

Ordinance 2019-01

AN ORDINANCE ADOPTING THE UNIFORM
CONSTRUCTION CODE AND INTERNATIONAL
CODES INCORPORATED THEREIN, 2015
EDITION, AMENDING, ADDING AND
DELETING CERTAIN ADMINISTRATIVE
PROVISIONS THEREIN AND REPEALING
ORDINANCE NOS. 2004-7, 2004-8 AND 2005-6

BE IT ENACTED AND ORDAINED by the Board of Commissioners of
Manheim Township, Lancaster County, Pennsylvania as follows:

Section 1. Pursuant to Section 501 of the Pennsylvania Construction Code Act ,
35 P.S. §7210.501, as amended, the Township hereby elects to
administer and enforce the provisions of the Pennsylvania
Construction Code Act, 35 P.S. §7210.101, as amended. For the
purposes described in Section 102 of the Pennsylvania Construction
Code Act, 35 P.S. §7210.102, as amended, the Township hereby adopts
the Uniform Construction Code (UCC), 34 Pa. Code, Article XIV, as
amended, and the standardized codes adopted thereunder as presently
promulgated or as they shall be amended hereafter, except Chapter 1
of the International Building Code, UCC Chapter 405 - Elevators and
Other Lifting Devices and except as hereafter set forth.

A. **Section 403.42a(a). Permit application** subsection (a) is
amended by adding the following phrase to the end of the first
sentence:

On a form obtained from the Department of Code Compliance with
the applicable permit fee.

B. **Sections 403.42a. Permit application subsections (b) and (c)**
are deleted and replaced with the following:

(b) The application for a permit shall be accompanied by not less
than two sets of construction documents as described by the
UCC. The Building Code Official may waive the requirement
for filing construction documents when the scope of the work

is of a minor nature. When the quality of materials is essential for conformity to the UCC, the International codes, or this Ordinance, specific information shall be submitted to establish such quality. Citation to the UCC or use of the term "legal" or its equivalent shall not be used as a substitute for specific information.

The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional. All construction documents required for a building permit application shall be prepared by a registered design professional consistent with the professional registration laws of the Commonwealth of Pennsylvania. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by a registered design professional registered in accordance with the professional registration laws of the Commonwealth of Pennsylvania. The Building Code Official may waive the requirements for having documents prepared by a licensed design professional when the scope of work is of a minor nature.

Fire protection system designs shall be by one of the following: PA licensed professional engineer or an individual who is certified by the National Institute for Certification in Engineering and Technology (Level III and Level IV only).

At the time of filing an application for permit, the applicant shall present to the Building Code Official adequate evidence that he has obtained from all governmental authorities having jurisdiction all permits, licenses, approvals and/or variances required in connection with the proposed use, occupancy construction, enlargement, alteration or demolition.

C. **Section 403.43.(g). Grant, denial and effect of permits** is hereby deleted in its entirety and replace as follows:

- (g) A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for just cause. The Code Official may grant extensions of time to commence construction in writing.

The work shall be completed within the time period stated on the building permit but not longer than one year from the date of the permit issuance. the work shall be completed within six months from the date of permit issuance for electrical, plumbing, mechanical, roofing and fire alarm permits. A permit holder, permit applicant, property owner or authorized agent may submit a written request for an extension of time to complete the work for just cause. A request for an extension shall be accompanied by the appropriate fee. The Code Official may grant extensions of time to complete construction in writing.

D. **Section 403.44. Alternative construction materials and methods** is hereby amended to by addition of subparagraph (d) as follows:

- (d) Determinations by the Building Code Official shall be made in one of two written forms of communication.
 - (i) An **Administrative Order** which will provide guidance as to policy decisions. Administrative Orders shall be issued by the Building Code Official to clarify code questions and to establish departmental policy where no other criteria exists, or where administrative guidance is needed to establish a methodology to resolve recurring problems; or
 - (ii) A **Standard Design Bulletin** which will be issued where code criteria leave a specific aspect of construction to the judgment of

the Building Code Official or the authority having jurisdiction. Specific design criteria will be set by the by appropriate authority as necessary.

- E. **Section 403.45. Inspections** is hereby amended by the addition of subparagraphs (g) as follows:

(g) Re-Inspections: When a structure or equipment or mechanical, electrical or plumbing or other system subject to inspection under this or any other code shall fail two or more inspections or when the Department of Code Compliance is contacted to perform a test or inspection but the structure, equipment or system is not ready for testing or inspection when the Code Official arrives, the contractor or other person or business responsible for performing the work shall pay a fee for each such failure, as prescribed from time to time by resolution.

- F. **Section 403.62. Permit requirements and exemptions** is hereby amended to include the following new subsection:

- (f) A building permit shall be required for the erection, construction or placement of detached utility and miscellaneous use structures, such as private garages, carports, greenhouses, gazebos and sheds accessory to single family, two-family and townhouse dwellings if greater than 400 square feet in area.

Where detached utility and miscellaneous use structures, such as private garages, carports, greenhouses, gazebos and sheds accessory to single family, two-family and townhouse dwellings, of 400 square feet or less in building area are connected to a utility, an appropriate permit for the utility connection is required. A utility is electric, natural gas, water, or sewer service.

A building permit shall be required for residential alterations or repairs as set forth in Section 403.62 of the Uniform Construction Code.

G. Sections 430.62a. Permit application is amended by deleting subsections (b) and (c) and adding new subsections as follows:

The application for a permit shall be accompanied by not less than two sets of construction documents as described by the UCC. The Building Code Official may waive the requirement for filing construction documents when the scope of the work is of a minor nature. When the quality of materials is essential for conformity to the UCC, the International codes, or this Ordinance, specific information shall be submitted to establish such quality. Citation to the UCC or use of the term "legal" or its equivalent shall not be used as a substitute for specific information.

The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional when the proposed design is outside the scope of the prescriptive building code. When construction documents required for a building permit application are prepared by a registered design professional they shall be consistent with the professional registration laws of the Commonwealth of Pennsylvania. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by a registered design professional registered in accordance with the professional registration laws of the Commonwealth of Pennsylvania.

Fire protection system designs shall be by one of the following: PA licensed professional engineer or an individual who is certified by the National Institute for Certification in Engineering and Technology (Level III and Level IV only).

At the time of filing an application for permit, the applicant shall present to the Building Code Official adequate evidence that he has obtained from all governmental authorities having jurisdiction all permits, licenses, approvals and/or variances required in connection with the proposed use, occupancy construction, enlargement, alteration or demolition.

H. **Section 403.63. Grant, denial and effect of permits** is hereby amended by deleting subsection (g) and replacing it in its entirety as follows:

- (g) A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for just cause. The Code Official may grant extensions of time to commence construction in writing.

The work shall be completed within the time period stated on the building permit but not longer than one year from the date of the permit. The work shall be completed within six months from the date of permit issuance for electrical, plumbing, mechanical and residential fire alarm permits. A permit holder, permit applicant, property owner or authorized agent may submit a written request for an extension of time to complete the work for just cause. A request for an extension shall be accompanied by the appropriate fee. The Code Official may grant extensions of time to complete construction in writing

I. **Section 403.64. Inspections** is hereby amended by adding new subsection (h) as follows:

- (h) **Re-Inspections:** When a structure or equipment or mechanical, electrical or plumbing or other system subject to inspection under this or any other code shall fail two or more inspections or when the Department of Code Compliance is contacted to perform a test or inspection but the structure, equipment or system is not ready for testing or inspection when the Code Official arrives, the contractor or other person or business responsible for performing the work shall pay a fee for each such failure, as prescribed from time to time by resolution.

Section 2. This Ordinance makes amendments to the technical provisions of

the 2015 International Codes which are incorporated herein by reference thereto.

A. INTERNATIONAL RESIDENTIAL CODE

Section R202 Definitions. Building sewer is amended by adding the following sentence:

All matters related to the building sewer design, installation, inspection, testing, and repair of building sewer system shall be in accordance with the rules and regulations set forth by the sewer authority having jurisdiction: Lancaster Area Sewer Authority or City of Lancaster.

Table R 301.2 (1) Climatic and Geographical Design Criteria shall read as

Ground Snow Load	30 PSF
Wind Speed	115 Mph
Topographic Effect	No
Special Wind Region	No
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	36 inches
Termites	Moderate to Heavy
Winter Design Temp.	11 Degrees
Ice Shield Underlayment	Yes
Flood Hazards	Section 816 Floodway Controls, Manheim Township Zoning Ordinance adopted June 24, 1968
Air Freezing Index	974
Mean Annual Temperature	51 Degrees

R319 Site Address. Address identification is amended by deleting the text and replacing it with the following:

Structures to which a street number has been assigned shall display such number (numerals only) in a position easily observable

and easily readable from the roadway or street fronting the property. The numbers shall be of contrasting color with their background and permanent in nature. The numbers shall not be installed on openable man doors or overhead doors.

Residential Structures - Street numbers shall be at least 4 inches in height and shall be installed at least 18 inches above finish grade.

Section R403.1 Footings is amended by adding the following:

When unsuitable soil conditions are present or if blasting is required in the excavation of footings and foundation, two 1/2" diameter reinforcing bars are required to be installed in the entire footing. If conditions warrant, a design professional shall be consulted for footing/foundation design.

Section R405.1.1 Precast concrete foundation is amended as follows:

By deleting "sewer system" in the last sentence and replacing it with "drainage system" in accordance with Section R405.1

Section R405 Foundation drainage is amended by adding the following new subsection:

Section R405.1.2 Sump pump discharge piping termination. Sump pump pipes discharging groundwater shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no closer than 10 feet from the street right-of-way.

Section 702.7 Vapor retarders is amended to remove Class I vapor retarders. Class I vapor retarders are not to be installed on the interior side of frame walls.

Section R801.3 Roof drainage is amended as follows:

The controlled method of water disposal from roofs shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no

closer than 10 feet from the street right-of-way.

Section P2603.5 Freezing is amended by deleting the last sentence and inserting in its place:

Water service pipe shall be installed a minimum of 36 inches below finish grade.

Section P2719 Floor drains is amended to read as follows:

Basement and garage floor drains in residential structures shall not discharge into the sanitary sewer system. Basement and garage floor drains in new construction, alterations or additions shall discharge by approved piping directly to daylight by either gravity or by a drainage system to the exterior of the structure. Existing basement and garage floor drains are subject to approval by the Building Code Official.

Section P2902.1 Potable water required is amended by adding the following sentence:

Water service pipe installed downstream from City of Lancaster Water Bureau's last valve shall conform to this Code.

Section P2903. 7 Size of water service mains, branch mains and risers is amended in the first sentence by inserting "1" in place of "3/4".

Appendix F Radon Control Methods is adopted as part of this Code.

Appendix H Patio Covers is adopted as part of this Code.

Appendix K Sound Transmission is adopted as part of this Code.

B. INTERNATIONAL BUILDING CODE

Section 901.8 Pump and riser room size is amended by adding the following after the second sentence: No less than a 36" clearance is to be provided in front of all serviceable equipment in a fire pump and/or riser room.

Section 903.2.1.1 Group A-1: in number 1, insert 7,500 in place

of 12,000.

Section 903.2.1.3 Group A-3: in number 1, insert 7,500 in place of 12,000.

Section 903.2.1.4 Group A-4: in number 1, insert 7,500 in place of 12,000.

Section 903.2.3 Group E: in number 1, insert 7,500 in place of 12,000.

Section 903.2.4 Group F-1: in number 3, insert 7,500 in place of 12,000.

Section 903.2.4: add **Group F-2**, to read as follows:

An automatic fire sprinkler system shall be provided throughout all buildings containing Group F-2 occupancies where the Group F-2 fire area exceeds 7,500 square feet.

Section 903.2.7 Group M: in number 1, insert 7,500 in place of 12,000 and in number 3, insert 12,000 in place of 24,000.

Section 903.2.9 Group S-1: in number 1, insert 7,500 in place of 12,000 and in number 3, insert 12,000 in place of 24,000.

Section 903.2.9.1 Repair garages in number 1, insert 7,500 in place of 10,000 and in number 2 by inserting 7,500 in place of 12,000.

Section 903.2.10 Group S-2 enclosed parking garages is amended in number 1 by inserting 7,500 in place of 12,000.

Section 903.2.10 is amended by adding **Group S-2**, to read as follows:

An automatic fire sprinkler system shall be provided throughout all buildings containing Groups S-2 occupancies where a Group S-2 fire area exceeds 7,500 square feet.

Section 903.2 is amended by adding the following new subsection:

903.2.13 Group B. An automatic sprinkler system shall be provided for Group B occupancies other than ambulatory health

care facilities and where one of the following conditions exists:

1. The fire area exceeds 7,500 square feet.
2. The building is three or more stories in height.

Section 912.2.2 Fire Department Connections - Existing Buildings shall be amended by adding the following sentence:

THIS FDC SERVES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

Section 912.5 Signs it is amended by adding after such signs shall read:

THIS FDC SERVCES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

Section 1028 Exit Discharge is amended by adding the following:

Safe exit discharge shall include snow/ice guards on the roof of the structure when deemed necessary by the Building Code Official.

Section 1405.3.1 Class I and II vapor retarders is amended to remove Class I vapor retarders from the third sentence. Class I vapor retarders are not to be installed on the interior side of frame walls.

Section 1608.1 Snow Loads General is deleted and replaced with the following:

Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7 as follows:

- (1) The ground snow load (p_g), to be used in determining the roof design loads for roofs in accordance with ASCE 7-10, is 30 pounds per square foot (psf).
- (2) ASCE 7-2010 Chapter 7 is amended to read as follows:
 - 7.3 Flat Roof Snow Loads, $p_f = C_e C_t I p_g$
 - 7.3.1 Exposure Factor, C_e . This section is revised as follows:
The value for C_e shall be determined from Table 7-2, except

that the Ce value used shall not be less than 1.0

7.3.3 Importance Factor, I. This section is revised as follows:

The value for I shall be determined from Table 7-4, except that the I value used shall not be less than 1.0.

Section 1608.2 Ground snow loads is amended by deleting the first sentence in its entirety and replaced with the following: The ground snow load (pg), to be used in determining the roof design loads for roofs in accordance with ASCE 7-10, is 30 pounds per square foot (psf).

Section 1803.2 Investigations required is amended by adding the following:

The Building Code Official shall be permitted to grant code modifications for geotechnical investigations when buildings are one story in height above grade and less than 1,000 square feet in building area.

Appendix H101.2 Signs Exempt from Permits is deleted in its entirety.

Appendix H108 ANIMATED DEVICES is deleted in its entirety.

Appendix H110 ROOF SIGNS is deleted in its entirety.

Appendix H112 PROJECTING SIGNS is deleted in its entirety.

Appendix H113 MARQUEE SIGNS is deleted in its entirety.

Appendix 114 PORTABLE SIGNS is deleted in its entirety.

C. INTERNATIONAL FIRE CODE

Chapter 4 Emergency Planning and Preparedness is adopted as part of this Code.

Section 401.2 Approval is amended by adding the following after fire code official:

and the Manheim Township Fire Chief/Emergency Management Coordinator.

Chapter 5 Fire Service Features is adopted as part of this Code.

Section 505.1 Address identification is amended by deleting the text and replacing it with the following:

Every new and existing structure to which a street number has been assigned shall display such number (numerals only) in a position easily observable and easily readable from the roadway or street fronting the property. The numbers shall be of contrasting color with their background and shall be permanent in nature. The numbers shall not be installed on openable man doors or overhead doors.

Residential Structures-Street numbers shall be at least 4 inches in height and shall be installed at least 18 inches above finish grade.

Nonresidential Structures-Street numbers shall be at least 6 inches in height with a minimum stroke width of ½-inch and shall be on or adjacent to the entrance doors at least 5 feet above finish grade.

Each tenant in a multi-tenant commercial structure shall display numbers at both the front and all rear entrance doors to each unit in accordance with requirements for nonresidential structures.

Section 506.1 Where required is amended by adding the following sentence:

Key boxes shall be approved by the Building Code Official and the Manheim Township Fire Chief, and are required in all buildings in which there is a fire alarm system or fire protection system monitored by a central station.

Chapter 6 Building Services and Systems is adopted as part of this Code.

Section 903.2.1.1 Group A-1: in number 1, insert 7,500 in place of 12,000.

Section 903.2.1.3 Group A-3: in number 1, insert 7,500 in place of 12,000.

Section 903.2.1.4 Group A-4: in number 1, insert 7,500 in place of 12,000.

Section 903.2.3 Group E: in number 1, insert 7,500 in place of 12,000.

Section 903.2.4 Group F-1: in number 3, insert 7,500 in place of 12,000.

Section 903.2.4: add **Group F-2**, to read as follows:

An automatic fire sprinkler system shall be provided throughout all buildings containing Group F-2 occupancies where the Group F-2 fire area exceeds 7,500 square feet.

Section 903.2.7 Group M: in number 1, insert 7,500 in place of 12,000 and in number 3, insert 12,000 in place of 24,000.

Section 903.2.9 Group S-1: in number 1, insert 7,500 in place of 12,000 and in number 3, insert 12,000 in place of 24,000.

Section 903.2.9.1 Repair garages in number 1, insert 7,500 in place of 10,000 and in number 2 by inserting 7,500 in place of 12,000.

Section 903.2.10 Group S-2 enclosed parking garages is amended in number 1 by inserting 7,500 in place of 12,000.

Section 903.2.10 is amended by adding **Group S-2**, to read as follows:

An automatic fire sprinkler system shall be provided throughout all buildings containing Groups S-2 occupancies where a Group S-2 fire area exceeds 7,500 square feet.

Section 903.2 is amended by adding the following new subsection:

903.2.13 Group B. An automatic sprinkler system shall be provided for Group B occupancies other than ambulatory health care facilities and where one of the following conditions exists:

1. The fire area exceeds 7,500 square feet.
2. The building is three or more stories in height.

Section 903.4 Sprinkler system supervision and alarms is amended by adding the following:

This section shall include all new and existing automatic fire sprinkler systems, both required and non-required.

Section 907.6.6 Monitoring is amended by adding the following sentences:

This section shall include new and existing fire alarm systems, both required and non-required, fire alarm and detection systems.

Section 912.2.2 Fire Department Connections - Existing Buildings shall be amended by adding the following sentence:

THIS FDC SERVES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

Section 912.4 Signs it is amended by adding after such signs shall read:

THIS FDC SERVES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

Section 1028 Exit Discharge is amended by adding the following:

Safe exit discharge shall include snow/ice guards on the roof of the structure when deemed necessary by the Building Code Official.

D. INTERNATIONAL PLUMBING CODE

Section 302.2 Industrial Wastes is amended by inserting "commercial properties," in front of "manufacturing or industrial", and deleting "code official or other authority having jurisdiction" and inserting in its place "sewer authority having jurisdiction."

Section 305.4 Freezing is amended by replacing the last sentence with the following:

Water service pipe shall be a minimum of 36 inches below finish grade.

Section 412 Floor Drains is amended by adding the following:

Newly installed basement drains in new and existing structures, and existing basement floor drains in existing structures are subject to approval by the Building Code Official.

Section 603.1 Water Service Pipe is amended by inserting "1" in place of "3/4" in the second sentence and by adding the following:

Non-residential water service pipe installed downstream of the Lancaster City Water Bureau's last valve shall conform to this code.

Section 803 Special Wastes is amended by adding a new subsection that reads:

Section 803.4 Requirements. The sewer authority having jurisdiction shall be consulted prior to the discharge of special waste.

Section 1003.1 Interceptors and Separators. Where required is amended to read:

Approved separators shall be installed in accordance with this Code in structures, where a determination is made by the Building Code Official or the sewer authority having jurisdiction of the need of a separator based on the use of the structure, proposed waste or discharged waste regulated by this code.

Section 1113 Sumps is amended by adding the following subsection:

Section 1113.3.5 Sump Pump Discharge Piping Termination:

Sump pump pipes discharging groundwater shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no closer than 10 feet from the street right-of-way.

Section 3. Manheim Township Ordinance No. 2004-7, Ordinance No. 2004-8 and Ordinance No. 2005-6 are hereby repealed.

Section 4. All building code ordinances or other code ordinances or portions of ordinances which were adopted by Manheim Township on or before July 1, 1999, and which equal or exceed the requirements of the UCC and the International Ordinances incorporated therein shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the UCC or the International Ordinances incorporated therein, as amended from time to time.

All building code ordinances or portions of ordinances which are in effect as of the effective date of this Ordinance and whose requirements are less than the minimum requirements of the UCC or the International Ordinances incorporated therein are hereby amended to conform with the comparable provisions of the UCC.

Section 5. In the event any person fails to comply with provisions of this Ordinance, the Building Code Official may institute proceedings before a Magisterial District Judge for failure to comply therewith. Any person found guilty of violating the provisions of this Ordinance shall be subject to pay a fine not exceeding \$1,000 plus costs. Each day's violation will constitute a separate offense. Failure to pay any such fines will subject the violator to imprisonment for a period not to exceed 30 days. Nothing contained herein shall prevent the Building Code Official from filing a non-traffic citation against a person for violations of this Ordinance.

Section 6. In the event any provision, section, sentence, clause or part of this Ordinance shall be held invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionally shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of the Ordinance, it being the intent of the Board of Commissioners that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 7. This Ordinance shall take effect 35 days after adoption.

Enacted and Ordained this 25th day of March 2019 by the Board of Commissioners of the Township of Manheim, Lancaster County, Pennsylvania.

BOARD OF COMMISSIONERS OF
MANHEIM TOWNSHIP

By: Albert B. Kling
(Vice) President

Attest:

J.P. Mall
(Assistant) Secretary