

**TOWNSHIP OF WEST BRADFORD
ORDINANCE ADOPTING THE
INTERNATIONAL PLUMBING CODE - 2000 EDITION
ORDINANCE 2003-01**

An Ordinance establishing the minimum regulations governing the design installation and construction of plumbing systems, by providing reasonable safeguards for sanitation to protect the public health against the hazards of inadequate, defective or unsanitary plumbing installations; known as the Plumbing Code.

SECTION 1. ADOPTION OF PLUMBING CODE

That a certain document, three copies of which are on file in the office of the township secretary of the Township of West Bradford, being marked and designated as “The International Plumbing Code, 2000 Edition”, as published by the International Code Council be and is hereby adopted as the Plumbing Code of the Township of West Bradford; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Plumbing Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

SECTION 2. INCONSISTENT ORDINANCES REPEALED

All other ordinances or parts of ordinances in conflict herewith are hereby repealed. (Ordinance #94-07)

SECTION 3. ADDITIONS, INSERTIONS, DELETIONS AND CHANGES

That the following sections are hereby revised as follows:

Chapter 1.

Section 101.1 (Page 1) 2nd line - Insert “Township of West Bradford”

Section 106.5.3 (Page 4) “Expiration” - Change To Read - Every permit issued by the Code Official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. All work for which a permit has been issued shall be completed within two years from the date of issuance of such permit unless otherwise approved by the Code Official. Before

such work can be commenced, a new permit shall first be obtained and the fee therefore shall be one half the amount required for a new permit provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.

- Section 106.5.7 (Page 4) “Add New Section” - “Exclusions” – Applications for new buildings or renovations and alterations to existing buildings on which a contract for design or construction has been signed prior to the effective date of the regulations promulgated under this ordinance requiring approval may be grandfathered under the previous ordinance as adopted by the Township for a period of forty five (45) days from the effective date of this ordinance providing a copy of the signed contract is submitted with the permit application signed by both the provider and the recipient.
- Section 106.6.2 (Page 5) “Fee Schedule” - Change To Read - Permit fees shall be as set forth by resolution as adopted by the Board of Supervisors of the Township of West Bradford.
- Section 106.6.3 (Page 5) “Fee Refunds” - Enter percentages in two locations:
106.5.3.2 - 50%
106.5.3.3 - 50%
- Section 108.4 (Page 6) “Violation Penalties” - Insert The Following - Seventh, eighth and ninth lines - “Summary Offense”, \$1,000.00, “30 days”.
- Section 108.5 (Page 6) “Stop Work Orders” - Insert The Following:
13th line - \$50.00
14th line - \$1,000.00
- Section 108.5.1 (Page 6) “Add New 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 109.1 (Page 7) Application For Appeal - Add the Following - A fee as set forth by resolution, as adopted by the Board of Supervisors of West Bradford township shall be paid at the time of such appeal. Public hearings shall be scheduled within 30 days from the date in which application for an appeal is received by the Township.
- Section 109.2 (Page 7) “Membership of Board” - Change To Read - The Board of Appeals shall consist of three members appointed by the Board of Supervisors. The terms of office shall be for three years. Members may succeed themselves by appointment by the Board of Supervisors.

- Section 109.2.1 (Page 7) “Qualifications” - Delete entire section.
- Section 109.2.2 (Page 7) “Alternate Members” - Change To Read - The Board of Supervisors may appoint one alternate member who shall be called by the Board Chairman to hear appeals during absence or disqualification of a member. Alternate members shall be appointed for a period of three years or until a successor has been appointed.
- Section 109.3 (Page 7) “Notice Of Meeting” - Change To Read - The Board shall meet upon notice from the chairman, within 30 days of the filing of an appeal.
- Section 109.4.1 (Page 7) “Procedure” - Delete entire section.
- Section 109.5 (Page 7) “Postponed Hearing” - Change To Read - When three (3) members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.
- Section 109.6 (Page 7) “Board Decision” - Change To Read - The Board shall modify or reverse the decision of the Code Official by a concurring vote of the majority of the board members present.

Chapter 3

Section 305.6 (Page 18) “Freezing” - Change To Read - A water, soil or waste pipe shall not be installed outside of a building, in attics or crawl spaces, concealed in walls, or in any place subjected to freezing temperature unless adequate provision is made to protect them from freezing by insulation or heat or both. Water service pipe shall be installed not less than six (6) inches below the frost line. For the purpose of determining the frost line, a depth of thirty-six (36) inches shall be considered the frost line.

Section 305.6.1 (Page 18) “Sewer Depth” - Change To Read - Building sewers that connect to private sewage disposal systems shall be installed in accordance with the provisions of the Chester County Health Department. Building sewers connected to a public sewer shall be a minimum depth of six (6) inches below the frost line. For the purpose of determining the frost line a depth of thirty-six (36) inches shall be considered the frost line.

Chapter 6

Section 602.3 (Page 35) “Individual Water Supply” - Change To Read - Where a potable public water supply is not available, individual sources of potable water supply shall be utilized. Private individual water supplies shall conform to the provisions of the Chester County Health Department who shall have jurisdiction over private individual systems.

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.

Chapter 7.

Section 701.2 (Page 49) “Sewer Required: - Change To Read - Every building in which plumbing fixtures are installed and every premises having drainage piping shall be connected to a public sewer, where available, or to an approved private sewage disposal system.

A public sewer shall be considered available to a building when the building is located within the franchise area of the public sewage company or when required to be served by approval of subdivision or land development plans.

Private individual sewage disposal systems shall conform to the provisions of the Chester County Health Department.

Chapter 9.

Section 904.1 (Page 65) “Roof Extension” - 2nd Line, insert - “12 inches”.

Chapter 13 (Page 94) “Codes” - Insert the following:

- The International Building Code/2000
- The International Mechanical Code/2000
- The International Plumbing Code
- The International Fuel Gas Code/2000

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 revision or requirement of this Ordinance, the applicable provision or requirement of the said Department of Labor and Industry shall supersede any such provision or requirement of this Ordinance.

SECTION 5.

SAVING CLAUSE

That nothing in this Ordinance or in the Plumbing Code, hereby adopted, shall be construed to affect any suite 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 this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this 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 reevaluate 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

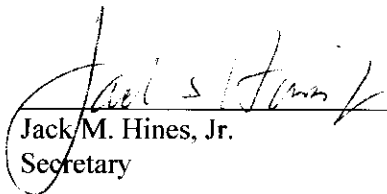
That the Township Secretary shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect immediately after this date of final passage and approval.

SECTION 8.


ADOPTED THIS 11th DAY OF January, 2003.

ATTEST:

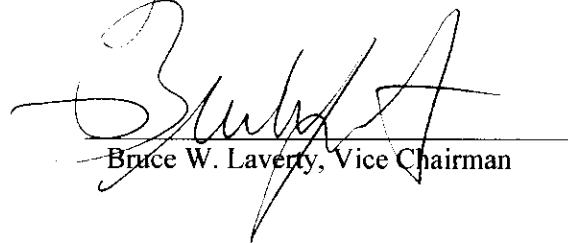
**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS**



Jack M. Hines, Jr.
Secretary



John A. Haiko, Chairman



Bruce W. Lavery, Vice Chairman



Mark J. Blair, Member