

CHAPTER 5

CODE ENFORCEMENT

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Part 1

Adoption of BOCA Building Code

§101. Adoption of Building Code. The Township of West Nottingham hereby adopts, for the purpose of establishing rules and regulations for the construction, alteration, equipment, fire protection and safety of buildings and structures, except for detached one (1) or two (2) family dwellings, including administration, building permits, and penalties, the building code known as the "BOCA Basic National Building Code, 1990, Eleventh Edition," save and except such portions as are hereinafter deleted, modified or amended, of which three (3) copies have been and are now filed in the office of the Township Secretary, and the same are hereby adopted and incorporated as fully as if set out at length herein. From the date on which this Part shall take effect, the provisions thereof shall be controlling in the construction of all buildings and structures, and in all other subjects therein contained, within the corporate limits of the Township of West Nottingham. (Ord. 3-1991, 12/30/1991)

§102. Amendments Made in Building Code. The building code hereby adopted is amended as follows:

1. Township of West Nottingham shall be inserted wherever the words "Name of Municipality" appear in brackets therein; whenever the term "legal officer" or "legal representative" is used in this code, it shall be held to mean the Township Solicitor.

2. §109.1 is hereby amended to read as follows:

§109.2 Appointment: The Township Building Inspector shall be appointed by the Board of Supervisors to serve during the pleasure of the Board of Supervisors.

3. §109.4 is hereby amended to read as follows:

§109.4 Deputy: During temporary absence or disability of the Township Building Inspector, the Board of Supervisors shall designate an acting building inspector.

4. §109.5 shall be amended to read as follows:

§109.5 Qualifications of Township Building Inspector: To be eligible for appointment, the candidate for the position shall have had experience as an architect, structural engineer, building inspector or superintendent of building construction. He shall be of good health, physically capable of making the necessary examinations and inspections. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process, or device entering into or used in connection with building construction, alterations, removal, and demolition.

5. §114.3.1 shall be amended to read as follows:

§114.3.1 Fee Schedule: The fees charged by the Township of West Nottingham for building permits, demolition permits, inspections and plan examinations shall be fixed by Resolution of the Board of Supervisors.

6. §117.4 shall be amended to read as follows:

§117.4. Violation/Penalties: Any person who shall violate any provision of this codeine who shall fail to comply with any requirement thereof or who shall erect, construct, alter, or repair a building or structure in violation of an approved plan or directive of the Township Building Inspector, or of a permit or certificate issued under the provisions of this code shall, upon conviction thereof, be sentenced to pay a fine of not more than one thousand (\$1,000.00) dollars, and in default of payment, to imprisonment for not more than thirty (30) days. Every day that a violation of this code continues shall constitute a separate offense.

7. §118.2 is hereby amended to read as follows:

§118.2. 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 conditions, shall be liable to a fine not exceeding one thousand (\$1,000.00) dollars, and in default of payment, imprisonment for a term not to exceed thirty (30) days.

8. §123.3 is hereby amended to read as follows:

§123.3. Compensation of Board of Survey: The third member of the board shall receive for his services a fee to be paid by the applicant, in an amount as established by Resolution.

9. §201.0 is hereby amended to read as follows:

Alley: any public way primarily intended to provide vehicular access to the rear of lots fronting upon public streets or avenues.

Building line: a line, established by ordinance or designated upon an officially adopted lot plan, beyond which a building shall not extend.

10. The following is hereby added after 1224.8 to read as follows:

Roof Runoff Infiltration Beds. Requiring the capture and subsequent recharge into the ground via subsurface recharge beds the first inch (1") of rainfall from all roof surfaces. The following provisions will be included:

A. No building permit shall be issued until the applicant has first submitted and had approval by the Township Building Inspector of a plan to control water runoff from all roof surfaces of the proposed building(s) or structure(s) pursuant to the provisions of this Section.

B. All buildings and structures shall be designed to provide subsurface water retention and subsequent infiltration of the first inch (1") of runoff, according to the specifications and engineering principles outlined in Chapter 22, Subdivision and Land Development, Part 6, Development Design Standards, §616, Storm Water Management. [Ord. 6-2001]

C. Where the hydrogeology of a site allows for a smaller bed than specified in Chapter 22, Subdivision and Land Development, Part 6, Development Design Standards, §616, Storm Water Management, or the hydrogeology makes the application of a recharge bed unfeasible, a building permit can be issued upon review of data submitted by the builder and approved by the Township Engineer. [Ord. 6-2001]

D. The requirements of this Section are in addition to and do not replace the requirements found in the West Nottingham Subdivision and Land Development Chapter (See Chapter 22, §616, "Storm Water Management").

11. §2906.1 is hereby amended to read as follows:

§2906.1. Filing Bond. No person shall erect, install, remove, or rehang any sign for which a permit is required under the provisions of the Basic Code until an approved bond shall have been filed in the sum to be determined by Resolution.

(Ord. 3-1991, 12/30/1991; as amended by Ord. 6-2001, 12/31/2001)

§103. State Law and Regulations. In all matters that are regulated by the laws of the Commonwealth of Pennsylvania or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, as the case may be, shall control where the requirements thereof are the same as or in excess of the provisions of this Part. The code shall control in all cases where the State requirements are not as strict as those contained in this Part. (Ord. 3-1991, 12/30/1991)

§104. Provisions to be Continuation of Existing Regulations. The provisions of this Part so far as they are the same as those of ordinances and/or codes in force immediately prior to the enactment of this Part, are intended as a continuation of such ordinances and codes and not as new enactments. The provisions of this Part shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any of f ense under the authority of any of the repealed ordinances. (Ord. 3-1991, 12/30/1991)

APPENDIX A

Design Procedure.

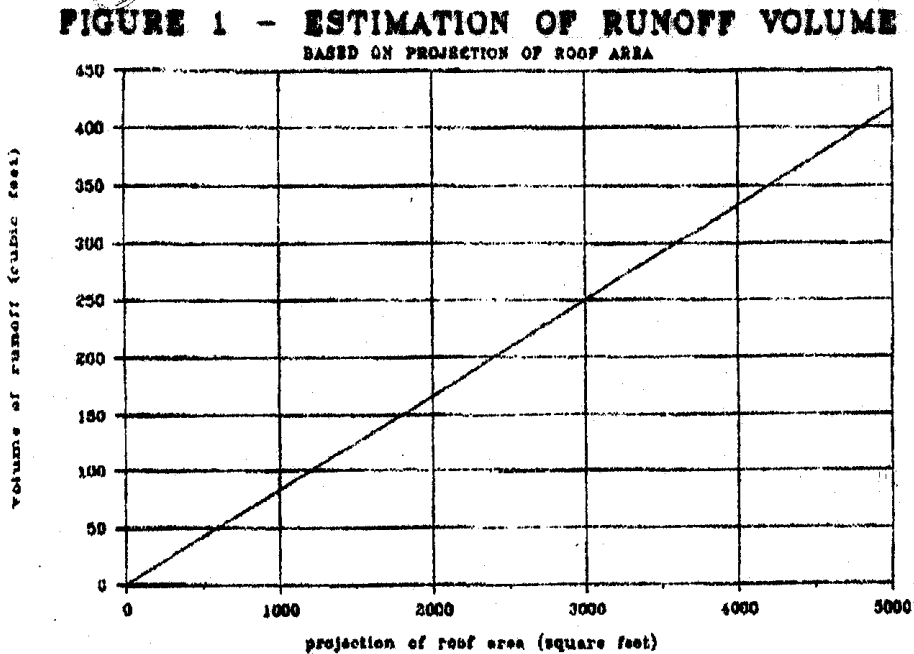
1. The recharge bed will be a subsurface trench which is filled with stone having a void ratio of at least thirty-five (35%) percent. The maximum depth of this bed will be at least two (2') feet above the seasonal high groundwater table. A suitable prefabricated infiltration device can be substituted, if approved by the Township Engineer.

2. The volume of the bed will be based on the volume of water from one (1") inch of rainfall on all roof surfaces for the proposed structures, divided by the void ratio of the stone used. Figure 1 can be used to estimate runoff volumes or it can be directly calculated using the surface area of the projection of the roof areas in the y-plane times one (1") inch.

EQUATION 1: VOLUME OF BED = VOLUME OF RUNOFF / VOID RATIO

3. The bed must have at least one (1') foot of cover above the stone and must have a separation distance of at least twenty-five (25') feet from wells and on-lot septic systems. All roof surfaces must drain to a recharge system. All roof surfaces must drain to a recharge system. Separation distance of ten (10') feet from the foundation of the structure must be maintained.

Figure 1.



Part 2

Adoption of One and Two Family Dwelling Code

§201. Adoption of Dwelling Code. The Township of West Nottingham 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 (1) and two (2) family dwellings, their appurtenances and accessory structures, the one (1) and two (2) family dwelling code known as the CABO "One and Two Family Dwelling Code, 1989 Edition" excluding Appendix "C," of which three (3) copies have been and now are filed in the office of Township of West Nottingham Secretary, and the same are adopted and incorporated as if fully set out at length herein. From the date by which this Part 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 (1) and two (2) family dwellings, their appurtenances and accessory structures within the corporate limits of the Township of West Nottingham. (Ord. 3-1991, 12/20/1991)

§202. Amendment Made in Dwelling Code. The dwelling code hereby adopted is amended as follows:

1. §R-106, last paragraph now reads:

§R-106. Violations and Penalties. Any person who shall violate any provision of this code shall, upon conviction thereof, be sentenced to pay a fine not exceeding one thousand (\$1,000.00) dollars and costs of prosecution, or in default of payment to imprisonment for a term not to exceed thirty (30) days. Each day a violation of this code continues shall constitute a separate offense.

2. §R-205, Exception (3) shall read as follows:

3. Ceiling height in basements without habitable space shall not be less than seven feet (7') clear except for under beams, girders, ducts or other obstructions where clear height shall be six feet four inches (6'4").

3. §R-305.1, is hereby amended to read as follows:

§R-305.1 Drains Required. Drains shall be provided around foundations enclosing habitable and usable spaces located below grade. Drains shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

4. The following is hereby added after §R-305.1 to read as follows:

Radon Treatment and Accessibility to Drainage System. Provisions shall be made in the foundation drainage system to allow ready access for the treatment of radon. Methods to reduce pathways for radon

entry for new construction shall follow standard radon prevention techniques as specified by the Pennsylvania Department of Environmental Resources Bureau of Radiation Protection.

(Ord. 3-1991, 12/30/1991)

§203. State Laws and Regulations. In all matters that are regulated by the laws of the Commonwealth of Pennsylvania or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, as the case may be, shall control where the requirements thereof are the same as or more limiting than the provisions of this Part. The code shall control in all cases where the State requirements are not as strict as those contained in this Part. (Ord. 3-1991, 12/30/1991)

§204. Provisions to be Continuation of Existing Regulations. The provisions of this Part, so far as they are the same as those of ordinances and/or codes in force immediately prior to the enactment of this Part, are intended as a continuation of such ordinances and codes and not as new enactments. The provisions of this Part shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any of the repealed ordinances. (Ord. 3-1991, 12/30/1991)