

**TOWNSHIP OF WEST BRADFORD
ORDINANCE 2003-03**

**ORDINANCE ADOPTING THE INTERNATIONAL RESIDENTIAL CODE
FOR ONE AND TWO FAMILY DWELLING 2000 EDITION**

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD ADOPTING THE 2000 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS; ESTABLISHING MINIMUM REGULATIONS GOVERNING THE FABRICATION, ENLARGEMENT, ALTERATION, ADDITION TO, REPAIR, REMOVE, CONVERT, DEMOLISH, EQUIP, USE, OCCUPANCY, AND LOCATION 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 RESIDENTIAL 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 International Residential Code for One and Two Family Dwellings, 2000 Edition "hereinafter referred to as "International Residential Code, 2000 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. INCONSISTENT ORDINANCES REPEALED

That Ordinance Number 96-01 of the Township of West Bradford, Chester County, PA with the exception of those amendments made prior to July 01, 1999, which shall continue, is hereby repealed.

SECTION 3. AMENDMENTS MADE IN DWELLING CODE

CHAPTER 1. “ADMINISTRATION”

Page 1. SECTION R101.1 – “TITLE”

Enter “West Bradford Township” on second and third lines.

SECTION R102.5 – “APPENDICES” – this ordinance shall include the adoption of appendices A, B, C, D, E, F, G, H and K.

Page 3. SECTION R105.2 “WORK EXEMPT FROM PERMIT”

Delete – Building – exemption number 1.

SECTION R105.2.3 PUBLIC SERVICE AGENCIES

Delete entire section.

Page 4. SECTION R105.5 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 of 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.

Page 4. SECTION R105.9

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 R106.1 “SUBMITTAL DOCUMENTS”

Change to Read: Construction documents, special inspection and structural observation programs and other data shall be submitted in duplicate sets with each application for a permit. Construction documents of the actual proposed building or structure shall be submitted in duplicate to a scale of ¼” = 1 foot. The construction documents shall be prepared by and signed by a Pennsylvania registered design professional. Where special conditions exist, the Code Official is authorized to require additional construction documents to be prepared by a Pennsylvania registered design professional.

SECTION R106.2 “SITE PLAN”

Change to Read: The construction documents submitted with the application for a permit shall be accompanied by two (2) sets of site plans drawn to a scale of 1” = 20’ showing the size and location of new construction and existing structures on the site and distances from lot lines and other buildings and structures. In the case of demolition the site plan shall show construction to be demolished and the size

and locations of existing structures and construction that is to remain on the site or plot. Additional information as deemed necessary by the Code Official to determine compliance with local codes and ordinances may be required.

Page 5. SECTION R108.2 “SCHEDULE OF FEES”

Change to Read: Permit fees shall be paid in accordance with resolution as set forth by the Board of Supervisors.

Page 6. SECTION R109.1.5.A “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 R109.1.5.B “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 R109.1.5.C “FOUNDATION BACKFILL INSPECTION”

Change to Read: Foundation walls must be parged and waterproofed and foundation drain installed, if required. Do not backfill or start framing until approved by the Code Official.

SECTION R109.1.5.D

Add New Section: “SUBSLAB INSPECTION” – Prior to pouring concrete floor slabs after preparation of fill materials, any required steel reinforcement, control joints, vapor barrier and installation of radon control systems.

SECTION R109.1.5.E “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 R109.1.5.F “WALLBOARD/LATH INSPECTION”

Change to Read: Inspection will be made after completion of all wallboard and/or lath prior to applying any plaster or taping and finishing joints and fasteners.

SECTION R109.1.5.G “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 R109.1.5.H

Add New Section: **“ELECTRICAL INSPECTORS”** - 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 R109.1.5.I.

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 R109.5

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 R109.6 “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.

Page 7.

SECTION R112.2 “LIMITATIONS ON AUTHORITY”

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 there under have been incorrectly interpreted., the provisions of this code do not fully apply, or an equivalent form of construction can be used. A fee as set forth by resolution by the Board of Supervisors 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. The board shall have no authority to waive requirements of this code.

Page 8.

SECTION R113.3 “PROSECUTION OF VIOLATION”

Change to Read: It is hereby declared than 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 judgment shall not affect, impair or invalidate the remaining provisions.

SECTION R113.4 VIOLATION PENALTIES

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 R114.2

CHANGE TO READ: **“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 R114.3

Add New Section **“REMOVAL OF STOP WORK/VIOLATION NOTICE”**
It will 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.

CHAPTER 3.

Page 21. Enter the Following: **TABLE R301.2 (1)**
Roof snow load - 30 lbs. Sq. ft.
Wind MPH - 90
Seismic condition - B
Weathering - Severe
Frost line depth - 36”
Termite damage - Moderate-heavy
Decay - Slight – moderate
Winter design temperature for heating facilities – 20 degrees F.
Add – Radon resistant construction required – yes
FLOOD HAZARD – ORDINANCE 77-1

Page 41 **TABLE R301.4**
Change to Read – Decks – 60 lbs./sq.ft. live load.

Page 42 **SECTION R302.1 “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 form property lines shall be rated for exposure from both sides.

SECTION 302.2 “OPENINGS”

Change to Read: Openings shall not be permitted in exterior walls of dwellings located less than five (5) feet from the lot line.

Page 46.

SECTION R309.1 “OPENING PROTECTION”

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 and all house/garage common walls shall be of a non-combustible material and shall be raised a minimum of 4 inches above the garage floor.

SECTION R309.1 “DUCT PENETRATION”

Delete Entire Section.

SECTION R309.2 “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 assemble. 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.

Page 51.

SECTION R321.1 “TWO FAMILY DWELLING”

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 R321.2 “TOWNHOUSES”

Change to Read: Each townhouse shall be considered a separate building and separated by firewalls and/or floor/ceiling assemblies meeting the requirements of Section R321.1.

Delete: “Exception”

SECTION R321.2.1 “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 R321.2.2 “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 R321.3.3

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.

CHAPTER 4.

Page 58. SECTION R403.1.1 “MINIMUM SIZE”

Change 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 R403.1.4 “MINIMUM DEPTH”

Change to Read: All exterior footings and foundation systems shall extend below the frost line specified in Table R301.2(1). All exterior footings shall be placed not less than 24 inches below the undisturbed ground.

Page 62 SECTION R403.1.6 “FOUNDATION ANCHORAGE”

Change Second Paragraph to Read: bolts shall be at least ½ inch (12.7 mm) in diameter and shall extend a minimum of 15 inches into masonry and minimum 7 inches into concrete.

Delete – exception

Page 76 SECTION R405.1 “CONCRETE OR MASONRY FOUNDATIONS”

Change to Read: Drains shall be provided around all concrete or masonry foundations enclosing habitable or usable spaces located below grade including crawl spaces. 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 placed on a bed of 2 inches of ¾ inch washed gravel or crushed stone and shall be covered

and surrounded on both sides with at least 6 inches of same material. The stone covering the drain shall be protected with an approved filter fabric material. The drain pipe shall extend around the entire perimeter of the foundation walls within 12 inches of the wall. Any open exterior cellar area way shall be equipped with a floor drain entirely separate from the foundation perimeter 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.

Page 78

SECTION R408.4 “CRAWL SPACES” - “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. All construction materials shall be removed before a building is occupied or used for any purpose.

CHAPTER 6.

Page 112

SECTION R602.8.1.1 “UNFACED FIBERGLASS”

Change to Read: Unfaced fiberglass bat insulation shall not be used as fire stopping except when used in conjunction with approved non-combustible fire caulk or similar materials.

Page 166

SECTION R606.8.2.1 “ROOF STRUCTURES”

Change to Read: Roof structures shall be anchored to masonry walls with ½ inch anchor bolts spaced not more than 6 feet – 0 inches on center. Bolts shall extend and be embedded at least 15 inches into masonry or be welded to bond beam reinforcement placed not less than 6 inches from the top of the wall.

Page 168

SECTION R606.10 “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 minimum ½ 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.

CHAPTER 10.

Page 265

SECTION R1001.18

Add New Section – “**SPARK ARRESTORS**” Chimneys connected to solid fuel burning appliances and fireplaces shall be equipped with spark arrestors approved for such use.

Page 290

SECTION M1305.1.4.4

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.

CHAPTER 26.

Page 383

SECTION P2602.2 “INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL”

Add New Section: 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 P2603.6 “FREEZING”

Add the Following: Water service piping, soil and waste piping shall be installed a minimum of 36 inches below grade level.

CHAPTER 31.

Page 413

SECTION P3103.1 “ROOF EXTENSION”

Enter 12” in two locations - lines two and three.

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 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 6. FEE SCHEDULE.

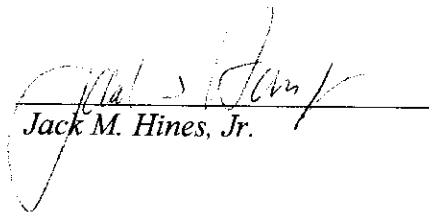
All fees shall be determined by the Board of Supervisors and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to re-evaluate the fee schedule and make any necessary alterations to it. Such alterations shall not be considered an amendment to this ordinance 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 immediately after the date of final passage and approval.

SECTION 8. Adopted this 11th day of February, 2003

Attest:

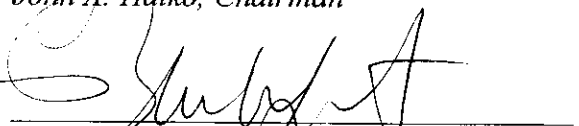


Jack M. Hines, Jr.

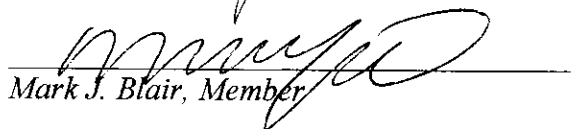
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