

EAST NORRITON TOWNSHIP

ORDINANCE NUMBER 388
CODE CHAPTER 72, ARTICLE I, BUILDING CODE

AN ORDINANCE ADOPTING "THE BOCA NATIONAL BUILDING CODE, THIRTEENTH EDITION, 1996"

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 AND MAKING OF INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; KNOWN AS THE BUILDING CODE; REPEALING EXISTING ORDINANCE NUMBER 351, CODIFICATION CODE CHAPTER 72, ARTICLE I OF THE TOWNSHIP OF EAST NORRITON, COMMONWEALTH OF PENNSYLVANIA.

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

72-1 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, Thirteenth Edition, 1996" 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 Commonwealth 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 the additions, insertions, deletions and changes, if any, prescribed in section 72-3 of this Ordinance.

72-2 INCONSISTENT ORDINANCES REPEALED:

That Ordinance Number 351, Codification Chapter Number 72, Article I, of the Township of East Norriton, entitled Building Construction Code, is repealed. And, when there exists a conflict between this ordinance and others or within the ordinance, the most stringent shall apply.

72-3 ADDITIONS, INSERTIONS AND CHANGES

A. CHAPTER 1 - ADMINISTRATION

1. **Section 101.1:** Insert "Township of East Norriton"
2. **Section 107.1 5.:** **Replace entire text with the following:** Install or alter any equipment or materials which are regulated by this code.
3. **Add - Section 108.1.1 Outside Plan Review:** At the discretion of the Township, plans submitted for review may be reviewed by an outside inspection agency/firm to ensure that they conform to Township codes. The review agency/firm must be approved by the Township. The cost of this review is to be borne by the applicant or owner.
4. **Add - Section 108.1.2 Insurance requirements:** As a precondition to permit approval, all contractors and subcontractors 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 Township codes. Also required is proof that workmen's compensation coverage is carried for its employees.
5. **Section 108.2 Suspension of Permit: Append to end:** The Code Official, upon written request within the said period, at his discretion, may extend the permit validity for an additional six (6) months.

6. **Add - Section 110.4 Extermination:** 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 and insects or that the building or structure to be demolished has been properly treated for the eradication of all rodents and insects in and about the premises for a minimum of two weeks.
7. **Add - Section 111.5 - Emergency Control:** Prior to any construction above ground level or the foundation an access roadway and water supply must be in place, in service and approved by the Fire Marshal.
8. **Section 112.3.1 - Fee Schedule: replace entire text with the following:** Applicants for permits 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 the 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.
9. **Section 112.4 - Accounting: replace entire text with the following:**
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.
10. **Section 116.3 - Prosecution of Violation: replace entire text with the following:**
If 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 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.
11. **Section 116.4 - Violation Penalties: replace entire text with the following:**
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, at 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 costs imposed, 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.
12. **Section 116.5 - Abatement of Violation:** replace "legal officer of the jurisdiction" with "Code Official or Township Solicitor."
13. **Section 117.2 - Unlawful Continuance: shall be amended to provide as follows:**
"... not less than Fifty Dollars (\$50.00) or more than One Thousand Dollars (\$1,000.00)."
14. **Section 119.6 - Disregard of Unsafe Condition:** replace "legal officer of the jurisdiction" with "Code Official or Township Solicitor."
15. **Section 120.5 - Costs of Emergency Repairs: shall be amended to provide as follows:** replace "legal officer of the jurisdiction" with "Township Solicitor."

B. CHAPTER 3 - USE OR OCCUPANCY

1. **Section 310.6 Use Group R-4 structures: Change last sentence to read:** All such structures shall be designed in accordance with the 1995 CABO One and Two Family Dwelling Code *and* in accordance with the requirements of this code applicable to Use Group R-3; the most restrictive requirements shall apply.
2. **Add Section 310.6.1:** Complete CABO Table 301.2a as follows: Roof Snow Load - 30 pounds per square foot, Wind Speed - 70 Miles per hour, Seismic Zone - 1, Damage from weathering - Severe, Frost Line Depth - 36", Subject to Termite Damage - YES, Subject to decay damage - YES, Winter Design Temp. - 10 degrees F, Radon resistant construction required - YES
3. **Add Section 310.6.2:** Amend CABO Section 316.1.1 Alterations, repairs and additions to read as follows: When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with smoke detectors located as required for new dwellings, with exceptions as permitted by the Code Official.

C. CHAPTER 4 - SPECIAL USE AND OCCUPANCY

1. **Add - Section 406.7 Fire Extinguishers:** A minimum of at least one (1) wheeled fire extinguisher shall be required per parking level. Size shall be as approved by the Code Official in accordance with NFPA 10 - Standard for Portable Fire Extinguishers.
2. **Section 421.1:** replace "less than 24 inches" with "less than 18 inches"

D. CHAPTER 7 - FIRE-RESISTANT MATERIALS AND CONSTRUCTION

1. **707.1 Add - Exception:** All use Group R occupancies shall have each occupant space or dwelling unit separated from all others by an eight inch (8") masonry fire wall, unless the structure is fully sprinklered.

E. CHAPTER 9 - FIRE PROTECTION SYSTEMS

Section 904 - Fire Suppression Systems

1. **Section 904.1 - Delete:** Exception 1.
2. **Section 904.2 - replace entire text with the following: Use Group A:** Throughout all *structures* with any Use Group A occupancy containing 2,000 square feet or more.
3. **Section 904.3 - replace entire text with the following: Use Group B:** Throughout all *structures* with any Use Group B occupancy containing 2,000 square feet or more.
4. **Section 904.4 - replace entire text with the following: Use Group E:** Throughout all *structures* with any Use Group E occupancy containing 2,000 square feet or more.
5. **Section 904.5 - replace entire text with the following: Use Group H:** Throughout all *fire areas* of Use Group H.
6. **Section 904.7 - replace entire text with the following: Use Group M, S-1, S-2, F, U and public garages:** Throughout all *structures* with any Use Group M, S-1, S-2, F, or U or public garage occupancy containing 2,000 square feet or more.
7. **Section 904.8 - replace entire text with the following: Use Group R:** Throughout all *structures* with any Use Group R-1, R-2 or R-3 occupancy, other than one and two family dwellings, containing 2,000 square feet or more.

8. Delete: Section 904.9

Section 919.0 - Automatic Fire Detection Systems

9. Section 919.4 - Where required: replace "919.4.4" with "919.4.7"

10. Section 919.4.1 - replace entire text with the following: USE GROUP A: In all occupancies of Use Group A.

11. Section 919.4.2 - replace entire text with the following: USE GROUP B: In all occupancies of Use Group B.

12. Section 919.4.3 - replace entire text with the following: USE GROUP E: In all occupancies of Use Group E.

13. Section 919.4.4 - replace entire text with the following: USE GROUP H: In all occupancies of Use Group H.

14. Add - Section 919.4.5 USE GROUP I: In all occupancies Use Group I.

15. Add - Section 919.4.6 USE GROUP R: In all occupancies of Use Group R.

16. Add - Section 919.4.7 USE GROUPS M, S, F, and U: In all occupancies of Use Groups M, S, F, and U.

17. Delete - Section 919.5

F. CHAPTER 10 - MEANS OF EGRESS

1. Section 1023.1 - Append to end of paragraph: EXIT signs shall be located at top of door height and twelve (12) inches above floor.

G. CHAPTER 16 - STRUCTURAL LOADS

1. Section 1608.3 Ground Snow Loads: Replace entire text with the following: Ground snow load in East Norriton Township is determined as thirty (30) pounds per square foot.

2. Section 1609.3 Basic Wind Speed: Replace entire text with the following: Basic wind speed in East Norriton Township is determined as seventy (70) miles per hour.

H. CHAPTER 18 - FOUNDATIONS AND RETAINING WALLS

1. Section 1806.1 Frost Protection: replace "extend to the frost line of the locality" with "extend to a minimum of thirty six (36) inches below finished grade"

I. CHAPTER 23 - WOOD

1. Add - Section 2313.3.3 Identifying emblems for structures with wood truss construction: Identifying emblems shall be permanently affixed to the front of structures with wood truss construction. 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. The emblem shall be of a bright and reflective color which contrasts with the background. 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 floor truss construction
- ii. "R" - To signify roof truss construction; or
- iii. "F/R" - To signify both roof and floor truss construction.

2. **Add - Section 2313.3.3.1:** Individual structures and dwelling units with wood 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.

3. **Add - Section 2313.3.3.2:** This is a retroactive requirement. All building owners will have one (1) year to comply from date of adoption.

J. CHAPTER 33 - PROTECTION OF PUBLIC: All Sections: replace "the street lot line" with "a walk, path, parking lot or driveway open to the public"

K. CHAPTER 34 - EXISTING STRUCTURES:

1. **Section 3408.2 -** Insert date July 10, 1995

72-4 SEVERABILITY.

The provisions of this ordinance are severable, and if any section, sentence, clause, part or 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 the Township of East Norriton that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

72-5 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 the Township of East Norriton, this 8th day of September ~~1995~~, A.D. 1997



Joseph C. Ronca Jr.
Joseph C. Ronca Jr., Chairman

John B. Gourley
John B. Gourley, Vice Chairman

Lewis K. McQuirns
Lewis K. McQuirns, Supervisor

Helmuth J. Baerwald
Helmuth J. Baerwald, Secretary