES:

1. SECTION 1500 Roofs

SECTION 1512.6 All residential and Non residential roofing jobs must have a building permit.

H. CHAPTER 16. STRUCTURAL LOADS:

1. SECTION BC-1603.1.1 shall be amended to provide as follows:

SECTION BC-1603.1.1. Decks: All decks ten (10) feet or more in height, measured from the walking surface of the deck to the surrounding grade at any point shall be designed by a Pennsylvania registered architect or Pennsylvania licensed engineer. Also, all decks on any commercial property must be designed by a Pennsylvania registered architect or Pennsylvania licensed engineer if Building Inspector deems necessary.

I. CHAPTER 18. FOUNDATIONS AND RETAINING WALLS:

1. Section 1806.4 is added as follows: No Footing will be dug till Building Permit has been issued by Building Inspector. Footing must be a minimum of thirty six (36) inches below finished grade and must be inspected by the Township prior to backfilling.

J. CHAPTER 21. MASONRY:

1. Section BC-2114.10 is added as follows: Metal chimneys are permitted only with manufactures specifications and design criteria prohibit the use of masonry construction. Certification must be supplied to the Township prior to installation for approval.

K. CHAPTER 23. WOOD:

1. **Section BC-2313.3.3: is amended by adding Identifying emblems for structures with truss construction: addition**
 - a. **Section BC-2313.3.3: Identifying emblems for structures with truss construction:**
Definition - A combination of members, such as beams, bars and ties, usually arranged in triangular units to form a rigid framework for supporting loads over a span. Or structural members that connect together to span the space between the walls of a building. Trusses support the load or floor.
 - b. **Section BC-2313.3.3.1: Identifying emblems shall be permanently affixed to the front structures with truss construction.**
 - c. **Section BC-2313.3.3.2: The emblem shall be of a bright and reflective color, or made of reflective material. The shape of the emblem shall be an isosceles triangle and the size shall be twelve (12) inches horizontally by six (6) inches vertically. The following letters, of a size and color to make them conspicuous, shall be printed on the emblem.**
 - i. "F" - To signify a floor truss construction
 - ii. "R" - To signify a roof with truss construction; or
 - iii. "F/R" - To signify both roof and floor with truss construction.
 - d. **Section BC-2313.3.3.3: The emblem shall be permanently affixed to the left of the main entrance door at a height between four (4) feet and six (6) feet above the ground and shall be installed and maintained by the building owner.**
 - e. **Section BC-2313.3.3.4: Detached one and two family residential structures with truss construction that are not part of a planned real estate development shall be exempt from the requirements unless otherwise provided by agreement.**
 - f. **Section BC-2313.3.3.5: Individual structures and dwelling units with truss construction that are part of a planned real estate development shall not be required to have an identifying emblem if there is an emblem affixed at each entrance to the development.**
 - g. **Section BC-2313.3.3.6: This is a recto active requirement. All building owners will have one (1) year to comply from date of adoption.**

L. CHAPTER 31. SPECIAL CONSTRUCTION:

1. **SECTION BC-3102.14.1 shall provide as follows:**
 - a. **SECTION BC-3102.14.1 - ELECTRICAL:** Portable signs which require electrical service shall have a positive connecting device on the sign. Electrical service lines to the sign shall be protected from damage from all anticipated traffic. No flashing or blinking lights or devices are permitted on portable signs.
 - b. **SECTION BC-3109.3.1 shall provide as follows:**
SECTION BC-3109.3.1 - PERMITS: Shall read for all dish antennal structures more than 3 feet in diameter erected on the roof of or attached to any building or structure.
 - c. **SECTION BC-3109.3.2 - Dish antennas larger than 3 feet in diameter shall be structural provisional.**

M. CHAPTER SITE WORK, DEMOLITION AND CONSTRUCTION:

1. Insert a new section BC-3307.4 to provide as follows:

SECTION BC-3307.4 - CERTIFICATE OF RODENT EXTERMINATOR: A permit to demolish or remove a structure shall not be issued until the applicant shall furnish to the Code Official a certificate from a reputable rodent exterminator which shall state that the building or structure to be demolished has been inspected and found to be free of rodents or that the building or structure to be demolished has been properly treated for the eradication of all rodents in and about the premises. If the Building Inspector deems necessary.

N. CHAPTER 34. EXISTING STRUCTURES:

1. SECTION BC-3408.2 (Change to our date of adoption)-----

SECTION IV. SEVERABILITY:

The provisions of this ordinance are severable, and if any section, sentence, clause, part of provision hereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, part or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of East Norriton Township that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provisions has not been included herein.

SECTION V. REPEALER:

All other Ordinances, rules, regulations, policies or procedures, or parts of any of them, inconsistent herewith are hereby repealed.

SECTION VI. SAVINGS CLAUSE:

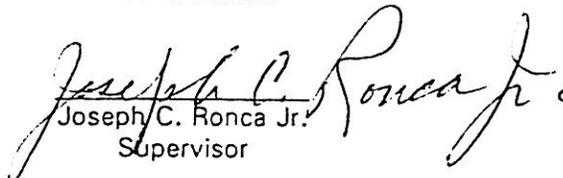
Should any part or parts of this ordinance be found to be void by a Court of competent jurisdiction, the remainder of this ordinance shall remain in full effect.

ORDAINED AND ENACTED by The Board of Supervisors of East Norriton Township, this 10th day of July A.D., 1995.




John B. Gourley
Chairman


Lewis K. McQuirns
Vice Chairman


Joseph C. Ronca Jr.
Supervisor


Helmuth J. Beerwald
Secretary

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