

PENNSYLVANIA UNIFORM CONSTRUCTION CODE

2006 International Building Code

2006 International Residential Code

2006 International Fire Code

2006 International Plumbing Code

2006 International Mechanical Code

2006 International Existing Building Code

2006 International Electrical Code

2006 International Urban-Wildland Interface Code

As modified, by the following ordinances:

ORDINANCE 2006-756

PURPOSE:

WHEREAS, the purpose of this ordinance is to promote the general health, safety and welfare of the citizens of Upper Merion Township and to conform to the requirements of the Pennsylvania Construction Code Act and regulations to the act promulgated by the Pennsylvania Department of Labor and Industry (hereinafter sometimes collectively referred to as the (sic) “Code;” and

WHEREAS, the Pennsylvania Construction Code requires the enactment of an appropriate ordinance by municipalities electing to administer and enforce the building code provisions of the Code.

ADOPTION OF UNIFORM CONSTRUCTION CODE:

1. Upper Merion Township hereby elected to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, as amended from time to time, and its regulations.
2. The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, as amended from time to time, was adopted and incorporated herein by reference as the municipal building code of Upper Merion Township.
3. All building code ordinances or portions or ordinances which are in effect as of the effective date of this ordinance and whose requirements are less than the minimum requirements of the Code are hereby amended to conform with the comparable provisions of the Code.

4. The UCC regulations adopted the 2006 ICC International Building Code. The following amendments to that code are hereby adopted by Upper Merion Township.

ADD section 116, **Time Restrictions**, to read:

(95-638 adopted 19 October 95)

116.1 Time Restrictions: Any work done pursuant to the permit issued under this Code, or ancillary thereto, and occurring in residential districts, or on any property which adjoins a residential district may proceed only between the hours of 0700 and 2100 hours (7:00am to 9:00pm), prevailing time. This shall include site work, approved under the subdivision or development plan, as well as building construction.

EXCEPTIONS:

1. Work which produces no more than the hearing threshold (3db above ambient) at the property line.
2. Work of an emergency nature.
3. On Saturdays and Sundays, such work may proceed only between the hours of 0800 and 2100 (8:00am and 9:00pm), prevailing time.
4. Upon written approval of the Board of Supervisors, these times may be modified for specific jobs and specific locations.

ADD the following definitions to Section 202:

(2000-706 adopted 16 November 00)

Addressable System:

A fire alarm system where each alarm device is indicated individually on the annunciator panel(s).

Addressable Device:

A fire alarm system component with discrete identification that can have its status individually identified or that is used to individually control other functions.

Alarm Silence:

Shutting down the audible alarm devices connected to a fire alarm system, but leaving the annunciator panels in

such condition that the zone from which the alarm is received still indicates the problem.

Alarm Reset:

Clearing all indicators of an alarm system such that all alarm and trouble signals are cleared and the system is returned to normal operating condition.

Trouble Signal:

A signal indicating a fault in a monitored circuit or component.

ADD section 402.7.4 Floor/Ceiling Assemblies

(90-577 adopted 16 July 90)

402.7.4 - Floor/ceiling assemblies and their supporting columns and beams within multi-level covered malls shall be of one-hour fire resistant rated noncombustible construction.

AMEND Section 403.1 to read: Applicability

(2000-706 adopted 16 November 00)

403.1 - The provisions of this section shall apply to all buildings having occupied floors located more than 35 feet above the lowest level of fire department vehicle access.

Exception: The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers conforming to the requirements of Section 412.0.
2. Open parking structures (see Section 406.0).
3. Buildings with an occupancy in Use Group A-5 (see Section 303.1).
4. Low-hazard special occupancies where approved by the code official (see Section 503.1.1).
5. Buildings with an occupancy in Use Group H-1, H-2 or H-3 (see Section 307.3 & 307.5).

ADD section 403.12 to read:

(87-511 adopted 01 June 87)

403.12.1 - Door Locking Systems in High-Rise Buildings: In existing high-rise buildings, exit doors on fire towers, including doors at roof level, may be locked from the stairway side of the door only if a system to automatically unlock the doors is installed. Such system shall comply with sections F-503.9.1 to F-503.9.5, as follows:

403.12.2 - The door locking system shall be interconnected with the building's fire alarm system.

403.12.3 - When the building's fire alarm system is activated, the doors shall be automatically unlocked, but shall remain latched.

403.12.4 - When the building's power supply fails, the doors shall be automatically unlocked, but shall remain latched. The emergency electrical power in the building shall not be supplied to the locking mechanism.

403.12.5 - Electrical power to energize the locking mechanism shall be supplied by a separate circuit without interconnections with exit signs or any other device.

RENUMBER Section 403.12.1 to 403.12.6

ADD Section 403.15 to read: **Resource Centers:**

(2000-706 adopted 11 November 00)

403.15.1 - In buildings greater than seventy-five (75) feet in height, at five (5) floor intervals, starting with the fifth (5th) floor, the building shall be equipped with a room comprising of a minimum of 10 square feet. This room shall be used by the fire department to store equipment that might be needed in the event of an emergency. These resource centers shall be located adjacent to a stair tower.

403.15.2 - The equipment to be stored in these rooms shall be determined by the fire department and provided by the building owner.

403.15.3 - The rooms shall be equipped with locksets the key to which will be stored in a Knox Box[®] keybox located at the discretion of the fire department.

403.15.4 - These room shall be signed “FOR FIRE DEPARTMENT USE ONLY – NO UNAUTHORIZED ACCESS”

403.15.5 - These rooms shall be equipped with access alarms that will be connected to the fire alarm system required in Section 907.2.12.1.1.

ADD section 421.0 to read:

(96-649 adopted 08 August 96)

421.0 - Fences and their construction: Fences that are permitted by the Zoning Code shall meet the following specifications:

421.1 - Fences up to, and including, than 6 feet high shall have a fence post bury depth pursuant to industry recommendations and/or manufacturers’ specifications.

421.2 - Fences greater than 6 feet shall have a fence post bury depth of 1' bury for each 2' above ground.

421.3 - All post holes for fences shall have a diameter of at least 9."

421.4 - With respect to solid fences greater than 6’ in height, post holes shall have 6" of stone at the bottom of the excavation, on which the fence post shall rest, and 6" of top soil at the top. The interstitial space between these two points shall be filled with concrete, which will surround and support the fence post.

AMEND section 903.2 to read:

(87-500 adopted 11 May 87)

903.2 - Automatic fire suppression systems shall be installed and maintained in full operating condition in the locations indicated in sections 903.2.1 through 903.2.4.

AMEND section 903.2.1 to read:

(87-500 adopted 11 May 87)

Use Groups A, B, E, F, H, I, M, S and U:

In all buildings or structures or portions thereof when more than two thousand (2,000) square feet or more than 35 feet in height.

EXCEPTION: Open parking structures as defined in section 406.

AMEND section 903.2.2 to read:

(87-500 adopted 11 May 87)

Use Group R:

In all buildings or structures or portions of buildings of Use Group R.

RENUMBER section 903.2.10 to 903.2.3.

RENUMBER section 903.2.11 to 903.2.4.

RENUMBER section 903.2.12 to 903.2.5

RENUMBER section 903.2.13 to 903.2.6

AMEND Section 907.9.1 to read: Visible Alarms

(2000-706 adopted 11 November 00)

907.9.1 - Visible alarm notification appliances shall be provided in accordance with Sections 907.9.1.1 through 907.9.1.4.

ADD Section 907.9.1.4 to read:

(2000-706 adopted 11 November 00)

907.9.1.4 - Where buildings are provided with both a fire alarm and an automatic fire sprinkler system, a visible alarm appliance shall be installed on the outside wall, above the fire department connection for the sprinkler system.

AMEND Section 907.2.12.1: Fire Alarm Systems:

(2000-706 adopted 11 November 00)

907.2.12.1.1 - All high-rise buildings shall be protected with an addressable fire alarm system meeting the requirements of the current edition of NFPA Standard 72. This shall include smoke detectors throughout all exit access corridors. Each individual alarm-initiating device shall annunciate to a panel in the lobby of the building.

907.2.12.1.2 - A minimum of one addressable smoke detector shall be installed in each guestroom, suite or sleeping area in occupancies R-1 and R-2 and shall be connected to the building fire alarm system. These individual smoke detectors shall annunciate to the panel required by 907.2.12.1.1.

907.2.12.1.3 - A minimum of one addressable smoke detector shall be installed in each tenant space in business occupancies. These individual smoke detectors shall annunciate to the panel required by 907.2.12.1.1.

907.2.12.1.4 - A smoke detector suitable for the intended application shall be installed in each of the following rooms in all high-rise buildings: mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar room. These individual detectors shall annunciate to the panel required by 907.2.12.1.1.

907.2.12.1.5 - In high-rise buildings, the alarm-notification appliances shall be automatically activated on the floor from

which the alarm is being received, the floor above this floor and the floor below this floor.

907.2.12.1.6 - Provisions shall be made at the fire command station required in section 403.7 to activate ALL alarm-notification appliances within the building, at the discretion of the fire department officer in charge.

ADD section 1011.1.2 to read:

(87-500 adopted 11 May 87)

1011.1.2 - In addition to the exit signs and lights required in section 1011.1, internally illuminated exit signs shall be provided on the wall immediately adjacent to the exit, the bottom of the sign within eight (8) inches of the floor.

ADD Section 1806.2:

(2004-736 adopted 17 June 2004)

1806.2 - Where retaining walls with differences in grade level of 30 inches are located closer than 2 feet to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guards that are constructed in accordance with Section 1012, or other approved protective measures.

ADD Section 3107.2 to read:

(87-500 adopted 11 May 87)

3107.2 - Permits for signs shall be required for all signs, unless otherwise provided for in the Zoning Code. Construction documents shall be prepared and filed in accordance with Sections 3107.2.1 and 3107.2.2.

5. The UCC regulations adopted the 2006 ICC International Fire Code. The following amendments to that code are hereby adopted by Upper Merion Township.

ADD the following definitions to section 202:

(87-511 adopted 01 June 87)

High-Rise Building - A building whose roof is thirty-five (35) or more feet from the lowest level of fire department access.

Occupied - As applied to a building or portion thereof, shall be construed as though followed by the words, "or intended, arranged or designed to be occupied, or having a certificate of use and occupancy.

AMEND section 307.2 to read:

(2001-715 adopted 06 September 01)

307.2 - Permits Required: Open burning shall be prohibited unless a permit is obtained from the Pennsylvania Department of Environmental Protection. A permit shall not be issued by Upper Merion Township until a DEP permit is obtained.

AMEND section 304.1 to read:

(2001-715 adopted 06 September 01)

307.4.1 - Bonfire Permits: All permits shall be requested by, and issued to, the owner of the land upon which the bonfire is to be kindled. In the event a special events permit is required (Section 139 of the Upper Merion Township Code), a separate fire prevention permit shall not be required, however, written approval of the Department of Environmental Protection must be received by Upper Merion Township prior to the issuance of a permit.

AMEND section 408.2.2 to read:

(2004-736 adopted 17 June 2004)

Announcements : – In theaters, motion picture theaters, auditoriums or similar assembly occupancies in Group A used for non-continuous programs, an audible announcement shall be made 10 minutes prior to the start of each program to notify the occupants of:

- the location of all available exits
- a description of the sound of the fire alarm
- instructions to those assembled as to the proper response

to the fire alarm or possible fire event

- evacuation procedures for events other than fires

Exception: In motion picture theaters, the announcement is allowed to be projected upon the screen in a manner approved by the fire code official.

ADD section 506.3 to read:

(2004-736 adopted 17 June 2004)

Standard Box – The Standard Key Box for Upper Merion Township will be manufactured the Knox Company of Irvine, California and shall be of the hinged type.

ADD the following definition to section 902:

(87-511 01 June 87)

Smoke detector, single station line-operated - A device that automatically detects smoke or other products of combustion, is hard wired and powered by AC current, in accordance with NFPA 72. This shall not include self-contained battery operated single station smoke detectors.

ADD section 903.2.10.4 to read:

(87-511 adopted 01 June 87)

903.2.10.4 - Fire Suppression Systems in High-Rise Buildings: All existing high-rise buildings which contain a mix of occupancies shall be equipped with an automatic fire suppression system in those areas, other than those classified as R-1 and R-2, when such use occurs on the same floor as the residential use or on a floor beneath the residential use.

ADD section 907.3.9 to read:

(87-511 adopted 01 June 87)

Fire Alarm Systems in High-Rise Buildings:

907.3.9.1 - All high-rise buildings, except those buildings protected throughout with an automatic fire suppression system, shall have all exit access corridors protected with an automatic fire alarm system. This system shall include smoke detectors as its primary initiating device and shall annunciate to a panel in the lobby of the building.

907.3.9.2 - A minimum of one single- station, line-operated smoke detector shall be installed in each guestroom, suite or sleeping area in occupancies R-1 and R-2.

ADD section 912.4.1 to read:

(2004-736 adopted 17 June 2004)

Signs for fire department connections shall be durable and shall detail the exact purpose of the connection including the name, or address of the building and section(s), where applicable, served by the connection.

INSERT “all residential districts” in Section 3204.3.1.1.

INSERT “all residential districts in Section 3404.2.9.5.1.

INSERT “all residential districts” in Section 3406.2.4.4.

INSERT “all residential districts” in Section 3804.2.

ADD section D103.6.3 to read:

(2004-736 adopted 17 June 2004)

Placement of Signs – No Parking by Order of the Fire Marshal signs shall be erected no greater than 300’ apart on the same side of the road.

6. The UCC regulations adopted by reference, the 2006 ICC International Plumbing Code. The following amendments to that code are hereby adopted by Upper Merion Township.

INSERT “36 inches” in Section 305.6.1.

ADD Section 405.2.1 to read:

(94-629 adopted 03 November 94)

405.2.1 - In the all use groups, with the exception of the non-public areas in Use Group R, water closets and lavatories shall be supported entirely off the floor without stress or strain on the wall.

INSERT “24 inches” in Section 904.1.

ADD Section 1003.3.4.3 to read:

(2004-736 adopted 17 June 2004)

1003.3.4.3 - The use of chemical/biological additives shall be prohibited. The cleaning method utilized shall be of the suction type, and flushing of traps shall be prohibited. A record of said cleaning shall be kept on file at the site of the grease trap and presented for inspection to the Code Official upon request.

7. The UCC regulations adopt, by reference, the 2006 ICC International Residential Code. The following amendments to that code are hereby adopted by Upper Merion Township. These amendments were in effect prior to the passage of Act 45:

ADD the following definitions to section R202:

Family: shall be defined as one (1) or more persons occupying the same dwelling unit and living and cooking as a single housekeeping unit; said unit consisting only of individuals who are related by blood, marriage or otherwise by law, except that such unit may also consist of foster children and one (1) other individual not related to others in the housekeeping unit.

The term “family” specifically excludes group homes for persons with current, illegal use or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. Section 802), alcoholism, or drug addiction, work-release facilities for convicts or ex-convicts, or

other housing facilities serving as an alternative to incarceration, and any persons whose residency in the home would constitute a direct threat to the health or safety of other individuals, except to the extent that such groups constitute “handicapped” persons within the meaning of the Fair Housing Act.

A “family” includes a group of 3 to 6 unrelated persons, each of whom is handicapped within the meaning of the Fair Housing Act, 42 U.S.C. Section 3601, **et seq.**, living together long-term, as a single, non-transient housekeeping unit, with such nonresident staff as may be needed to assist the residents with their daily life activities provided, however, that the Upper Merion Township Zoning Hearing Board, as a special exception, may allow an increase in occupancy of a group home for the handicapped within the meaning of the Fair Housing Act if the dwelling otherwise complies with the minimum area requirements of the Upper Merion Township Property Maintenance Code, but in no event, more than twelve unrelated persons. To be considered a single, non-transient, housekeeping unit, all residents must have common use of and access to all living areas, eating areas, bathrooms and food preparation and serving areas.

AMEND Table 301.2(1) concerning climatic and geographic design criteria to:

Roof Snow Load	30psf
Wind Pressure	90mph
Seismic Condition	C
Weathering	severe
Frost Line	36 inches
Termite Protection	yes
Decay	yes
Winter Design Temp.	15° F
Radon Resistant	yes
Flood Hazards	FEMA Map dated 09 Aug. 99

AMEND Section 309.2 to read:

R309.2: The garage shall be completely separated from the residence by means of one (1) hour rated construction of the

abutting dwelling wall to the underside of the ridge and on the garage ceiling abutting the living area above. When such garages are separated from the dwelling by an open breezeway of a distance of not less than six (6) feet, the garage may be of frame construction. The junction of the garage wall and the breezeway roof shall be firestopped in an approved manner.

RETITLE Section R313 to FIRE PROTECTION

ADD Section R313.3 to read:

(88-544 adopted 05 December 1988)

R313.3 Automatic Sprinklers: An automatic sprinkler system, designed in accordance with the current edition of National Fire Protection Association's Standard 13D, shall be installed in all new One and Two Family Dwellings and Townhouses.

ADD Section R313.3.1 to read:

(88-544 adopted 05 December 1988)

R313.4 Waterflow Alarms: Waterflow alarms shall be installed on all sprinkler systems. These alarms shall consist of waterflow switches and outside alarm bells.

ADD Section R313.3.2 to read:

(88-544 adopted 05 December 1988)

R313.4.1: Outside alarm bells shall be labeled as to their purpose.

SECTION 4. SEVERABILITY

The provisions of this Ordinance are severable, and if any section, sentence, clause, part of provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not affect or impair the remaining sections, sentences, clauses part or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause part or provision had not been included herein.

SECTION 5. 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 this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 6. DATE OF EFFECT.

That the Township Manager 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 at 1201 hours on 31 month December 2006.

ENACTED AND ORDAINED by the Board of Supervisors of Upper Merion Township on the 14th of December 2006.

UPPER MERION TOWNSHIP