

ORDINANCE ADOPTING THE BOCA BASIC BUILDING CODE  
ELEVENTH EDITION, 1990  
ORDINANCE NUMBER 91-01

An ordinance establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures; providing for the issuance of permits, collection of fees, making of inspections; providing penalties for the violation thereof; known as the Building Code; and repealing existing Ordinance Number 89-02 of the Township of West Bradford, State of Pennsylvania.

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

SECTION 1. ADOPTION OF THE BUILDING CODE.

That a certain document, three (3) copies of which are on file in the office of the Township Secretary of the Board of Supervisors of West Bradford Township, Chester County, PA, being marked and designated as "The BOCA National Building Code, Eleventh Edition, 1990" as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Building Code of West Bradford Township of Chester County in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, with all the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

SECTION 2. INCONSISTENT ORDINANCES REPEALED.

That Ordinance Number 89-02 of West Bradford Township, Chester County, PA, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. ADDITIONS, INSERTIONS, DELETIONS AND CHANGES.

That the following sections are hereby revised as follows:

Article 1

Section 100.1 (Page 1) Enter "West Bradford Township."

- Section 101.7 Add New Section "Compliance with National Fire Protection Association (N.F.P.A.) 101 Life Safety Code." Institutional and other special use groups licensed by agencies requiring compliance with N.F.P.A. 101 Life Safety Code shall be deemed to satisfy the life safety intent of this code.
- Section 103.4 (Page 3) Effective Date April 28 , 1991
- Section 111.6 (Page 8) Change to Read: Site plan and erosion and sedimentation plan: There shall also be a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines, the established street and driveway grades and the proposed finish grades and stormwater and sedimentation controls; and it shall be drawn in accordance with an accurate boundary line survey. The plan shall also show the location on the lot of the domestic water supply and sewage treatment facilities. In addition, all required state and county permits must accompany said application for permit. In the case of demolition, the site plan shall show all structures to be demolished and the size and locations of all existing structures and construction that are to remain on the site or plot.
- Section 112.10 (Page 9) Add Section: Completion of work: All work for which a permit has been issued shall be completed within two (2) years from the date of issuance unless otherwise approved by the Code Official, except that the Code Official can grant one or more extensions of time for additional periods not exceeding 90 days each, if there is reasonable cause. Applications for time extensions shall be in writing to the Code Official.
- Section 112. 11 (Page 9) Add New Section - Plan Requirements. No permit will be issued for the erection of a new building or structure or the alteration of an existing building or structure, if said building type is within the jurisdiction of the Department of Labor and Industry, Commonwealth of Pennsylvania, or Building Regulations for Protection from Fire and Panic, until the set of plans approved by the Pennsylvania Department of Labor and Industry are submitted for examination.

- Section 114.3.1 (Page 10) Change to Read - Fee schedule. Fees for each plan examination and building permit application shall be paid in accordance with Resolution as set by the Board of Supervisors of West Bradford Township. In addition, there shall also accompany said application for permit, a fee of \$25.00 (twenty-five) dollars for the driveway permit required by the Township's Driveway Ordinance 84-03, Section 5.2.
- Section 114.5 (Page 10) Change to Read; There shall be no refunds of any fees for any reason whatsoever, once a permit has been issued.
- Section 117.4 (Page 12) Violation Penalties - Enter "Summary Offense", "\$1,000.00", "30 days".
- Section 118.2 (Page 12) Unlawful Continuance - Enter "\$50.00", "\$1,000.00."
- Section 118.3 (Page 12) Add Section - Removal of "Stop Work" Order. It shall be unlawful for any person, firm or corporation to remove a "Stop Work" Order having been posted by the Code Official. Only authorized persons shall remove such postings.
- Section 123.3 (Page 16) Compensation of Board of Survey - The third member of the Board shall receive a fee, which shall be fair and reasonable and consistent with those customarily charged in the community; and the fee shall be paid by the appellant.
- Section 124.2 (Page 17) Membership of Board - Change to Read: The Board of Appeals shall consist of three (3) members appointed by the Board of Supervisors. The term of office shall be for three (3) years. Members may succeed themselves by appointment of the Board of Supervisors.
- Section 124.2.1 (Page 17) Qualifications - Delete entire section.
- Section 124.2.2 (Page 17) Alternate Members - Delete entire section.
- Section 124.5 (Page 17) Postponed Hearing - Change to Read: When three members are not present.
- Section 124.6 (Page 18) Board Decision - Change to Read: The Board shall modify or reverse the decision of

the Code Official by a concurring vote of a majority.

Table 313.1.2 Fire Resistance Rating Requirements For Fire Separation Assemblies is revised as shown on Appendix A of this Chapter.

Article 4  
Section 402.1 (Page 57) General: Table 401, made a part of this section, is revised as shown on Appendix A of this Chapter.

Article 5  
Section 502.2 (Page 66) Street Frontage Increase: Change sixth sentence to read; not less than 20 feet in width.

Section 504.1 (Pages 67 and 68) Exceptions - Delete exceptions #2, 4.

Article 6  
Section 608.1 (Page 95) Attached garages - Private garages located beneath or adjacent to rooms in buildings of use groups R-1, R-2, R-3, R-4 and I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces, constructed of not less than one (1) hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and attic area by means of 5/8" fire rated gypsum board or equivalent applied to the garage side. The sills of all door openings and partitions between the garage and the adjacent interior spaces, shall be raised not less than four (4) inches above the garage floor. All such sills shall be of non-combustible material. The door opening protectives and assemblies shall be a minimum of a one (1) hour fire rating. ("B" Label.) All such doors shall open into the garage area and be equipped with an adequate self-closing device.

Section 608.1.1 (Page 95) Separation by breezeway. Where a

garage is connected by means of a breezeway less than ten feet (10') in length from a building of use groups R-3, and R-4, Type 5B construction, the junction of the garage and breezeway shall be projected by means of 5/8" fire rated gypsum board applied to the garage side. Door opening protectives shall comply with Section 608.1. Garages connected by means of breezeways exceeding ten feet (10') in length shall be fire-stopped to comply with Section 921.

Article 7  
Section 707.1

(Page 127) Add - Ventilation ducts shall be extended to outside of building.

Article 8  
Section 816.5

(Page 152, 6th line) Add - if stairs are adjacent to a wall.

Article 9  
Section 907.6

(Page 183) Change to Read: Continuity of party walls and fire walls. In all buildings or structures, walls separating units or spaces which may be owned or rented separately on either side (and in no case to exceed 3,000 square feet) shall be continuous from foundation to two feet-eight inches (2'-8") above the roof surface. Fire walls shall be made smoke-tight at their junction with exterior walls. In exterior wall construction employing studs, the walls shall extend through the stud space tight to the sheathing. Fire walls shall be provided to separate motel units, individual industrial tenants, apartment groups (maximum 3,000 square feet) corridor from tenants and/or apartments, stairwell from building."

Section 907.6.1

(Page 183) Change to Read: Non-Combustible Roofs  
The party wall or fire wall is permitted to terminate at the underside of the roof deck where the roof is of non-combustible construction and is properly fire-stopped at the wall. (This does not include fire-treated lumber or plywood which are considered combustible).

Section 907.6.2

(Page 183) Combustible Roofs. Change to Read:

The wall is permitted to terminate at the underside of the roof deck in types 3,4, and 5 construction where all of the following conditions are met:

1. The wall is not a party wall.
2. The wall is separating an area of less than 3,000 square feet.
3. The wall is properly fire-stopped at the deck.
4. The roof sheathing is constructed of approved non-combustible materials, or fire retardant treated wood, for a distance of four (4) feet on each side of the wall.
5. Combustible material does not extend through the wall.
6. The roof covering has a minimum of a Class "C" covering. Multi-family residential R-1, R-2 and R-3 construction shall be constructed with non-combustible floors with a minimum fire rating of two hours.

Section 908.3 (Page 184) Opening Protectives - Change to Read:  
All opening protectives in fire walls shall comply with the provisions of Section 902.0 and shall have the minimum fire resistance rating as set forth in Section 916.0.

Section 908.3.1 (Page 184) Hold Open Devices - Delete entire section.

Section 910.2 (Page 185) Tenant and Dwelling Unit Separations. Add the following; Single family dwelling units (Use Group R-3) Located above or adjacent to other single-family dwelling units (Use Group R-3) shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of the Code, provided each dwelling unit is completely separated from the adjacent dwelling units by fire-separation wall(s) and floor-ceiling assemblies of non-combustible construction of not less than 2 hour fire resistance rated construction and each unit has independent means of egress.

Article 10 FIRE PROTECTION SYSTEMS

- Section 1002.1 (Page 214) Where required automatic fire suppression systems shall be installed where required by this code as amended and in the locations indicated in Sections 1002.2 through 1002.10. Exception: Single family detached dwellings.
- Section 1002.2 (Page 214) Use Group A-1 Change to Read. Throughout all buildings or structures or portions thereof of use Group A-1. No exceptions.
- Section 1002.3 (Page 215) Use Group A-2. Change to Read. Throughout all buildings or structures or portions thereof of use Group A-2. No exceptions.
- Section 1002.4 (Page 215) Use Group A-3. Change to Read. Throughout all buildings or structures or portions thereof of use Group A-3. No exceptions.
- Section 1002.6 (Page 215) Change to Read. Throughout all buildings or structures or portions thereof of use Group I. No exceptions.
- Section 1002.7 (Page 216) Change to Read. Use Groups M, S, and F; Throughout all buildings or structures or portions thereof of Use Group M, S, and F. No exceptions.
- Section 1002.8 (Page 216) Use Group R-1. Change to Read. An automatic fire suppression system shall be provided throughout all buildings and structures or portions thereof of Use group R-1. No exceptions.
- Section 1002.9 (Page 216) Use Group R-2. Change to Read. An automatic fire suppression system shall be provided throughout all buildings and structures or portions thereof of Use group R-2. No exceptions.
- Section 1002.10 (Page 216) Windowless Story. Change to Read. An automatic fire suppression system shall be provided throughout every story or basement of all buildings. Exception: Single Family Detached Dwellings.

Section 1002.12 (Page 216) Add New Section: Use Group A-4  
An automatic fire suppression system shall be provided throughout all buildings or structures or portions thereof of Use Group A-4. No Exceptions.

Section 1002.13 (Page 216) Add New Section: Use Group B: An automatic fire suppression system shall be provided throughout all buildings or structures or portions thereof of Use Group B. No exceptions.

Section 1002.14 (Page 216) Add New Section: Use Group E: An automatic fire suppression system shall be provided throughout all buildings or structures or portions thereof of Use Group E. No exceptions.

Section 1002.15 (Page 216) Add New Section: Use Groups R-3 and R-4: An automatic fire suppression system shall be provided throughout all buildings or structures or portions thereof of Use Groups R-3 and R-4.

Exception: Single Family Detached Dwellings.

Section 1004.2.2 (Page 220) N.F.P.A. 13R Systems: Change to Read. In buildings four stories or less in height, systems designed and installed in accordance with N.F.P.A. 13R listed in Appendix A shall be permitted in Use I-1 fire areas in buildings with not more than 16 occupants and in Use Group R fire areas.

Section 1004.2.3 (Page 220) Add New Section: N.F.P.A. 13D Systems. In Use Group R-3 Fire Areas with at least 2 hour fire resistance rated, fire separation assemblies between each dwelling unit, or in Use Group I-1 fire areas in buildings with not more than eight occupants, systems designed and installed in accordance with N.F.P.A. 13D listed in Appendix A shall be permitted.

- Exceptions:
1. Sprinklers shall not be required in bathrooms that do not exceed 55 square feet in area.
  2. A single fire protection water supply shall be permitted to serve not more than eight dwelling units.

Article 12

Section 1205.1

(Page 293) Frost Protection: Change to Read. Except when erected upon solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of all buildings and structures larger than one hundred (100) square feet in area or ten (10) feet in height, shall extend below the frost line on the locality, and spread footings of adequate size shall be provided where necessary to properly distribute the load within the allowable bearing value of the soil, or such structures shall be supported on piles or ranging timbers when solid earth or rock is not available. Footings shall not be founded on frozen soils. For purposes of this chapter, the frost line shall be thirty-six (36") inches below ground surface level.

Section 1205.1.1

(Page 293) Add the following section: Footings for all buildings and structures shall extend to to a minimum depth of twenty-four (24) inches into undisturbed soil and a minimum depth of thirty-six (36) inches below final grade.

Section 1209.3.1

(Page 295) Plain Concrete: Change to Read. Concrete footings for load bearing walls shall be of adequate dimensions to distribute the load and, unless otherwise required by local conditions, shall be not less than sixteen (16) inches wide and eight (8) inches thick. Footings shall also be at least twice as wide and two thirds (2/3) as thick as the wall they support, except that twelve inch masonry walls may have footings no less than twenty inches (20") wide.

Section 1224.5.2

(Page 313) Foundation Drain - Change to Read. A drain shall be placed around the entire perimeter of foundations enclosing habitable or usable spaces located below grade level. Such drains shall consist of four (4) inch diameter perforated plastic, ADS polyethylene or other approved equivalent pipe with openings, with the top of the pipe at least four (4) inches below the bottom of the floor slab. The pipe shall be covered and surrounded on both sides by at least four (4) inches of clean gravel or stone containing not more than ten (10) percent material that passes through a No.

4 sieve. The drain shall extend a minimum of twelve (12) inches beyond the edge of the footing. The top of the drain shall be covered with an approved filter membrane material. The invert of the pipe shall not be higher than the floor elevation.

Section 1224.5.3 (Page 313) Drainage Disposal: Change to Read. Drains shall discharge by gravity or mechanical means into an approved drainage system. Open exterior cellar areaway shall be equipped with a floor drain entirely separate from the foundation drain. No subsoil or other drain, as provided in this section, shall be connected in any way to the sanitary sewer system.

Section 1224.5.4 (Page 313) Add New Section: Sump Pits; Subsoil drains which are not discharged to the exterior by gravity shall be drained to a sump pit which can be provided with an automatic sump pump or ejector which shall discharge as specified in Section 1224.5.3. No such pump or ejector shall discharge to the sanitary sewer system.

Section 1224.5.5 (Page 313) Add New Section: Size of Sump Pits; Sump pits shall be at least fifteen (15) inches in diameter or fifteen (15) inches square and eighteen (18) inches deep constructed of non-absorbent material with a removable cover. The top of the pit shall be level with the floor. Sump pit covers shall be equipped with an air tight seal and fastened to the floor.

#### Article 14

Section 1402.2 (Page 328) Bearing Area. Add the following: The bearing or top course of all hollow masonry walls shall be solid block or the cores may be solidly filled with grout.

#### Article 27

(Page 441) Electrical wiring, equipment and systems The provisions of the latest National Electrical Code shall be the governing code in this Article.

Article 28

Section 2808.0 (Page 451) Add New Section: Water Conservation

Section 2808.1 (Page 451) Scope of Regulations: The performance standard specified below shall apply to plumbing fixtures and fittings installed in new construction and, in existing structures undergoing renovations involving replacement of such fixtures and fittings. These performance standards shall not apply, however, to fixtures and fittings such as emergency showers, aspirator faucets, and blow-out fixtures that in order to perform a specialized function cannot meet the standards specified in this section.

Section 2808.2 (Page 451) Add New Section: The following performance standards for plumbing fixtures and fittings shall be the minimum standard:

Section 2808.2.1 (Page 451) For sink and lavatory faucets, maximum flow shall not exceed three (3) gallons of water per minute when tested in accordance with American National Standards Institute (ANSI) A112.18.1M; and

Section 2808.2.2. (Page 451) For shower heads, maximum flow shall not exceed three (3) gallons of water per minute when tested in accordance with ANSI A112.18.1M; and

Section 2808.2.3. (Page 451) For water closets and associated flushing mechanisms, maximum volume shall not exceed an average of one (1) and six-tenths (6/10) gallons per flushing cycle when tested in accordance with the hydraulic performance requirements of ANSI A112.19.2M and ANSI A112.19.6M; and

Section 2808.2.4. (Page 451) For urinals and associated flushing mechanisms, maximum flow shall not exceed one (1) and one-half (1/2) gallons of water per flush when tested in accordance with the hydraulic performance requirements of ANSI A112.19.2M and ANSI A112.19.6M.

Section 2808.3.1. (Page 451) Certification: Manufacturers shall certify that their plumbing fixtures and fittings comply with the water conservation performance standards specified in Subsection (1). Such certification

shall be based on independent test results in accordance with ANSI standards.

Article 29  
Section 2906.1 (Page 455) - Filing - Enter \$100,000.00 each blank.

Article 30  
Section 3004.2 (Page 462) Add New Section: Stormwater/Sedimentation Controls. On any lot for which a building permit has been issued, sedimentation and stormwater controls shall be installed, as required, prior to construction. Such controls shall be maintained so as to prevent discharge of sediment and/or stormwater from the lot onto any street or other property. Failure to install and/or maintain stormwater and sedimentation control measures may be cause for a "stop work" order to be issued until such time control measures are properly installed and operational.

Section 3007.2.1 (Page 465) Removal of Debris. Add The Following: Burning and/or burial of construction and demolition debris including grubbing wastes of construction sites is prohibited. Any person, firm or corporation in violation shall be liable of a fine, not less that \$50.00 and no more than \$1,000.00 plus costs for each offense.

Article 31. Energy Conservation. Delete this entire Article. The provisions of the Commonwealth of Pennsylvania, Act 222 shall be the governing code in this Division.

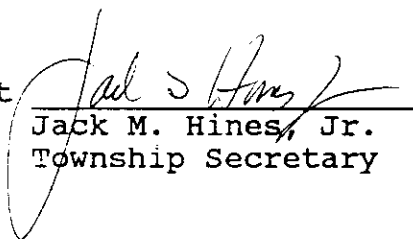
Section 4. Saving Clause.  
That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of the Ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. Conflicts with Existing State Regulations. Wherever any provisions or requirement or the regulations of the Department of Labor and Industry of the Commonwealth of Pennsylvania is more stringent than a provision or requirement of this Ordinance, the applicable provisions or requirement of the said Department of Labor and Industry shall supercede any such provision or requirement of the Ordinance.


Section 6. FEE SCHEDULE. All fees shall be determined by the Board of Supervisors, and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to re-evaluate the fee schedule and make any necessary alterations to it. Such alterations shall not be considered an amendment to this Ordinance and may be adopted at any public meeting of the Board of Supervisors by Resolution.


Section 7. DATE OF EFFECT. That the office of West Bradford Township, Chester County, PA shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect 5 days after this date of final passage and approval.

Section 8. Adopted this 23 day of April, 1991.

Attest   
Jack M. Hines, Jr.  
Township Secretary

Board of Supervisors  
Township of West Bradford

  
John A. Haiko, Chairman

  
Kenneth E. Klunk, Vice-Chairman

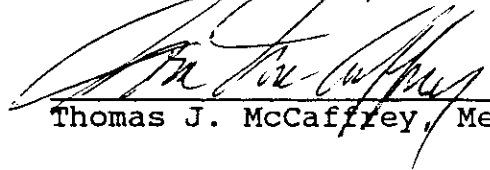
  
Thomas J. McCaffrey, Member

Table 313.1.2  
**FIRERESISTANCE RATING REQUIREMENTS FOR FIRE SEPARATION  
 ASSEMBLIES BETWEEN MIXED USES AND FIRE AREAS (hrs.)**

Use Group	A-1	A-2	A-3	A-4	A-5	B	E	F-1	F-2	H	I-1	I-2	I-3	M	R-1	R-2	R-3	S-1	S-2	U	
A-1	3	2	2	2	2	2	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
A-2	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	NA
A-3	2	2	2	2	2	2	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
A-4	NA	NA	NA	NA	NA	NA	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
A-5	NA	NA	NA	NA	NA	NA	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
B	NA	NA	NA	NA	NA	NA	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
E	NA	NA	NA	NA	NA	NA	NA	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
F-1	2	2	2	2	2	2	2	2	2	4	2	3	3	2	2	2	2	2	2	2	NA
F-2	NA	NA	NA	NA	NA	NA	NA	NA	NA	4	2	3	3	2	2	2	2	2	2	2	NA
H	NA	NA	NA	NA	NA	NA	NA	NA	NA	4	4	4	4	4	4	4	4	4	4	4	NA
I-1	NA	NA	NA	NA	NA	NA	NA	NA	NA	3	3	3	3	2	2	2	2	2	2	2	NA
I-2	NA	NA	NA	NA	NA	NA	NA	NA	NA	3	3	3	3	3	3	3	3	3	3	3	NA
I-3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	3	3	3	3	3	3	3	NA
M	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	NA
R-1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	NA
R-2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	NA
R-3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	NA
S-1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	NA
S-2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
U	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

NA = Not Applicable

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