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ORDINANCE NO. 221

TOWNSHIP OF EAST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR THE DESIGN, CONSTRUCTION ALTERATION, ENLARGEMENT, EQUIPMENT, REPAIR, DEMOLITION OR RESTORATION OF BUILDINGS AND STRUCTURES KNOWN AS THE BUILDING CODE; ALSO ESTABLISHING CRITERIA FOR NEW NON-RESIDENTIAL BUILDINGS HAVING GROSS FLOOR AREAS IN EXCESS OF 1500 SQUARE FEET OR ADDITIONS TO EXISTING NON-RESIDENTIAL BUILDINGS WHERE THE GROSS FLOOR AREA OF THE ADDITION, WHEN COMBINED WITH THE GROSS FLOOR AREA OF THE EXISTING BUILDING, EXCEEDS 1500 SQUARE FEET; ALSO PROVIDING FOR CONFORMANCE WITH SECTION 1910.3d, FEDERAL FLOOD INSURANCE PROGRAM; ALSO PROVIDING FOR A PLUMBING CODE GOVERNING THE EXAMINATION, LICENSURE AND REGISTRATION OF PERSONS, FIRMS OR CORPORATIONS ENGAGED OR ENGAGING IN THE BUSINESS OR WORK OF PLUMBING OR HOUSE DRAINAGE IN THE TOWNSHIP OF EAST NORRITON. PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS AND PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; ALSO PROVIDING FOR A FIRE CODE TO IMPROVE PUBLIC SAFETY BY PROMOTING THE CONTROL OF FIRE HAZARDS; REGULATING THE INSTALLATION, USE, AND MAINTENANCE OF EQUIPMENT REGULATING THE USE OF STRUCTURES, PREMISES, AND OPEN AREAS, PROVIDING FOR THE ABATEMENT OF FIRE HAZARDS; ESTABLISHING THE RESPONSIBILITIES AND PROCEDURES FOR CODE ENFORCEMENT; AND SETTING FORTH THE STANDARDS FOR COMPLIANCE AND ACHIEVEMENT OF THESE OBJECTIVES. THIS ORDINANCE REPEALS ORDINANCES NOS. 167, 168, 186, AND 198 AND ALL RESOLUTIONS PURSUANT THERETO AND ANY EXISTING ORDINANCES OR PART THEREOF IN CONFLICT THEREWITH OF THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA.

The Board of Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Second Class Township Code, do hereby enact and ordain:

Section 1. Adoption of Building Code.

That certain document, copies of which are on file in the office of the Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania, being marked and designated as "The BOCA Basic Building Code", 1984 Edition, as published by the Building Officials and Code Administrators International, Inc. and any current supplements thereto from time to time as may be made and published, are hereby adopted as the Building Code of the Township of East Norriton, Montgomery County, Pennsylvania; to control buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Code, together with the additions, insertions, deletions and changes, if any, described in Section 2 of this Ordinance.

The following documents are also incorporated by reference within the provisions of the BOCA Code, as supplemented:

1. The National Electrical Code, 1984 Edition, as published by the National Fire Protection Association, as well as all supplements thereto.

Section 2. Additions, Insertions, Deletions and Changes in the BOCA Building Code.

Sections of the BOCA Basic Building Code, 1981 Edition, are revised as hereinafter set forth.

1. Section 100.1 is supplemented to read: The Township of East Norriton.

2. Section 109.1 is hereby deleted.

3. Section 109.2 is amended to read: The building official shall be appointed by the Board of Supervisors and shall remain in office at the pleasure of the Board.

4. Section 109.6 is deleted.

5. Section 109.7 is amended to read: An official or employee connected with the Department of Building Inspections shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of the building, or the preparation of plans or of specifications therefor, unless he is the owner of the building; nor shall such officer or employee engage in any work which conflicts with his official duties or with the interest of the department.

6. Section 110.6 is amended to read: The building official shall have the power to interpret and implement the provisions of the code to serve the interest thereof.

7. Section 111.5 is amended by adding the following provisions: In the case of a new non-residential building having a gross floor area in excess of 1500 square feet or an addition to any existing non-residential building where the gross floor area of the addition, when combined with the gross floor area of the existing building exceeds 1500 square feet, the following regulations shall be applicable:

A. Erosion and Sediment Control.

1. General.

- a. No changes shall be made in the contour of the land, no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Township, or there has been a determination by the Township that such plans are not necessary.
- b. No Building Permit shall be issued unless (1) there has been a plan approved by the Board of Supervisors that provides for minimizing erosion and sedimentation consistent herewith, or (2) there has been a determination by the Board of Supervisors that a plan for minimizing erosion and sedimentation is not necessary.
- c. Measures used to control erosion and reduce sedimentation shall, as a minimum, meet the standards and specifications of the Montgomery County Soil and Water Conservation District.

2. Performance Principles. The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:

- a. Stripping of vegetation, regrading or other development shall be done in such a way that will minimize erosion.
- b. Plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- c. Whenever feasible, natural vegetation shall be retained, protected and supplemented.

- d. The disturbed area and the duration of exposure shall be kept to a practical minimum.
- e. Disturbed soils shall be stabilized as quickly as possible.
- f. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during construction.
- g. The permanent (final) vegetation and mechanical erosion control and drainage measures shall be installed as soon as practical.
- h. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after construction. Where necessary, the rate of surface water runoff will be mechanically retarded.
- i. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

3. Grading for Drainage. In order to provide a more suitable site for building and other uses, improve surface drainage and control erosion, the following requirements shall be met:

- a. The site shall be graded to provide proper drainage away from the building and dispose of it without ponding.
- b. All drainage provisions shall be of such design to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural water course. Where drainage swales are used to divert surface waters away from the building, they shall be sodded.

c. Excavation and fills.

(1) Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing except as approved by the Board when handled under special conditions.

(2) Adequate provisions shall be made to prevent surface water from damaging the outface of excavations and of the sloping surfaces of fills.

(3) Cut and fills shall not endanger adjoining property.

(4) Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

(5) Fills shall not encroach on natural watercourses or constructed channels.

(6) Fills placed adjacent to natural watercourses or constructed channels, shall have suitable protection against erosion during periods of flooding.

(7) Grading shall not be done in such a way so as to divert water onto the property of another landowner without the written consent of the Board of Supervisors and the affected property owner.

(8) During grading operations, necessary measures for dust control will be exercised.

4. Compliance with Regulations and Procedures.

a. The approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the application for building permit and become a part thereof.

B. Design Standards.

General. The following principles, general requirements and minimum standards of design shall be observed by the applicant in all instances.

1. Whenever possible, applicants shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks.

2. The plan should be laid out so as to avoid the necessity for excessive cut or fill unless specifically warranted by terrain or location.

3. Applicants shall observe the ultimate right-of-way for contiguous existing streets as prescribed by the Official Map for the Township. Additional portions of the corridors for such streets shall be offered to the government agency having jurisdiction at the time the building permit is issued.

4. All construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, or other appropriate State agency, the Montgomery County Soil and Water Conservation District, or other appropriate agency or under the specifications included herein, whichever specifications shall result in the stricter interpretation of this Ordinance.

The applicant shall, where specified by the Township, construct and install with no expense to the Township, the streets, curbs, fire hydrants and other facilities and utilities specified in this Ordinance.

5. Where, in the opinion of the Board of Supervisors, the literal application of these standards in certain cases would work undue hardship or be plainly unreasonable, the Board of Supervisors may permit such reasonable exceptions as will not be contrary to the public interest. The Board may modify or adjust these design standards to permit reasonable utilization of property while securing substantial conformance with the objectives of the regulations.

6. Paving. All paving must conform to the specifications incorporated in this Section of the standards and be approved by the Township Engineer prior to acceptance by the Board.

(1) Subgrade. The bottom of the excavation and the top of the fill between the outer limits of the paving or base course, when completed, will be known as the subgrade and shall conform to the lines, grades and cross sections given. The subgrade shall be solidly compacted to a firm and unyielding state by rolling with a minimum of ten (10) ton power roller. Unstable areas shall be removed and replaced with suitable fill and then rerolled as required to provide a uniform even surface.

a. Construction Methods. After the excavation or rough grading has been performed and all drains have been constructed, the subgrade will be fine graded and shaped to the proper cross section. It shall be brought to a firm unyielding surface by rolling the entire area with an approved three-wheel power roller having a metal weight of not less than ten tons. Solid rock, boulders, soft clay and all spongy materials which will not consolidate under the roller shall be removed from the subgrade to a depth to be determined by the Township Engineer or other person designated by the Board.

(2) Paving Base Course. The base course shall be "crushed aggregate base course", "aggregate-lime-pozzolan base course" or "bituminous concrete base course".

a. Crushed Aggregate Base Course. When "crushed aggregate base course" is used, it shall have a compressed thickness after compaction of eight inches construction for the "crushed aggregate base course" and will conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

b. Materials. The materials used and the construction methods shall meet the requirements of this specification. Type A stone meeting the requirement as specified in Section 310 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition, shall be used.

The coarse stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 4 aggregate.

The fine stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 1 aggregate.

c. Construction Methods. The construction methods for the base course shall comply with the following:

Before spreading any of the coarse material, the contractor or owner shall furnish a sufficient number of grade stakes to represent the finished grade of the proposed work as shown on the drawings. This shall be done to the satisfaction of the Township Engineer or other person designated by the Board.

Fine Material for Initial Layer. Prior to placing the coarse material, a layer of fine material, as specified, shall be spread uniformly over the subgrade as a bed and filler at a minimum thickness of one (1) inch.

d. Spreading the Coarse Material. The crushed stone shall be placed in two (2) four-inch layers and spread uniformly on the prepared subgrade so as to distribute the material to the required depth for the full width of the base, unless otherwise specified for part-width construction. Each course shall be thoroughly screened and rolled. This material shall

not be placed in a wet or frozen subgrade. No material shall be placed without first obtaining the consent of the Township Engineer or other person designated by the Board. Not more than an average day's work shall be placed in advance of filling or rolling.

e. Rolling Coarse Material. The coarse material shall be compacted by rolling with a three-wheel power roller having a metal weight of not less than ten tons.

The rolling shall uniformly lap each preceding track and cover the entire surface with the rear wheels, and continue until the material does not creep or wave ahead of the roller wheels. Areas of the base inaccessible to the roller shall be satisfactorily compacted by means of approved tampers. The base course shall be compacted to insure no movement in the base.

f. Application of Fine Material. The fine material generally shall be cast or spread in a series of thin applications. If spread by hand, the spreading shall be performed with a sweeping motion of a square-pointed shovel alternately in opposite directions; this process being continued until no more material can be forced into the voids. Hand brooms shall be used to spread the material over the surface, to insure even distribution and filling of all voids in the coarse material. All excess filler material forming in piles or cakes upon the surface shall be loosened and scattered. The rolling of the surface shall be continued during the process of spreading the filler material and shall be as specified for rolling the coarse material. Additional filler shall be applied where necessary to fill the voids and the rolling continued until the base course is thoroughly compacted and firmly set. The quantity of filler material necessary shall be determined by the Township Engineer or other person designated by the Board. After the completion of the application and rolling of dry

screening, the surface shall be sprinkled with water and rolled. If, at any time, subgrade material should become churned up or mixed with the base course materials, the contractor shall dig out and remove the mixture, reshape and compact the subgrade, and replace the materials removed with clean materials which shall be filled and rolled until compacted satisfactorily.

g. Aggregate - Lime - Pozzolan Base Course. When "aggregate - lime - pozzolan base course" is used, it shall have a compressed thickness after compaction of six inches. Construction for the "aggregate - lime - pozzolan base course" will conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

h. Materials. Materials meeting the requirements as specified in Section 322.3 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition, shall be used.

i. Bituminous Concrete Base Course. When bituminous concrete base course is used, it shall have a minimum compressed thickness after compaction of six inches. Materials and construction for the bituminous concrete base course shall conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

(3) Bituminous Surface Course ID-2. This surface course shall consist of two (2) courses (binder course and wearing course) of hot-mixed, hot-laid asphaltic concrete, constructed on a prepared base course. The bituminous surface course shall have a total thickness, after final compaction, as specified by the Township Engineer or other person designated by the Board, but in no case shall be less than two and one-half (2 1/2) inches after compression.

a. Materials. The materials shall conform with the requirements as given in Section 420 of the Pennsylvania Department of Transportations Specifications Form 408, latest edition.

b. Construction Methods. The surface course shall be Type ID-2 as specified in Pennsylvania Department of Transportation Specifications Form 408, latest edition, and shall be applied in strict accordance therewith.

No visible moisture shall be present prior to the laying of each course. Road surface temperature shall be 50 degrees F. or greater prior to laying of a bituminous surface. The air temperature shall be 40 degrees F. or greater with the temperature rising. All bituminous surface courses shall have a total thickness after compression of two and one-half (2 1/2) inches minimum. All edges shall be kept straight and sharp forming a clean-cut line. The base material shall extend a minimum of 8 inches beyond the surface course.

7. Driveways.

(1) Location. Driveways shall be so located as to provide reasonable sight distance at intersections with streets. A stopping area measured twenty (20) feet behind the right-of-way line shall be provided not to exceed a four (4) percent grade.

(2) Intersections. Driveways shall be located not less than forty (40) feet from the street intersection and shall provide access to the street of a lesser classification when there are streets of different classes involved.

(3) Pavement Widths and Grade. Driveway paving widths and grades shall be as follows:

<u>Minimum Paving Width (Ft)</u>	<u>Minimum Radius at Curb (Ft)</u>	<u>Maximum Grade</u>
12 (one way)	15	7
24 (two way)	15	7

- (4) All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway.
- (5) Access driveways should be located in such a manner that they will not cause the following:
 - a. Interference to the traveling public,
 - b. A hazard to the free movement of normal highway traffic; or
 - c. Areas of undue traffic congestion on the highway.
- (6) Frontages of 50 feet or less shall be limited to one driveway.

8. Parking Areas.

- (1) Automobile parking facilities shall be provided off-street in accordance with requirements of the Zoning Ordinance and this Ordinance.
- (2) Neither angle nor perpendicular parking along the curbs of local, public or private access roads or streets shall be permitted. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven (7) feet and confined by barrier curbing.
- (3) Parking stall dimensions shall be not less than 10 feet in width and 20 feet in depth and shall be marked and striped.
- (4) Buffer planting requirements shall be applicable to parking lot facilities, along the area fronting major or secondary roads and along the area adjacent to residential properties.
- (5) All deadend parking lots shall be designed to provide sufficient back-up area for the end stalls.

- (6) No less than a five-foot radius of curvature shall be permitted for all curb line in all parking areas.
- (7) Parking lot dimensions shall be no less than those listed in the following table:

<u>Angle of Parking</u>	<u>Parking Stall</u>		<u>Aisle Width</u>	
	<u>Depth</u>	<u>Width</u>	<u>One Way</u>	<u>Two Way</u>
90 Degrees	20'	10'	25'	25'
60 Degrees	21'	10'	18'	20'
45 Degrees	19'	10'	15'	18'

9. Sidewalks.

- (1) Where Required. Sidewalks shall be provided along all streets excepting where, in the opinion of the Board, they are unnecessary for the public safety and convenience.
- (2) Width and Thickness. Sidewalks shall not be less than four (4) feet in width. A greater width may be required in areas as deemed necessary at the discretion of the Board.
- (3) Sidewalks shall be located between the curb and right-of-way line five (5) feet from the curb line. The grade and paving of the sidewalk shall be continuous across driveways, except in certain cases where heavy traffic volume dictates special treatment.
- (4) Construction Methods. Sidewalks shall be constructed so as to discharge drainage to the street; the grade of which shall not be less than 1/4" per foot. The finished grade between the outside of the sidewalk to the curb line (edge of the cartway) shall never exceed a total vertical elevation change of one foot.

Concrete used in sidewalk work shall be 3,300 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish and the edges shall be finished with an approved edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet. One-half (1/2) inch pre-molded expansion joints shall be placed every twenty (20) feet and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except under driveways, where they shall have a minimum thickness of six (6) inches. The concrete apron in the driveway area shall be reinforced with wire 6 x 6 (inches), Number 9 wire (minimum). Two (2) layers of this wire shall be utilized, with a minimum of two (2) inch spacing between layers. The wire shall be installed so that it is not closer than 1/2 inch from the top or bottom surfaces of the driveway.

- (5) Where sidewalk is not located within the Roadway Right-of-Way, it may be constructed of materials other than concrete such as pozzolan base with bituminous wearing surface, bituious base with bituminous wearing surface, flagstone, or any similar type of material, provided; however, that specifications for such materials must be submitted to the Engineer for his review and be subject to his approval.
- (6) All concrete sidewalk shall conform to the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

10. Curbs.

- (1) Concrete curbs shall be installed along each side of every street or road. Concrete curbs shall be eighteen inches (18") deep, seven inches (7") wide at the top and eight inches (8") wide at the base. The nominal distance from the top of curb to flow line of the gutter shall be eight inches (8").
- (2) All concrete curb shall conform to the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
- (3) All concrete used in the construction of improvements shall be certified to develop a compressive stress of at least 3,300 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer.
- (4) Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into the forms. After the concrete has set sufficiently, the form shall be removed and the exposed surface shall be rubbed to provide an even finish. All edges shall be finished with an approved edging tool.

To provide for driveways, depressions in the curbing may be constructed and finished during the time of pouring.

11. Lot Grading.

- (1) Lots shall be graded to secure proper drainage away from the building and to prevent the collection of storm water in pools. Minimum 2% slopes away from structures shall be required.

- (2) All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where drainage swales are used to deliver surface waters away from buildings, they shall not be less than two (2) percent nor more than four (4) percent. The swales shall be sodded or planted as required and shall be of such shape and size to conform with specifications of the Township Engineer.
- (3) The applicant shall construct and/or install such drainage structures and/or pipe which are necessary to prevent erosion damage and to satisfactorily carry off such surface waters to the nearest practical street, storm drain or natural water course.
- (4) Roof drainages shall be conveyed by downspouts constructed under the sidewalk and through the curb, or to a storm sewer or natural water course if available. In no case shall sump pump connection through curb be allowed.
- (5) No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of the construction, the topsoil must be redistributed on the site uniformly. All areas of the site shall be stabilized by seeding or planting on slopes of less than ten (10) percent and shall be stabilized by sodding on slopes ten (10) percent or more.

12. Storm Drains, Storm and Surface Drainage

- (1) Storm drains and appurtenances shall be required to be constructed by the applicant to take surface water from the bottom of vertical grades, the grades of which slope on both sides toward the bottom, to lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere. All surface waters shall be

enclosed in a storm drain. No open water courses will be permitted excepting along a natural stream, if in the opinion of the departments affected, it will not interfere with public convenience or safety. When submitting a plan for approval involving the construction of storm drains, the designer's computations shall be submitted in duplicate to facilitate the checking of design. The following tables and charts shall be used for all computations:

McMATH'S FORMULA FOR AMOUNT OF RUNOFF

$$Q = Aci \sqrt[5]{\frac{a}{s}}$$

in which Q = runoff from district in cubic feet per second

c = runoff coefficient.

i = the average intensity of rainfall, in inches per hour, for a period of maximum rainfall of a given frequency of occurrence, and having a duration equal to the time required for runoff from the furthest point in the drainage area to the point considered in design.

a = drainage area of district, in acres.

s = slope in feet per 1,000 feet.

(2) Size and Grade. Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum grade of 0.5 percent unless otherwise approved by the Township Engineer. The rainfall frequency shall be 50 years, provided that frequencies of 100 years shall be required in 100-year floodplain areas designated as such by the East Norriton Township Floodplain Overlay Map.

(3) Manholes. Manholes shall be constructed at all changes in horizontal or vertical alignment; shall be spaced not more than three hundred (300) feet apart on pipe of twenty-four (24) inches internal diameter or less, and not more than five hundred (500) feet apart where larger sizes are installed. Inlets may be substituted for manholes where they will serve a useful purpose.

(4) Ratio of Runoff to Rainfall for Various Surfaces

Roofs and all paved surfaces	90%
All other surfaces excepting permanent wooded areas	35%
Permanent wooded areas or as approved by Township Engineer	20%

<u>Type of Channel</u>	Manning's "n" Value	Velocity	
		<u>Feet per Second</u> Maximum	<u>Minimum</u>
Earth	.035	5	3
Rubble Lines	.020	10	3
Poured Concrete	.015	15	3
Reinforced Concrete Pipe Under 24 Inches	.015	15	3
Reinforced Concrete Pipe Over 24 Inches	.013	15	3
Corrugated Metal Pipe	.025	10	3

If other types of materials of construction are proposed to be used, and approved, the Township Engineer will furnish, on request, appropriate "n" values to be used.

- (5) Inlets. Inlet spacing shall be so arranged that ninety-five percent (95%) of the gutter flow will be captured. No inlet smaller than Pennsylvania Department of Transportation Type 4 Foot Special Inlet shall be used on streets with grades of four percent (4%) or less. Pennsylvania Department of Transportation Type 6 Foot Special Inlets shall be used on streets with grades of more than four percent (4%). Inlets at street intersections shall be placed on the tangent and not on the curved portions. The gutter adjacent to and immediately upgrade from the inlet shall be so warped as to direct the water into the inlet.

- (6) Storm Water Roof Drains. Storm water roof drains and pipes shall not discharge water over a sidewalk, but shall extend under the sidewalk to the gutter. Where storm drains are accessible, the roof drain shall be connected thereto.
- (7) Unnatural Drainage. Wherever construction stops or concentrates the natural flow of storm drainage in such a way as to affect adjoining properties, approval of the owners should be obtained in writing and a copy filed with the Township Secretary. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
- (8) Drainage From Non-Natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow shall be discharged into storm sewer systems or natural water courses on the property. These facilities shall not discharge water under the sidewalk through the curb into the gutter.
- (9) Detention Basins. Detention basins, if required, shall be designed in accordance with the "Erosion and Sediment Control Handbook" as published by the Montgomery County Conservation District and "The Engineering Field Manual for Conservation Practices:-Soil Conservation Service, Washington, D.C." In addition to the requirements set forth in the above-mentioned publications, the following will also be required for all detention basins:
- a. The detention basin area will be enclosed by a four foot high chain link fence (green) constructed along the berm of the basin. A double gate shall be provided for access of maintenance equipment.

b. In cases where the bottom elevation of the detention basin is below natural ground level and is within one foot or lower than the seasonal high water table as designated by the Montgomery County Soil Survey, the design of the basin shall provide for pipe underdrain which is properly outletted from the basin.

c. The minimum slope of the basin bottom running from inlet pipe to outlet pipe shall be two percent (2%).

d. Flow from the inlet pipes to the outlet pipe will be directed in a sodded swale eight feet wide by six inches in depth.

e. The exterior slope bank shall not be steeper than a 5:1 slope.

f. The interior slope bank shall not be steeper than 4:1 slope and shall be planted with plugs of crown vetch or approved equal.

g. In all cases, the discharge end of the basin will be provided with a properly designed culvert pipe and endwall. Perforated riser pipes without provisions for the culvert pipe and endwall will not be acceptable for permanent detention basins.

h. Access ramps (for maintenance equipment) twelve (12) feet in width and having a maximum slope of 12 1/2 percent shall be provided for all basins. These ramps shall be constructed of a six-inch compacted layer of topsoil on six inches of compacted 2A modified aggregate or an approved equal.

i. Any area of the basin that does not have adequate grass cover within nine months from the time of first discharge from the inlet pipes into the basin will be immediately sodded.

(10) All plans showing the proposed storm sewer construction must be accompanied by a complete design submitted by the registered engineer.

(11) Bridges and culverts shall be designed to meet current Pennsylvania Department of Transportation Standards to support expected loads and to carry expected flows.

C. Information to be Shown on Plan.

1. Location, names, widths, radii and surface conditions of existing streets, water courses, floodplains, sanitary sewers, storm drains, utilities above or below the ground and other similar features.
2. Contours at vertical intervals of two (2) feet with appropriate spot elevations. Where reasonably practicable, data shall refer to known, established elevations or to U.S.C.G.S. datum.
3. Location and character of existing buildings; the location, species and size of trees standing alone (over six (6) inches in caliper measured at breast height); outer limits of tree masses; the location of quarries, marshland, and land subject to inundation, and other topographical features which may affect the location of proposed building or building addition.
4. All building setback lines, with distances from the ultimate right-of-way line.
5. Cross sections for each widened street, including profiles for proposed sanitary sewers and storm drains, showing manholes, inlets and catch basins.
6. Where lot lies partially or completely in a flood-prone area, or where the lot borders on a flood-prone area, the plan shall include detailed information identifying the following:

- a. Soil types and proposed flood-proofing measures.
- b. Boundaries of the flood-prone area.
- c. Location and size of sanitary sewers and lateral connections with distances between manholes, of water, gas, electric and other utility pipes or conduits, and of storm drains, inlets and manholes.
- d. Location, type and size of curbs, and widths of paving.
- e. Location of fire hydrants.
- f. Location, material, and size of survey monuments.
- g. Density and/or intensity of use.
- h. Lot coverage.

8. Section 115.4 entitled "Right of Entry", and all subsections thereunder, is deleted.

9. Section 114.1 is amended to read: The Board of Supervisors of the Township of East Norriton will adopt by resolution a fee schedule for building and other permits.

10. Section 114.2 is deleted.

11. Section 114.3 is deleted.

12. Section 114.3.1 is deleted.

13. Section 114.4 is deleted.

14. Section 114.5 is amended to read: In the case of a revocation of a permit or abandonment or discontinuance of a building project, the time spent by the building official shall be computed and any excess fee for the incompleting work shall be returned to the permit holder upon written request; except that all plan examination and permit processing fees and all penalties that may have been imposed on the permit holder under the requirements of this code shall first be collected.

15. Section 119.5 is amended by adding the following sentence: No temporary permit issued shall exceed 90 days, provided however, that such permits may be renewable by written notice of the building official.

16. Section 119.6 is amended by deleting the last sentence. The following sentence is added: "The certificate of use and occupancy shall specify any special conditions attached thereto."

17. Section 117.3 is amended to read as follows: If the notice of violation is not complied with promptly, the building official shall 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.

18. Section 117.4 is supplemented to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of this code, shall be guilty of a summary offense, punishable by a fine of not more than Three Hundred (\$300.00) Dollars, or by imprisonment not exceeding 30 days or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

19. Section 118.2 is supplemented to read: Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than Twenty-five (\$25.00) Dollars or more than Three Hundred (\$300.00) Dollars.

20. Section 123.0 entitled "Board of Survey", and all subsections thereunder, is deleted.

21. Section 124.0 entitled "Board of Appeals" is amended to read merely "Appeals". All provisions thereunder shall remain the same with the exception that all appeals shall be taken to the Board of Supervisors of the Township of East Norriton.

22. Section 124.1 is amended to read as follows: The owner of a building or structure or any other person may appeal from a decision of the building official refusing to grant a modification to the provisions of this code covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure to the Board of Supervisors.

23. Section 124.2 and all subsections thereunder is deleted.

24. Section 124.3 and all subsections thereunder is deleted.
25. Section 124.4.3 is deleted.
26. Section 124.5 and all subsections thereunder is deleted.
27. Section 124.6 through 124.8 is deleted.
28. Article 5 entitled General Building Limitation is deleted in its entirety.
29. Section 627.9 is deleted.
30. Section 629.9.3 entitled Emergency Systems shall be supplemented by adding: Exits shall be indicated by both lights near ceiling (as required by NFPA National Fire Codes) and at floor level, by an indicating light visible in all directions, to be located within one (1) foot of fire exit door. Floor lights shall be red in color and have a candle power giving a value of not less than 10 foot candles on the illuminated surface.

Fire exit markings shall be located at floor level no greater than 25 feet apart, indicating closest fire exit. Fire exit doors will be indicated on door as "Fire Exit"; marking and signs shall be approved by the Fire Marshal's office.
31. Section 710 is deleted.
32. Section 711 is deleted.
33. Section 712 is deleted.
34. Section 906.9 entitled "Uniformly Distributed Live Loads" is amended so that the table appearing in this section, table 906, at page 157, will require the second floor and habitable attics of dwellings to withstand a live load of forty (40) psf.
35. Section 1122.1 is supplemented by adding: All dry wall shall have a minimum nominal thickness of not less than 1/2 inch.
36. Section 1124.3 and 1124.4 entitled SPANS and its subsections are deleted.

37. Section 1124.0 is supplemented by adding subsection 1124.3.1 entitled Exterior Wall Coverings: (Wood frame constructions, including wood in combination with other materials, unless otherwise prohibited.) Plywood - Where plywood is used for covering the exterior of outside walls, and soffits, shall be of the exterior type, not less than three-eighths inches thick. Panel joints shall be backed solidly by studs or by nailing pieces not less than two (2) inches wide, except over sheathing or where applied as lapped siding, or otherwise made waterproof to the satisfaction of the building inspector.

38. Section 1123.0 is supplemented by adding subsection 1123.3.2 entitled Plywood Side - Wall Sheathing: Sheathing shall be not less than three-eighths (3/8) inch in thickness and no closer than eighteen (18) inches to the ground unless it is of exterior grade but in no case less than twelve (12) inches above finished grade.

39. Section 1123.0 is supplemented by adding subsection 1123.3.3 entitled Plywood Sheathing of Roofs: Where plywood is to be used on roofs of more than three (3) inches in twelve (12) inch pitch with rafters on sixteen (16) inch on center, no less than three-eighths (3/8) inch rough shall be used.

Where the roof is less than three (3) inches in twelve (12) inch pitch and rafters on sixteen (16) inch on center, there shall be no less than one-half (1/2) inch in thickness.

Where the rafters are spaced as twenty-four (24) inch on center, there shall be no less than one-half (1/2) inch in thickness using clips between rafters.

40. Section 1123.0 is supplemented by adding subsection 1123.3.4 entitled Plywood for Subfloor: Where plywood is used for subflooring under three-fourths (3/4) inch or thicker finished flooring, one-half (1/2) inch rough plywood may be used.

Where floor covering of less than three-fourths (3/4) inch is to be used, there shall be no less than five-eighths (5/8) inch plywood subfloor.

41. Section 1124.0 is supplemented by adding Section 1124.3.5 entitled Nailing of Plywood: Plywood sheathing on roofs or sidewalls and plywood subflooring shall have nailings to at least 6 penny common nails spaced not more than six (6) inches on centers of edge bearings and twelve (12) inches on other bearings. Exterior plywood siding, where also functioning as structural sheathing, shall have equivalent nailing.

42. Section 1312.2.2 and the accompanying chart, table 1312.2.2, is amended to require twelve (12) inch block for hollow masonry walls and solid masonry walls, and a minimum requirement of ten (10) inches for mass concrete walls. All other thicknesses included on the chart are deleted.

43. Section 1312.0 entitled "Waterproofing" is supplemented by adding Section 1312.6 entitled "Drainage": Unless otherwise provided, splash blocks shall be installed at the bottom of downspouts, and shall be constructed of concrete or other acceptable material to carry the water at least three (3) feet from the building. Rain conductors shall not discharge water over the sidewalk of a street, but shall be installed under the sidewalk through metal pipe so as to discharge water into the gutter at the curb line.

44. Article 14, Fireresistive Construction Requirements. Section 1407.0, Fire Walls and Party Walls. Section 1407.5 - Delete except as provided in Sections 1407.5.1 through 1407.5.3. Delete Sections 1407.5.1, 1407.5.2, and 1407.5.3.

45. Section 1409.0, Fire Separation Walls. Section 1409.1.2 - Masonry construction or block wall construction shall be used in place of (1) one-hour fireresistance rate construction and wall shall be 2 feet, 8 inches above the roof surface.

46. Fire Protection Systems. Section 1702.0, Fire Suppression Systems. 1702.1 - Delete exception; 1702.4, Use Group A3 - Change 12,000 sq. feet to 5,000 sq. feet (w 465 m squared); 1702.9, Use Group M. S-1, and F. - Change 1. 12,000 sq. feet to 5,000 sq. feet (w 465 m squared), 2. 24,000 sq. feet to 10,000 sq. feet (w 930 m squared); Add to 1700.1 Scope.

NOTE: Buildings in use group classifications that have specified exceptions or explanations; Sections 1702.2, 1702.3, 1702.4, 1702.5, 1702.7, and 1702.8, shall be required to be equipped with an automatic detection system where and when a suppression system is not required. The automatic detection system shall conform to subsections of Section 1716, where applicable.

Add to 1716.11, Dwelling Units: Change in Occupancy: After January 1, 1985, at every change of occupancy of every dwelling unit occasioned by or incidental to a sale, lease or sublease of said unit, it shall be the duty of the grantor thereof (i.e., the seller, lessor or sublessor, as the case may be) to provide, before occupancy, all smoke detectors as required by this Section (or other applicable laws) in proper working condition. Failure to comply with this subsection shall be punishable as set forth herein; provided, however, that this subsection shall not be construed to vitiate or render void any contract, lease or sublease subject hereto.

45a. Article 15 entitled Masonry Fireplaces is deleted. In its place is adopted the following entitled Chimneys and Heating Appliances.

Section 1501, Chimneys. All chimneys, hereafter erected, altered or repaired shall be built of brick, concrete or other solid masonry; on solid masonry foundations, properly proportioned to carry the weight imposed without danger of settlement or cracking. The walls shall be no less than eight inches in thickness when not lined. Hollow masonry shall not be used for the walls of chimneys.

Chimneys from the underside of roof rafters to their tops, in buildings of Type III, IV and V construction shall be laid in cement mortar.

Concrete chimneys cast in place shall be suitably reinforced vertically and horizontally. The walls shall be not less than six inches thick, and shall be lined with fire clay flue linings.

Flue linings may be omitted in reinforced concrete chimneys for private dwellings, provided the walls of the chimneys be not less than six inches thick and provided further that quartz gravel, limestone or other material liable to damage by heat, shall not be used as the course aggregate.

Concrete blocks used in chimney construction shall have walls not less than 3 3/4 inches thick with suitable steel reinforcement completely encircling the blocks and well embedded in them. All concrete block chimneys shall have fire clay flue linings.

Section 1502, Flues and Flue Linings. All flues, where so required, shall be lined throughout their full height with fire clay or terra cotta flue lining not less than eight inches by eight inches by three-fourths inches thick when surrounding masonry is less than eight inches in thickness. Joints to be set into and made tight with cement or cement-lime mortar and all spaces between masonry and linings shall be completely filled with mortar.

No parged or plaster lining of flues may be done. Flue linings shall not be made of salt glazed terra cotta pipe. No broken flue lining may be used. Flue linings shall start four inches below the bottom of smoke pipe intakes or from the throat of fireplaces and shall be continuous the entire height of the flues and shall project four inches above the chimney top. Where sharp angles occur, shaped sections must be used.

Not more than two flue linings will be permitted in the same flue space. In party walls flue linings must be separated by at least eight inches thickness of masonry.

If so directed by the Building Inspector, all chimneys shall be subject to a smoke test after the mortar has thoroughly hardened. Should this indicate openings, they must be made tight before making use of the chimney.

Section 1503, Height of Chimneys. All chimneys shall extend to at least three feet above a flat roof, and two feet above the ridges of a pitched roof, except that in the case of sloping roofs, the chimneys may be lower provided that the top of such chimney is not closer than ten feet to the nearest portion of the roof, measured in a horizontal plane.

Section 1504, Corbels. No chimney or flue shall be corbeled out more than 25 per cent of its width unless supported on iron or steel, but must start from the foundations on the same face as the breast above.

Section 1505, Pipe Openings. All pipe openings to smoke flues shall be lined with terra cotta crocks or thimbles.

Section 1506, Wood Furring. No wood furring shall be used against or around any chimney unless the walls are at least eight inches thick and the flue is lined with fire clay flue lining.

Section 1507, Wood Members. In no building shall any wood girder, joists or timbers be placed nearer than two inches to the well enclosing any smoke, hot air or other flue.

Section 1508, Hearths and Fireplaces. All hearths shall be supported by trimmer arches of stone, brick, iron or concrete.

The brick jambs of every fireplace or grate opening shall be at least nine inches wide each, and the backs of such openings shall be at least nine inches thick.

All hearths and trimmer arches shall be at least twelve inches longer on either side than the width of such openings, and an outer hearth at least fifteen inches wide, in front of the chimney breast. Brickwork over fireplaces and grate openings shall be supported by iron bars or bricks or stone arches.

Section 1509, Portable Ranges. All brick-set or portable ranges other than gas or electric ranges shall be set on hearths of brick, slate or concrete, the hearths to extend at least twelve inches beyond the face of the range.

No brick-set or portable range, or heating apparatus of any kind other than gas or electric ranges, shall be set against a wood or lath and plaster partition, and such gas or electric range shall clear partition by three inches.

Section 1510, Stove and Smoke Pipes. No stove pipe in any building with combustible floors and ceilings shall hereafter enter any flue nearer than eighteen inches from the floor or ceiling.

In all cases where hot water, steam, hot air or other furnaces are used, the furnace's smoke pipe shall be at least eighteen inches below the joists or ceilings above the same, unless such joists or ceilings shall be properly protected by a shield of non-combustible material suspended above the said pipe, in which case the smoke pipe shall be kept at least twelve inches from the joists or ceilings.

Section 1511, Woodwork. No wood mantel or other woodwork shall be placed within eight inches of the sides or within eight inches of the top of any fireplace opening. Wood centering under trimmer arches shall be removed before plastering the ceilings underneath, or on completion of the building.

Section 1512, Hot Air Registers. All hot air registers set in the floor of any building shall be set in a border of a non-combustible material, and all floor or register boxes shall be made of sheet metal with flange on top to fit the groove in the border, the register to rest upon the same, and there shall also be an open space of two inches on all sides of the register box, extending from the underside of the ceiling to the border of the floor, the outside of the space to be covered with a casing of metal, the full depth of the floor and made tight on all sides.

Section 1513, Hot Air Pipes. All hot air pipes in partition walls shall be covered with asbestos paper and shall have an air space of at least one inch between the pipe and the woodwork. Plaster enclosing hot air flues shall be upon metal lath.

47. Section 1807.1.3 is amended to delete the last sentence. The following is added: Nothing in this section is intended to affect the common law right of a landowner to the support of the adjacent land for the soil of his land in its natural state.

48. Article 19 entitled Signs is deleted in its entirety.

49. Article 20 entitled Electric Wiring and Equipment is deleted. In its place is adopted the National Electric Code: 1984 Edition.

50. Article 22 entitled Plumbing Systems is deleted. In its place is adopted, by reference, the BOCA Basic Plumbing Code, 1984 Edition, subject to the additions, insertions, deletions and changes contained in Section 5 of this Ordinance.

Section 3. Compliance with Section 1910.3d, Federal Flood Insurance Program.

ARTICLE II

PART I - FLOOD DAMAGE CONTROL REGULATIONS

In order to prevent excessive damage to buildings and structures due to flooding conditions, the following provisions shall apply to all proposed construction or development occurring in the FP - Flood Plain Conservation District designated in the East Norriton Township Zoning Ordinance, as amended.

Section 1.1 Residential Structure

- A. All new construction and substantial improvements of structures shall have the lowest floor (including basement) elevated to at least one and one-half (1-1/2) feet above the Base Flood Elevation.
- B. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of less than fifty (50) percent of its market value, shall be elevated and/or floodproofed to the Base Flood Elevation.
- C. Existing structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements.

Section 1.2 Non-Residential Structure

- A. All new construction and substantial improvements of non-residential structures shall have the lowest floor (including basement) elevated or floodproofed to at least one and one-half (1-1/2) feet above the Base Flood Elevation.
- B. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure, to an extent or amount of less than fifty (50) percent of its market value shall be elevated or floodproofed to the Base Flood Elevation.
- C. Existing structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements.

Section 1.3 Destruction of an Existing Structure

- A. Structures located within the Flood Plain Conservation District may be rebuilt if destroyed by fire or other catastrophe, provided that the reconstruction will not result in an increase in the Base Flood Elevation, as referenced in the Flood Insurance Study, East Norriton Township.

Section 1.3 Fill

- A. If fill is used to raise the finished surface of the lowest floor one and one-half (1-1/2) feet above the Base Flood Elevation, the following requirements apply:
 - 1. Fill shall extend beyond a structure for a sufficient distance to provide acceptable access. For residential structures, fill shall extend laterally fifteen (15) feet beyond the building line from all points. For non-residential structures, fill shall be placed to provide access acceptable for the intended use. At-grade access, with fill extending laterally fifteen (15) feet beyond the building line, shall be provided to a minimum of twenty-five (25) percent of the perimeter of a non-residential structure.
 - 2. Fill shall consist of soil or rock materials only.

3. Fill material shall be compacted to provide the necessary stability and resistance to erosion, scouring, or settling.
4. Fill slopes shall be no steeper than one (1) vertical on two (2) horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the Building Inspector.
5. Fill shall be used only to the extent to which it does not adversely affect adjacent properties.

Section 1.5 Placement of Buildings and Structures

- A. All buildings and structures shall be constructed and placed on the lot so as to offer the minimum obstruction to the flow of water. In so doing, consideration shall be given to their effect upon the flow and height of flood waters.

Section 1.6 Anchoring

- A. All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or other movement, thus reducing the threat to life and property and decreasing the possibility of the blockage of bridge openings and other restricted sections of the watercourse.
- B. All air ducts, large pipes and storage tanks located at or below the Base Flood Elevation shall be firmly anchored in accordance with accepted engineering practices to prevent flotation.

Section 1.7 Floor, Walls and Ceilings

Where located at or below the Base Flood Elevation:

- A. Wood flooring shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain, without incurring structural damage to the building.
- B. Plywood shall be of an "exterior" or "marine" grade and of a water-resistant or waterproof variety.
- C. Walls and ceilings in non-residential structures shall have sufficient wet strength and be so installed as to survive inundation.
- D. Window frames, door frames, door jambs and other components shall be made of metal or other water-resistant material.

Section 1.8 Electrical Systems

- A. All electric water heaters, electric furnaces, electric air conditioning and ventilating systems, and other electrical equipment or apparatus shall be permitted only at elevations above the Base Flood Elevation.
- B. No electrical distribution panels shall be allowed at an elevation less than three (3) feet above the Base Flood Elevation.
- C. Separate electrical circuits shall serve lower levels and shall be dropped from above.

Section 1.9 Plumbing

- A. Water heaters, furnaces and other mechanical equipment or apparatus shall be permitted only at elevations above the Base Flood Elevation.
- B. All gas and oil supply systems shall be designed to preclude the infiltration of flood waters into the systems and discharges from the systems into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

Section 1.10 Paints and Adhesives

Where located at or below the Base Flood Elevation:

- A. Adhesives shall have a bonding strength that is unaffected by inundation (i.e., "marine" or water-resistant quality).
- B. All wooden components (doors, trim, cabinets, etc.) shall be sealed with a "marine" or water-resistant quality or similar product.
- C. Paints or other finishes shall be capable of surviving inundation (i.e., "marine" or water-resistant quality).

Section 1.11 Storage

- A. No materials that are buoyant, flammable, explosive, or in time of flooding, could be injurious to human, animal or plant life, shall be stored below the Base Flood Elevation.

Section 1.12 Special Flood Damage Control Provisions for Mobile Homes and Mobile Home Parks in the Flood Plain Conservation District

- A. All mobile homes and any additions thereto shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the following:
1. Over-the-top ties shall be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length.
 2. Frame ties shall be provided at each corner of the mobile home, with five (5) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length.
 3. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4800) pounds and resisting a minimum wind velocity of ninety (90) miles per hour.
- B. All mobile homes and any additions thereto shall also be elevated in accordance with the following requirements:
1. The stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at least one and one-half (1-1/2) feet above the Base Flood Elevation.
 2. Adequate surface drainage is provided, as required in the East Norriton Township Subdivision and Land Development Ordinance, as amended.
 3. Adequate access for a hauler is provided.
 4. Where pilings are used for elevation, the lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than ten (10) feet apart; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.
- C. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Disaster Preparedness Authorities for mobile home parks and mobile home subdivisions.

- D. Placement of a mobile home on a lot or in a mobile home park shall require a building permit under this ordinance.

Section 1.13 Relief from Strict Compliance with Requirements of this Article

- A. If compliance with the elevation or floodproofing requirements stated in this ordinance would result in an exceptional hardship for a prospective builder, developer, or landowner, the Township Supervisors may, upon request, grant relief from the strict application of the requirement.
- B. Relief issued shall conform to the following general guidelines:
1. Any new residential structure or substantial improvement of a residential structure which cannot be elevated to one and one-half (1-1/2) feet above the Base Flood Elevation shall be elevated to the maximum extent possible and floodproofed for the remaining height to the above specified level in accordance with the requirements established for the W1-W4 classes in the Office of the Chief of Engineers, U.S. Army, publication number EP 1165 2 314, June, 1972, and as subsequently amended.
 2. Any modification, alteration, reconstruction, or improvement of any kind to an existing residential structure, to an extent or amount of less than fifty (50) percent of its market value, which cannot be elevated and/or floodproofed to the Base Flood Elevation shall be elevated to the maximum extent possible and floodproofed for the remaining height to the Base Flood Elevation in accordance with the requirements established for the W3-W4 classes in the publication referenced in Section 1.13 (B)(1).
 3. Any new non-residential structure or substantial improvement of a non-residential structure which cannot be elevated or floodproofed to the required specifications shall be (a) elevated to the maximum extent possible and floodproofed for the remaining height to at least one and one-half feet above the Base Flood Elevation, or (b) floodproofed to at least one and one-half feet above the Base Flood Elevation. The floodproofing measures shall satisfy the requirements of the W3-W4 classes in the publication referenced in Section 1.13 (B)(1).

4. Any modification, alteration, reconstruction or improvement of any kind to an existing non-residential structure, to an extent or amount of less than fifty (50) percent of its market value, which cannot be elevated or floodproofed to the Base Flood Elevation shall be (a) elevated to the maximum extent possible and floodproofed for the remaining height to the Base Flood Elevation, or (b) floodproofed to the Base Flood Elevation. The floodproofing measures shall satisfy the requirements of the W3-W4 Classes in the publication referenced in Section 1.13 (B)(1).
- C. Requests for relief from the strict application of the provisions of this ordinance may be granted by the Township in accordance with the following procedures and criteria:
1. No relief shall be granted for any construction, development, use or activity within any floodway that would cause any increase in the Base Flood Elevation.
 2. If granted, relief shall involve only the least modification necessary.
 3. In granting relief, the Township may attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety, and welfare, and to achieve the objectives of this ordinance.
 4. Whenever a relief is granted, the Township shall notify the applicant in writing that:
 - a. The granting of relief may result in increased premium rates for flood insurance.
 - b. Such relief may increase the risks to life and property.
 5. In reviewing any request for relief, the Township shall consider, but not be limited to, the following:
 - a. That there is good and sufficient cause.
 - b. That failure to grant the relief would result in exceptional hardship to the applicant.

- c. That the granting of the relief will not result in any unacceptable or prohibited increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on, or victimization of the public, or conflict with any other applicable local or state ordinances and regulations.
6. A complete record of all requests for relief and related actions shall be maintained by the Township. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.

PART II - SUPPLEMENTARY ADMINISTRATIVE PROVISIONS FOR ACTIVITIES IN THE FLOOD PLAIN CONSERVATION DISTRICT

Section 2.1 Administration

To insure that the aforementioned flood damage controls are being employed in all new construction and improvements within the Flood Plain Conservation District, the Building Inspector shall provide the applicant information concerning the location of the District boundaries relative to his proposed construction or improvements and the water surface elevation of the one hundred (100) year flood at the proposed construction site. The source of this information shall be the Flood Insurance Study for East Norriton Township, as prepared by the U.S. Department of Housing and Urban Development, Federal Insurance Administration.

Section 2.2 Plan Requirements

In addition to the permit application requirements normally required under the East Norriton Township Building Code, as amended, the Township Building Inspector shall require the following specific information to be included as part of the application for a building permit:

- A. For structures to be elevated:
 1. A plan showing the size of the proposed structure and its relation to the lot where it is to be constructed.

2. A determination of elevations of the existing ground, proposed finished ground, and lowest floors certified by a Registered Professional Engineer, Surveyor, Architect.
3. Plans showing the method of elevating the proposed structure, including details of proposed fills, pile structures, retaining walls, foundations, erosion protection measures, etc. When required by the Building Inspector, these plans shall be prepared by a Registered Professional Engineer or Architect.
4. Plans showing the methods used to protect utilities (including sewer, water, telephone, electric, gas, etc.) from flooding to an elevation at least one foot above the Base Flood Elevation at the building site.

B. For structures to be floodproofed:

1. Plans showing details of all floodproofing measures, prepared by a Registered Professional Engineer or Architect, and showing the size of the proposed structure and its relation to the lot where it is to be constructed.
2. A determination of elevations of existing ground, proposed finished ground, lowest floors, and floodproofing limits; certified by a Registered Professional Engineer, Surveyor, or Architect.
3. A certificate prepared by the Registered Professional Engineer or Architect who prepared the plans in 1. above, that the structures in question, together with attendant utility and sanitary facilities, is designed so that:
 - a. Below an elevation one foot above the Base Flood Elevation the structure is watertight with walls substantially impermeable to the passage of water.
 - b. The structure will withstand the hydrostatic, hydrodynamic buoyant, impact, and other forces resulting from the flood depths, velocities, pressures, and other factors associated with the Base Flood.

- C. For structures to be floodproofed in accordance with the W3-W4 class requirements in the Office of the Chief of Engineers, U.S. Army, publication number EP 1165 2 314, June, 1972, and as subsequently amended:
1. Plans showing details of all floodproofing measures, prepared by a Registered Professional Engineer or Architect, and showing the size of the proposed structure and its relation to the lot where it is to be constructed.
 2. A determination of elevations of existing ground, proposed finished ground, lowest floors, and floodproofing limits; certified by a Registered Professional Engineer, Surveyor, or Architect.
 3. A certificate prepared by the Registered Professional Engineer or Architect who prepared the plans in 1. above that the structure in question, together with attendant utility and sanitary facilities, is designed to satisfy the floodproofing requirements of the W3-W4 classes in the above-referenced publication.

Section 2.2 Review by County Conservation District

A copy of all applications and plans for construction or development in the Flood Plain Conservation District to be considered for approval shall be submitted by the Township Building Inspector to the Montgomery County Conservation District for review and comment prior to the issuance of a building permit. The recommendations of the Conservation District shall be considered by the Township Building Inspector for possible incorporation into the proposed plan.

Section 2.3 Other Permit Issuance Requirements

Prior to the issuance of any building permit, the Township Building Inspector shall review the application for a permit to determine if all other necessary governmental permits, such as those required by State and Federal laws, have been obtained including those required by Act 537, the Pennsylvania Water Obstruction Act of 1913, and the Federal Water Pollution Control Act Amendments of 1972, Section 404, 33, U.S.C. 1334. No permit shall be issued until this determination has been made.

Section 2.4 Start of Construction

For purposes of implementation of these provisions, start of construction shall be considered as defined in Article III of this ordinance.

PART III - SUPPLEMENTARY DEFINITIONS FOR FLOOD PLAIN
CONSERVATION DISTRICT PROVISIONS

The following are definitions which shall be used in making reasonable interpretations of the provisions contained in:

- A. Base Flood - The flood which has been selected to serve as the basis upon which the flood plain management provisions of this and other ordinances have been prepared; for purposes of this ordinance, the one-hundred year flood, as referenced in the current East Norriton Township Flood Insurance Study, prepared by the Federal Insurance Administration, U.S. Department of Housing and Urban Development.
- B. Base Flood Elevation - The 100-year flood elevation, as referenced in the East Norriton Township Flood Insurance Study, prepared by the Federal Insurance Administration, U.S. Department of Housing and Urban Development. Within the approximated flood plain, the 100 year flood elevation shall be established as a point on the boundary of the approximated flood plain nearest to the construction site in question.
- C. Construction - The construction, reconstruction, renovation, repair, extension, alteration, or relocation of a building or structure, including the placement of mobile homes.
- D. Development - Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations.
- E. Flood - A temporary condition of partial or complete inundation of normally dry land areas.
- F. Floodproofing - Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Such measures are set forth in floodproofing regulations published by the Office of the Chief Engineers, U.S. Army, publication number EP 1165 2 314 (June, 1972, and as subsequently amended). Floodproofing measures for all new construction and substantial improvements of

structures shall satisfy the requirements of the Completely Dry Spaces (W1) and Essentially Dry Spaces (W2) classes referenced in these regulations. In said publication, where reference is made to "below" (or above) the "BFD" (Base Flood Datum), it shall be interpreted as meaning "below" (or above) the Base Flood Elevation. Said regulations are contained in the Building Code of East Norriton Township, as amended.

- G. New Construction - Structures for which the Start of Construction, as herein defined, commenced on or after the effective date of this ordinance. This term does not apply to any work on a structure existing before the effective date of this ordinance.

- H. One-Hundred Year Flood - A flood that has one chance in one hundred, or a one percent chance, of being equaled or exceeded in any given year. For the purposes of this ordinance, the one-hundred year flood (base flood) as defined by the Federal Insurance Administration, U.S. Department of Housing and Urban Development, in the Flood Insurance Study, East Norriton Township.

- I. Start of Construction - The first placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include any preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivision, "start of construction" means the affixing of the mobile home to its permanent site. For mobile homes within mobile home parks or mobile home subdivisions, "start of construction" is the date on which the construction of facilities for servicing the site on which the mobile home is to be affixed (including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and installation of utilities) is completed.

- J. Structure - Anything constructed or erected on the ground or attached to the ground, including but not limited to, buildings, factories, sheds, cabins, mobile homes and other similar items.
- K. Substantial Improvement - Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either,
 - a. before the improvement or repair is started, or
 - b. if the structure has been damaged, and is being restored before the damage occurred.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- 1. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
 - 2. any alteration of a structure listed on a National Register of Historic Places or a State Inventory of Historic Places.
- L. Mobile Home - A mobile home is a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes, but is not limited to, the definition of a mobile home as set forth in regulations governing the MOBILE HOME SAFETY AND CONSTRUCTION STANDARDS PROGRAM (24 C.F.R. 3282 7a).

PART IV - WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection sought by the provisions of this ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes such

as ice jams, and bridge openings restricted by debris. This ordinance does not imply that areas outside the Flood Plain Conservation District, or that land uses permitted within such district, will be free from flooding or flood damage.

This ordinance shall not create liability on the part of East Norriton Township or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

Section 4. Adoption of the Plumbing Code.

This Ordinance adopts the BOCA Basic Plumbing Code, 1984 Edition, for the purpose of describing regulations governing the design and installation of the plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies, storm water and sewage disposal in buildings, save and except such portions of the Plumbing Code as are hereinafter deleted, modified or amended by Section 4; infra, and the same are hereby adopted and incorporated as fully as if set out at length herein.

Section 5. Additions, Insertions, Deletions and Changes in the Plumbing Code.

1. Section P-100.1 is amended to read: The Township of East Norriton.

2. Section P-104.1 is amended to read: February 22, 1982.

3. Section P-114.2, Fee Schedule, is amended to read: The permit fees for all plumbing work shall be as indicated in a separate resolution adopted and amended from time

4. Section P-117.4 is supplemented to read: Any person who shall violate a provision of this code or shall fail to comply with any other requirement thereof, or who shall install plumbing work in violation of an approved plan or directive of the plumbing official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a summary offense, punishable by fine of not more than Three Hundred (\$300.00) Dollars, or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

5. Section P-122.0 entitled Means of Appeal and its subsections are deleted. The following is added: Appeals: An appeal from any decision of the plumbing inspector may be taken to the Supervisors. Such appeal shall be made in writing within (10) days after such decision has been made, shall be verified

by affidavit and filed with the Township Secretary. The appellant or his representatives shall have the right to appeal and be heard, if such a right is requested in the written appeal. A prompt decision of such appeal shall be made. In making the decision, the Supervisors may vary or modify any provision of this ordinance where there are practical difficulties in the way of executing the strict letter of the law, so that the spirit of the law shall be observed, public safety secured and substantial justice done. Every action of the Commissioners on such appeals shall be by resolution, copies of which shall be certified to the plumbing inspector and the appellant.

6. Article 1 shall be amended by adding Section P-123.0 entitled "Licensing, Registration and Bonding of Plumbers".

7. Section P-123.0 is supplemented by adding Section P-123.1 entitled General Provisions: On and after the passage of this ordinance, it shall be unlawful for any person to carry on or work at the business of plumbing or house drainage in the Township of East Norriton until such person registers with and is licensed by the Township of East Norriton Department of Licenses and Inspections. Nothing in this ordinance, however, shall be construed to prevent the employment of the journeyman plumbers or working of apprentices under the direction and supervision of duly registered and licensed master plumbers.

8. Section P-123.0 shall be supplemented by adding Section P-123.2.1 entitled Registration of Master Plumbers: All master plumbers residing in and/or having a bona fide place of business in the Township of East Norriton shall not be required to undergo any examination, and they shall be entitled to register for the current year and annually thereafter before the first day of February in each year.

9. Section P-123.0 shall be supplemented by adding Section P-123.2.2 entitled Expiration of Licenses: At the expiration of each calendar year, said license shall be null and void. A licensed master plumber or journeyman plumber desiring to continue in or work at the business of plumbing or house drainage for the ensuing year shall, before the first day of February of each year, surrender the said license for the current year to the Township of East Norriton Department of Licenses and Inspections and re-register his name and business or home address upon such forms as are furnished by the Township of East Norriton.

10. Section P-123.0 shall be supplemented by adding Section P-123.2.3 entitled License May be Revoked: The license granted under this ordinance may be suspended or revoked by the Township of East Norriton when a registered plumber shall

violate any of these rules and regulations or shall refuse or neglect to make the necessary corrections to work not approved by the plumbing inspector or his assistants within a reasonable time after notification thereof, or shall permit the use of his name by a person for the purpose of obtaining a permit or permits to do plumbing or drainage work.

No person carrying on the business of plumbing and house drainage shall allow his name to be used by any person directly or indirectly, either to obtain a permit or permits or to do any work under his license.

11. Section P-123.0 shall be supplement^{4d} by adding Section P-123.3.1 entitled Place of Business: Every registered master plumber shall have a bona fide place of business and shall display on the front of his place of business a sign "Registered Master Plumber", bearing his name.

A bona fide place of business shall be a building or part of a building where a shop is equipped with reasonable amount of stock, tools and work space or an office where people may call to transact business at least thirty (30) hours per week.

12. Section P-123.0 shall be supplemented by adding Section P-123.3.2 entitled Notice of Change in Status: Every registered master plumber shall give immediate notice to the Township of East Norriton Department of Licenses and Inspections of any change in his place of business.

13. Section P-123.0 shall be supplemented by adding Section P-123.4 entitled Bond or Duplicate of Insurance: As a precondition to registration and licensing, all master plumbers must obtain a plumbing license permit bond in the amount of Twenty-Five Hundred (\$2,500.00) Dollars running in favor of East Norriton Township, to guarantee compliance with the Plumbing Code or Liability Insurance equal to Twenty-Five Hundred (\$2,500.00) Dollars.

14. Section P-303.2 is supplemented to read: A public sewer system shall be deemed available to premises used for human occupancy if such premises are within 150 feet.

15. Section P-308.3 shall be amended to read: All piping must be eliminated, if possible, on outside walls or unheated walls. If this cannot be avoided, piping must be covered with 3/4" thick pipe covering, or equal. Soil stacks on outside walls and unheated walls on both sides must be packed with a fine insulation to prevent freezing. Any uninsulated piping must be kept no less than 20 inches from outside walls.

16. Article 3 shall be supplemented by adding Section P-313.0 entitled Permits and Certifications of Approval: OWNER PERFORMANCE - The provisions herein contained shall not prohibit the owner from installing his own faucets or traps (fixtures only), providing he obtains the proper permits and pays legal fees. Work shall be performed by the owner himself in accordance with the provisions of this code.

17. Section P-404.1.2 is amended to read: Water service shall be made of brass pipe, copper tube, cast iron water pipe, wrought iron pipe, open-hearth iron pipe or steel pipe. Copper tube, when used underground, shall have a weight not less than copper tube Type K. All threaded ferrous pipe and fittings shall be galvanized or cement lined. When used underground in corrosive soil or fill, the piping material and/or protective coating or covering shall be approved by the Administrative Authority.

18. Section P-404.1.3 is amended to read: The water distribution system shall be of brass or copper pipe, copper tube, galvanized wrought iron pipe, galvanized open-hearth iron pipe or galvanized steel pipe. Copper tube used underground shall have a weight of not less than copper water tube Type K, and above ground shall have a weight of not less than copper water tube Type L.

19. Section P-404.2.1 is amended to read: ABS or PVC may be used for residential work only. Institutions and Commercial buildings cannot use DWV and must use Type M copper.

20. Section P-404.2.2 is amended to read: All underground building drains shall be of cast iron not less than service weight, Polyvinyl chloride (PVC) plastic pipe, ASTM D2665, ASTM D2949, copper tube having a weight of not less than that of copper water tube Type K, hard temper, except that PVC plastic pipe shall not be used between the building wall and trap. The plumbing official may permit the use of other approved material. Where threaded joints are used underground, they shall be coal tar coated and wrapped when installed, or otherwise protected in an approved manner.

21. Section P-404.2.3 entitled Building Sewer Pipe shall be amended to read: Building sewer pipe shall be cast iron or polyvinyl chloride (PVC) plastic pipe. The specifications must be in accordance with the "specifications for the installation of Sanitary Sewer and appurtenances for East Norriton Township", a copy of which is attached and adopted herewith. In all cases, a minimum length of 5 feet of cast iron pipe shall be provided from the point where the pipe leaves the building.

22. Section P-404.0 shall be supplemented by adding Section P-404.2.3.1 entitled In a Trench Separate from Water Service: If the building sewer is installed in a trench separate from the water service, the sewer pipe shall be of cast iron, concrete, vitrified clay tile, asbestos cement copper tube of a weight not less than that of copper water tube Type K, hard temper. Joints shall be watertight and root-proof.

23. Section P-404.2.4 entitled In a Trench with Water Service is amended to read: If the building sewer is installed in the same trench as the water service, the sewer pipe material shall be of cast iron or copper tube of a weight not less than that of copper water tube Type K, hard temper, and installed with a ten (10) foot head of water or equivalent and accepted if found to be tight. The conditions of Section 1502.2.1 shall also be met.

24. Section P-404.3.3 is amended to read: The building storm sewer shall be of cast iron soil pipe.

25. Section P-404.4.1 is amended to read: Vent piping installed above ground shall be of brass or copper pipe, copper tube having a weight of not less than that of copper drainage tube Type DWV, cast iron pipe, galvanized steel pipe, galvanized wrought iron pipe, galvanized open-hearth iron pipe or lead pipe.

26. Section P-404.4.2 is amended to read: Underground vent piping shall be of cast iron pipe, copper tube of a weight not less than that of copper water Type K, hard temper, or other approved material, properly installed.

27. Section P-404.3.1 is amended to read: Inside conductors installed above ground level shall be of brass or copper pipe, copper tube of weight not less than that of copper drainage tube Type DWV, cast iron pipe, lead pipe, galvanized open-hearth iron pipe, galvanized steel pipe or galvanized wrought iron pipe.

28. Section P-501.5.2 is supplemented by adding the following: Joint for bell and spigot cast iron soil pipe and fittings may be made by caulking with lead and oakum. Compression gaskets that are compressed when the spigot is inserted into the hub of the pipe may be used outside buildings for sewer connections.

29. Section P-804.1 shall be supplemented by adding the following: All storm or surface water discharged from the interior of a building ejected by a device shall be approved by the plumbing inspector and shall be installed in all situations deemed necessary by the plumbing inspector.

30. Section P-804.3 is amended to read: The sump pit shall be not less than eighteen (18) inches in diameter and twenty (20) inches in depth. The pit may be constructed of tile, concrete, steel, plastic or other suitable materials, with four (4) inches of stone in the bottom of sump hole. Said pit to be approved by the plumbing inspector.

31. Section P-804.4 is supplemented by adding: The discharge pipe size and fittings shall be the same as or larger than pump discharge tapping. When discharging into a storm sewer or into the street at the curb line, a suitable anti-siphon device or free-flowing check valve shall be installed.

32. Section P-804.0 is supplemented by adding Section P-804.5 entitled Subhouse Drains: All subhouse drains shall discharge into an air-tight sump or receiving tank. The sewage shall be lifted and discharged into the house sewer by pumps to be sized and approved by the plumbing inspector.

33. Section P-906.2 is amended to read: Double Bathroom Groups Back-to-Back: Bathroom groups back-to-back on a top floor, consisting of two (2) lavatories and two (2) bathtubs or shower stalls, may be installed on the same horizontal branch with no back vent for the bathtubs or shower stalls and for the water closets, provided the wet vent is not less than four (4) inches in diameter and the length of the fixtures drain conforms to Table P-912.1.

34. Section P-908.1 is deleted.

35. Section P-1002.4.2 is amended by adding: In no event will the size of the grease interceptor be less than 1000 gallons unless approved otherwise by the plumbing inspector. All grease interceptors must be cleaned at least once a year.

36. Section P-1204.2 is amended to read: Water closet bowls for public use shall be of the elongated type, wall-hung.

37. Section P-1213.0 entitled Food Waste Grinder Units and its subsections are deleted.

38. Section P-1604.4 shall be amended to read: Private potable well supplies shall not be developed from a water table located less than twenty (20) feet below the ground surface.

39. Section P-1604.5.1 (which erroneously reads P-1074.5.1 at page 146) is amended to read: Each well shall be provided with a water-tight casing to a distance of at least twenty (20) feet below the ground surface. All casings shall extend at least six (6) inches above the well platform. The casing should, preferably, be sealed at the bottom in an impermeable stratum or extend several feet into the waterbearing stratum.

40. Section P-1604.5.2 is amended to read: Drilled or driven well casing shall be of steel or other suitable material. Where drilled wells extend into a rock formation, the well casing shall extend to and set firmly in the formation. The annular space between the earth and outside of the casing shall be filled with cement grout to a distance of at least five (5) feet below the ground surface. In an instance of casing-to-rock installation, the grout shall extend to the rock surface.

41. Section P-1604.6 is amended to read: Every potable water well shall be equipped with a pitless adapter, and with an overlapping watertight cover at the top of the casing well or pipe sleeve so that contaminated water or other substances cannot enter the well through the annular opening at the top of the well casing, wall or pipe sleeve. Covers shall extend downward at least two (2) inches over the outside of the well casing or well.

A dug well cover shall be provided with a pipe sleeve which will permit the withdrawal of the pump suction pipe, cylinder or jet body without disturbing the cover.

Where pump section or discharge pipes enter or leave a well through the side of the casing, the circle of contact shall be watertight.

Section 6. Adoption of the Fire Prevention Code.

This Ordinance adopts "The BOCA Basic Fire Prevention Code", 1984 Edition, as published by the Building Officials and Code Administrators International, Inc., and any current supplements thereto from time to time as may be made and published, as the Fire Prevention Code of the Township of East Norriton, Montgomery County, Pennsylvania; to control buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Code, together with the additions, insertions, deletions and changes, if any, described in Section 7 of this Ordinance.

The following documents are also incorporated by reference within the provisions of the BOCA Code, as supplemented:

1. The Fire Prevention Code of the National Fire Protection Association, 1984 Edition, and its incorporated standards and Codes, as published in the National Fire Codes, as well as all supplements thereto.

Section 7. Additions, Insertions, Deletions and Changes in the BOCA Fire Prevention Code.

Sections of the BOCA Basic Fire Prevention Code, 1984 Edition, are revised as hereinafter set forth:

1. Section F100.1 is supplemented to read: The Township of East Norriton.

2. Section F105.5.1 is changed to read: Any person who shall violate any of the provisions of the Code hereby adopted, or fails to comply with any order made thereunder, or who shall build in violation of any detailed statement or specifications of plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken, or who upon appeal shall fail to comply with such an order as affirmed or modified by the Supervisors or by a court of competent jurisdiction within the time fixed herein shall, for each and every such violation and non-compliance, upon summary conviction before a Justice of the Peace, be sentenced to pay a fine of not less than \$50.00 and not more than \$300.00 or, in default of payment thereof, by imprisonment for not more than five (5) days. Each day that prohibited conditions are maintained shall constitute a new and separate offense.

3. Section F201.0 - Fire Official Definition to read: The duly-appointed Fire Official will be the Fire Marshal of East Norriton Township and/or the duly-appointed Deputy Fire Marshal and/or, in absence of the Fire Marshal or Deputy Fire Marshal, the Fire Chief of the Norriton Fire Engine Company or authorized representative so designated by the Fire Marshal. See Section F102.1.

4. Section F301.2.1 is added as follows: The Fire Official may issue, after proper notification, a burning permit during certain seasons of the year for the controlled burning of leaves, weeds, underbrush and like materials. The following regulations shall be followed:

1. Open burning by industrial and commercial firms is prohibited.
2. All burnings shall be between the hours of sunrise and sunset and shall be completely extinguished before sunset.
3. Fires shall be in an approved container as defined herein:
 - a. Any type barrel or manufactured approved container that has holes no larger than one (1) inch in diameter may be used.

- b. The container must be closed on all four (4) sides, with top holes no larger than one (1) inch in diameter.
- c. The container shall be located safely not less than fifteen (15) feet from any structure or tree, nor be located under any power, telephone or cable line.
- d. Fires in containers shall be attended by a competent person until such fire is extinguished.
- e. Fire extinguishment equipment shall be readily available for use if needed.

Section F301.7 Prohibited Outdoor Rubbish Fires is added as follows: The Fire Official may prohibit any or all outdoor rubbish fires which are, or could be, offensive or objectionable due to smoke or odor emissions when atmospheric conditions, weather or local circumstances make such fires hazardous. The Fire Official shall order the extinguishment, by the property owner or the Fire Company, of any fire which creates or adds to a hazardous or objectionable situation.

5. Section F301.8 Penalties are as follows: Any person, persons, firm, association or corporation violating any of the provisions of Section F301 or neglecting to comply with any orders, notices issued pursuant to a violation of this section hereof shall, upon being adjudged guilty thereof in any proceeding brought by virtue hereof before any Justice of the Peace having jurisdiction within said Township, be sentenced to pay a fine for the use of said Township of not more than Three Hundred (\$300.00) Dollars to the East Norriton Township, for each offense and, in default of paying said fine and all costs accrued, shall be committed to the County Jail for a period not exceeding thirty (30) days.

6. Section F311.1 is amended by adding: And for the purpose of providing egress by occupants of all buildings.

7. Section F311.3 Penalties are hereby added: In all cases involving the illegal parking of motor vehicles under the provisions of the Code, where the proper officer shall first give notice of the offense by either handing to the offending driver or other person responsible for parking the motor vehicle, or affixing to the car or vehicle in question a ticket on which the officer has noted the time and place and nature of the offense charges, no prosecution shall be instituted for 48 hours thereafter. During such 48-hour period, such violator may, within the

48-hour period, pay at the office of the Township Treasurer, or send by mail postmarked within the 48 hours of the violation, as a penalty and in full satisfaction of such violation, the sum of \$10.00. Failure of the violator to make payment as aforesaid shall render such violator subject to penalties generally for all violations of this Ordinance.

8. Section F411.2 is deleted.

9. Section F411.2 is added as follows: Change in Occupancy: After January 1, 1985, at every change of occupancy occasioned by or incidental to a sale, lease or sublease of said unit, it shall be the duty of the grantor thereof (i.e., the seller, lessor or sublessor, as the case may be) to provide, before occupancy, all smoke detectors as required by this Section (or other applicable laws) in proper working condition. Failure to comply with this subsection shall be punishable as set forth herein; provided, however, that this subsection shall not be construed to vitiate or render void any contract, lease or sublease subject hereto.

Section 8. Conflict with the Department of Labor and Industry Standards.

Wherever any provision or requirement of the regulations of the Department of Labor and Industry of the Commonwealth of Pennsylvania is more stringent or stricter than a provision or requirement of this Ordinance, the applicable provision or requirement of the regulations of the said Department of Labor and Industry shall supersede any such provision or requirement of this Ordinance.

Section 9. Severability.

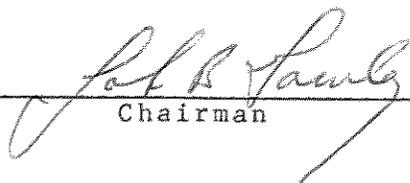
The Board of Supervisors of the Township of East Norriton hereby declares that should any section, paragraph, sentence or word of this Ordinance or of the Code hereby adopted be declared, for any reason, to be invalid, it is the intent of the Board of Supervisors that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 10. Repealer

Ordinances Nos. 167, 168, 186 and 198 are hereby repealed.

ENACTED AND ORDAINED by the Board of Supervisors of the East Norriton Township, Montgomery County, Pennsylvania, this eighteenth day of November, 1985.

EAST NORRITON TOWNSHIP
BOARD OF SUPERVISORS

By: 
Chairman

ATTEST


Secretary