

**TOWNSHIP OF WEST BRADFORD
ORDINANCE 93-02
ORDINANCE ADOPTING THE COUNCIL OF
AMERICAN BUILDING OFFICIALS (CABO)
ONE AND TWO FAMILY DWELLING CODE
1992 EDITION**

***AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD
ADOPTING THE 1992 EDITION OF THE COUNCIL OF
AMERICAN BUILDING OFFICIALS (CABO) ONE AND TWO
FAMILY DWELLING CODE; ESTABLISHING MINIMUM
REGULATIONS GOVERNING THE FABRICATION,
ERECTION, CONSTRUCTION, RECONSTRUCTION,
ENLARGEMENT, ALTERATION, ADDITION TO, REPAIR,
LOCATION AND USE OF DETACHED ONE AND TWO
FAMILY DWELLINGS; PROVIDING FOR ISSUANCE OF
PERMITS, COLLECTION OF FEES, INSPECTIONS; AND
PRESCRIBING PENALTIES FOR VIOLATION.***

The Township of West Bradford hereby ordains:

SECTION 1. ADOPTION OF THE DWELLING CODE.

The Township of West Bradford hereby adopts, for the purpose of establishing rules and regulations for the fabrication, erection, construction, reconstruction, enlargement, alteration, addition to, repair, location and use of detached one and two family dwellings, their appurtenances and accessory structures, the One and Two Family Dwelling Code known as the Council of American Building Officials One and Two Family Dwelling Code, 1992 Edition "hereinafter referred to as "CABO One and Two Family Dwelling Code, 1992 Edition"; of which three copies have been and now are filed in the office of the township secretary of the Board of Supervisors of West Bradford Township, and the same are adopted and incorporated as if fully set out at length herein. From the date by which this ordinance shall take effect, the provisions thereof shall be controlling in the fabrication, erection, construction, reconstruction, enlargement, alteration, addition to, repair, location and use of detached one and two family dwellings, their appurtenances and accessory structures within the corporate limits of the Township of West Bradford.

SECTION 2. AMENDMENTS MADE IN DWELLING CODE.

The dwelling code hereby adopted is amended as follows:

- Section R-106.2** (Page 2) "Violations" - Change to Read; It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by this code for its enforcement, the township may bring civil suit to enjoin the violation of any provisions of the code. If for any reason, any one or more sections, sentence clauses or parts of this code are held invalid, such judgement shall not affect, impair or invalidate the remaining provisions.
- Section R-106.3** (Page 2) "Penalty" - Change to Read; Any firm, corporation or 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, repair or to demolish a building or structure in violation of an approved plan or directive of the Code 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 one thousand dollars (1,000.00), or by imprisonment not exceeding thirty (30) days in the county prison, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.
- Section R-107** (Page 2) "Right of Appeal" - Change to Read; All persons, firms and corporations shall have the right to appeal the Code Official's decision through the West Bradford Township Building Appeals Board appointed by the West Bradford Township Board of Supervisors. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction can be used. A fee in the sum of \$250.00 shall be paid at the time of application for such appeal. Public hearings for such appeals shall be scheduled within thirty days from the date in which application for appeal is received.
- Section R-110.2** (Page 3) "Permit Fees" - Change to Read; Permit fees shall be paid in accordance with resolution as set by the Board of Supervisors.
- Section R-110.3** (Page 3) "Expiration" - Change to Read; Every permit issued shall become invalid if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work, or if the authorized work has not been completed within two years from the date of issuance for such permit, unless otherwise approved by the Code Official. Requests for time limit extensions shall be in writing to the Code

Official. If a permit has expired before work can be resumed, a new permit shall be obtained, at which time the permittee shall pay a new permit fee.

Section R-111.3 (Page 3) 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 R-111.4 (Page 4) "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 than \$50.00 and no more than \$1,000.00 plus costs for each offense.

Section R-112.1.1 (Page 4) "Footings/Stormwater, Sedimentation Controls Inspection" - Change to Read; Inspection will be made after excavation is completed and forms, reinforcement, grade stakes, etc. are installed. Concrete may not be poured until the footings are approved by the Code Official. All stormwater/sedimentation controls shall be installed at this time.

Section R-112.1.2 (Page 4) "Foundation Precast Inspection" (Poured Concrete Foundations Inspection) - Change to Read; Inspection will be made after completion of installation of all forms, beam pockets, door and window openings, utility sleeves, steel reinforcing, etc.. All forms are to be centered on footings. Concrete may not be poured until the form work has been approved by the Code Official.

Section R-112.1.3 (Page 4) "Foundation Backfill Inspection" - Change to Read; Foundation walls must be parged and waterproofed and foundation drain installed, if required. Do no backfill or start framing until approved by the Code Official.

Section R-112.1.4 (Page 4) "Rough Framing Inspection" - Change to Read; After all rough framing, rough plumbing, concealed mechanical equipment and rough wiring is completed, an inspection must be scheduled. Do not install insulation until the rough framing is approved by the Code Official. The rough wiring must be inspected by an approved testing agency and the approval posted at the site.

Section R-112.1.5 (Page 4) "Wallboard/Lath Inspection" - Change to Read; Inspection will be made after completion of all wallboard and/or lath prior to applying any plaster or before taping and finishing joints and fasteners.

Section R-112.1.6 (Page 4) "Final Inspection" - Change to Read; A final use and occupancy inspection will be made after the structure has been completed. A Certificate of Use and Occupancy permit will be issued after the Code Official has determined it to be in full compliance with the Building Code.

Section R-112.1.7 (Page 4) Add New Section - "Electrical Inspections" - All electrical inspections regarding the installation of electrical services, rough electrical wiring, installation of appliances and fixtures, H.V.A.C. equipment, fire detection systems and similar equipment shall be inspected by an approved testing agency. Certificates of compliance shall be submitted to the township prior to the next stage of construction.

Section R-112.1.8 (Page 4) Add New Section - "Special Inspections" - In addition to the above referenced inspections, the Code Official may make or require any other inspections to ascertain compliance with this code and any other laws enforced by the township.

Section R-113 (Page 5) "Pre-fabricated Construction" - Change to Read; A certificate of approval by an approved agency shall be furnished with every pre-fabricated assembly, except where all elements of the assembly are readily accessible to inspection at the site. Placement of pre-fabricated assemblies at the building site shall be inspected by the Code Official to determine compliance with this code. A "Final" inspection shall be required in accordance with Section R-112.1.6.

Note: Provisions for foundation systems and building service equipment connections necessary to provide for the installation of new or moved manufactured homes on privately owned or rental lots and existing manufactured homes to which additions, alterations or repairs are made shall comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 42 U.S.C. Section 5401 and with this code as required for on site construction. Inspections shall be required, as deemed necessary by the Code Official, for on site construction to ensure compliance with this code.

Section R-114 (Page 5) "Barriers for Swimming Pools, Spas and Hot Tubs" - Change to Read; Provisions for barriers shall be provided for swimming pools, spas, and hot tubs as specified by Sections F-101 through Section F-104 contained in Appendix F of the code.

Section R-117.1 (Page 5) Add New Section - "Unlawful Continuance" - 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 that person is directed to perform to remove a violation or unsafe condition(s), shall be liable to a fine of not less than \$50.00 or more than \$1,000.00.

Section R-117.2 (Page 5) Add New Section - "Removal of Stop Work/Violation Notice" - It shall be unlawful for any person, firm or corporation to remove a "Stop Work Order" or "Violation Notice" having been posted by the Code Official. Only authorized persons shall remove such postings.

Table R-201.2 (Page 9) Enter the Following:

Roof live load	-	30 lbs. sq. ft.
Roof snow load	-	10 lbs. sq. ft.
Wind pressure	-	18 lbs. sq. ft.
Seismic condition	-	1
Weathering	-	severe
Frost line depth	-	36"
Termite damage	-	moderate - heavy
Decay	-	slight - moderate

Winter design temperature for heating facilities - 20 degrees F.

Table R-201.4 (Page 10) Change to Read - Decks - 60 lbs. / sq. ft. live load.

Section R-202.1 (Page 10) "Exterior Walls" - Change to Read; Exterior walls located less than 5 feet from property lines shall have not less than a 2 hour fire resistive rating. The fire resistant rating of exterior walls located less than 5 feet from property lines shall be rated for exposure from both sides.

Section R-202.2 (Page 10) "Openings" - Change to Read; Openings shall not be permitted in exterior walls of dwellings located less than 5 feet from the lot line.

Section R-205 (Page 12) "Ceiling Height" - Add Exception 4; When basements of existing dwellings are altered to habitable rooms, the ceiling height shall not be less than 7 feet clear except for under beams, girders, ducts or other obstructions where the clear height shall be not less than 6 feet 4 inches.

Section R-209.1 (Page 18) "Opening Protectives" - Change to Read; Openings from a private garage into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with a minimum one hour fire rated door assembly or equivalent and shall open into the garage. All such door assemblies shall

be equipped with a self closing device. The sills of all such door openings shall be of a non-combustible material and shall be raised a minimum of 4 inches above the garage floor.

Section R-209.2 (Page 18) "Separation Required" - Change to Read; The garage shall be completely separated from the residence and its attic by means of a minimum one hour fire resistant assembly. Fire resistant assemblies shall be tested and installed in accordance with American Society for Testing and Materials (A.S.T.M.) E 119 or GA-600 or the Underwriters Laboratory Fire Resistance Directory.

Section R-214.2 (Page 20) "Guardrails" - Third Paragraph - Change to Read; Required guardrails on open sides of stairways, raised floor surfaces, balconies and porches shall have intermediate rails or ornamental closures which will not allow the passage of an object 4 inches or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 4 inches at the widest point between the members.

Section R-218.1 (Page 23) "Two-Family Dwellings" - Change to Read; Dwelling units in two family dwellings shall be separated from each other by fire walls of a minimum 8 inch thick non-combustible masonry construction of sufficient structural stability under fire conditions to allow the collapse of construction on either side without collapse of the wall and floor/ceiling assemblies of non-combustible construction having not less than a 2 hour fire resistive rating when tested in accordance with A.S.T.M. E119 listed in Section S-26.218. Fire resistive floor/ceiling assemblies shall extend to and be tight against the exterior walls. Common walls shall extend to not less than 30 inches above adjacent roof surfaces in accordance with Section R- 218.2.1. of this code.

Section R-218.2 (Page 23) "Townhouses" - Change to Read; Each townhouse shall be considered a separate building and separated by fire walls and/or floor/ceiling assemblies meeting the requirements of Section R-218.1. Delete - "Exception".

Section R-218.2.1 (Page 23) "Continuity" - Change to Read; The common wall for townhouses shall be continuous from the foundation to 30 inches above the roof surface and shall extend the full width of the common walls.

Section R-218.2.2 (Page 24) "Exception" - Delete Entire Paragraph.

Section R-218.2.2.3 (Page 24) "Parapets" - Change to Read; A parapet is not required where roof surfaces adjacent to the wall are at different elevations and the

higher roof is more than 30 inches above the lower roof. The wall construction from the lower roof to the underside of the higher roof deck shall be non-combustible construction and shall have not less than 2 hour fire resistive rating. The fire-resistive rating shall be rated for exposure from both sides.

Section R-221 (Page 25) Add New Section - "Fire Suppression Systems" - All two family dwelling units shall be equipped with approved fire suppression systems designed and installed in accordance with National Fire Protection Association (N.F.P.A.) 13D.

Section R-303 (Page 28) "Footings" - Change First Paragraph to Read; All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings or other approved structural systems which shall be of sufficient design to support safely the loads imposed as determined from the character of the soil, and in all cases extend below the frost line. For the purposes of this chapter, the frost line shall be 36 inches below ground surface level. Minimum sizes for concrete footings shall be not less than 16 inches wide and 8 inches thick. Footings shall also be at least twice as wide and 2/3 as thick as the wall they support, except that 12 inch masonry walls may have footings no less than 20 inches wide. All footings shall extend a minimum of 24 inches into undisturbed soil.

Section R-305.1 (Page 38) "Concrete or Masonry Foundations" - Change to Read; Drains shall be installed around foundation enclosing habitable or usable spaces located below grade level. Such drains shall consist of 4 inch perforated plastic, ADS polyethylene or approved equivalent pipe with open joints with the top of the pipe at least 4 inches below the bottom of the floor slab. The pipe shall be covered and surrounded on both sides by at least 4 inches of 3/4 inch washed gravel. The top of open joints of drain pipes shall be protected with building paper or other approved material. The drain pipe shall extend around entire perimeter of foundation wall within 12 inches of the wall if placed inside of basement or along those walls which are below grade if placed outside of basement and are drained by gravity or mechanical means into an approved drainage system. Any open exterior cellar area way shall be equipped with a floor drain entirely separate from the foundation drain.

Subsoil drain lines, or discharge from subsoil pumps must discharge at such a distance from the house or in such a manner to avoid recycling of water back into the drain.

No subsoil or other drain, as provided in this section, shall be connected

in anyway to the sanitary sewer system. 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 to the exterior of the building. No such pump or ejector shall discharge to the sanitary sewer system. Sump pits shall be at least 15 inches in diameter or 15 inches square and 18 inches deep, constructed of nonabsorbent material with a removable cover. The top of the pit shall be level with the cellar floor. Sump pit covers shall be equipped with an air tight seal.

- Section R-311.3** (Page 43) "Removal of Debris" - Add the following: A minimum of a 3 inch thick concrete slab with a sub-base of not less than 4 inches of clean gravel and a vapor/moisture barrier is required at all crawl spaces under floor areas.
- Section R-404.14** (Page 68) Add New Section - "Bearing Coarse" - The bearing or top course of all hollow masonry walls shall be solid block or the cores may be solidly filled with grout.
- Section R-406.3.1** (Page 72) "Wood Floor Joists" - Change to Read; Wood joists bearing on masonry or concrete walls shall be fastened to sill plates anchored to the wall at intervals not to exceed 6 feet with a minimum 1/2 inch diameter anchor bolts embedded a minimum of 15 inches into c.m.u. foundations and not less than 7 inches into poured concrete foundations. Anchor bolts shall be installed within 12 inches from corners or ends of walls.
- Section R-406.3.2** (Page 73) "Roof Structures" - Change to Read; Roof structures shall be anchored to masonry walls with 1/2 inch anchor bolts spaced not more than 6 feet - 0 inches on center. Bolts shall extend and be embedded at least 15 inches into the masonry or be welded to bond beam reinforcement placed not less than 6 inches from the top of the wall.
- Section R-901.16** (Page 122) Add New Section - "Spark Arrestors" - Chimneys connected to solid fuel burning appliances and fireplaces shall be equipped with spark arrestors approved for such use.
- Section M-1007.5** (Page 134) Add New Section - "Emergency Disconnect" - An additional means shall be provided to disconnect all fixed central heating equipment, heaters, furnaces, boilers, and motor controller(s) other than fixed electric space heating equipment (electric baseboard heat) in addition to the required supplementary overcurrent protective device(s) and switching devices. The "emergency" switch shall be located in a readily accessible convenient location to the means of ingress or egress to the

room or space in which the equipment is located. Emergency switches shall be readily identified as such.

Section P-2002 (Page 198-199) "Individual Water Supply and Sewage Disposal" - Add the Following; Individual water supply or individual (private) sewage disposal systems shall conform to the provisions and requirements as set forth by the Chester County Health Department. A public water main shall be considered available to a building when the building is located within 150 feet of the public water main or when required to be served by approval of subdivision or land development plans. A public sewer shall be considered available to a building when the building is located within the franchise area of the public sewage company.

Section P-2003.6 (Page 199) "Freezing" Add the Following: Water service piping, soil and waste piping shall be installed a minimum of 36 inches below grade level.

Section P-2324 (Page 247) Add New Section "Water Conservation":

Section P-2324.1 (Page 247) "Scope of Regulations" - The performance standards 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.

Section P-2324.2 (Page 247) The following performance standards for plumbing fixtures and fittings shall be the minimum standard;

1. For sink and lavatory faucets, maximum flow shall not exceed 3 gallons of water per minute when tested in accordance with American National Standards Institute (ANSI) A112.18.1M;
2. For shower heads, maximum flow shall not exceed 3 gallons of water per minute when tested in accordance with ANSI A112.18.1M;
3. For waterclosets and associated flushing mechanisms, maximum volume shall not exceed an average of 1 and 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;
4. For urinals and associated flushing mechanisms, maximum flow

shall not exceed 1 and 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 2324.3 (Page 247) Certification:
Manufacturers shall certify that their plumbing fixtures and fittings comply with the water conservation performance standards specified in Section P-2324.2. Such certification shall be based on independent test results in accordance with ANSI standards.

Section P-2409.7.3 (Page 261) "Minimum Size" - Change to Read; The minimum size of individual distribution lines shall be 1/2 inch.

Chapter 25 (Page 263) "Sewers and Private or Individual Sewage Disposal Systems" - Delete Entire Chapter. Plumbing fixtures and drainage piping shall be connected to a public sewer or an approved private or individual sewage disposal system. Individual sewers and private sewage disposal systems shall conform to the provisions of the Chester County Health Department, who shall govern this division.

Part VI (Page 270) "Electrical" - Change to Read; The electrical requirements shall conform to N.Fi. P.A. 70, 1993 Edition.

Part VII (Page 270) "Energy Conservation" - Delete Entire Section; The provisions of the Commonwealth of Pennsylvania, Act 222 shall be the governing code in this division.

SECTION 3. 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 4. CONFLICTS WITH EXISTING STATE REGULATIONS.

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

SECTION 5. 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 6. 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 immediately after the date of final passage and approval.

SECTION 7. Adopted this 28th **day of** September, 1993.

Attest:


Jack M. Hines, Jr.
Township Manager

BOARD OF SUPERVISORS
TOWNSHIP OF WEST BRADFORD


Mark J. Blair, Chairman


John A. Haiko, Vice Chairman


Kenneth E. Klunk, Member