

**WEST PIKELAND TOWNSHIP
ORDINANCE NO. 98-02**

ORDINANCE ESTABLISHING MINIMUM REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, REPAIR, DEMOLITION, REMOVAL, MAINTENANCE AND USE OF ALL BUILDINGS AND STRUCTURES; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; KNOWN AS THE BUILDING CODE, AND REPEALING THE EXISTING 1984 ORDINANCE NUMBER OF THE TOWNSHIP OF WEST PIKELAND, CHESTER COUNTY, PENNSYLVANIA.

Be it ordained by the Board of Supervisors of the Township of West Pikeland as follows:

SECTION 1. SHORT TITLE. This Ordinance shall be known as the West Pikeland Basic Building Code.

SECTION 2. ADOPTION OF BUILDING CODE. That a certain document, three copies of which are on file in the office of the Zoning Officer of the Township of West Pikeland, being marked and designated as "The BOCA National Building Code, Twelfth Edition, 1993" as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Building Code of the Township of West Pikeland in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code, are hereby referred to, adopted and made a part hereof as is fully set out in this Ordinance, with the additions, if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 4 of this Ordinance.

SECTION 3. INCONSISTENT ORDINANCES REPEALED. That the Ordinance of the 1984 Zoning Ordinance of the Township of West Pikeland entitled West Pikeland Building Code and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. ADDITINS, INSERTIONS AND CHANGES. That the following sections are hereby revised as follows:

A. INSERTIONS

Section 101.1. - These regulations shall be known as the Building Code of the Township of West Pikeland, Chester County, Pennsylvania herein referred to as "this code".

Section 112.3.1 - Fee Schedule: A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule.

NEW RESIDENTIAL

- .15 SQ./FT. Basement, Crawl & Garage
- .20 SQ./FT. Living Space
- \$50.00 Plan Review (Up to 2500 SQ. FT. Living Space)
- \$100.00 Plan Review (Over 2500 SQ. FT. Living Space)
- \$50.00 Occupancy Permit

ADDITIONS, ALTERATIONS and OUTBUILDINGS (Over 200 SQ. FT.)

- .20 SQ./FT. + \$50.00 Plan Review

DECKS (Unroofed)

- \$50.00 Up to 150 SQ. FT.; \$75.00 Over 150 SQ. FT.

SHEDS (Out Buildings)

- \$25.00 Up to 100 SQ. FT.
- \$50.00 100 SQ. FT. Up to 200 SQ. FT.

POOLS

- \$200.00 In Ground
- \$50.00 Above Ground Up to 200 SQ. FT.
- \$100.00 Over 200 SQ. FT.

NON-RESIDENTIAL

NEW BUILDING

- .40 SQ. FT. + \$100.00 Plan Review

ADDITION

- \$500.00 Base Fee Up to 1000 SQ. FT.
- .20 SQ. FT. Over 1000 SQ. FT. Base
- \$50.00 Plan Review Fee

ALTERATION

- \$250.00 Base Fee Up to 1000 SQ. FT.
- .20 SQ. FT. Over 1000 SQ. FT. Base
- \$50.00 Plan Review Fee

SIGNS

- \$50.00 Up to 25 SQ. FT.
- \$75.00 Over 25 SQ. FT.

Section 116.4. Violation Penalties: Any 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 or repair 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 \$1,000.00, or by imprisonment not exceeding 5 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 117.2. 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 condition, shall be liable to a fine of not less than \$50.00 or more than \$1000.00.

Section 3408.2. Applicability: Structures existing prior to 1/1/84, in which there is work involving additions, alterations or changes of occupancy, shall be made to conform to the requirements of this section or the provisions of Section 3403.0 through 3407.0.

B. ADDITIONS

Section 407.4. Attached to rooms: Private garages attached **side-by-side** to rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be completely separated from the interior spaces and the attic area by means of ½-inch **firecode** drywall or the equivalent applied to the garage side.

Section 407.6. Opening protectives: The door opening protectives shall comply with one of the following.

Add 3. Minimum ¾ hour rated door.

Section 1014.8.1. Egress door width:

Add 4. 27-3/4 inch clear width for bathrooms and closets up to 100 S.F. in R-3 Use Group Only where not required to be accessible or adaptable.

4. Alterations and Repairs. Permits for alterations and repairs to structures shall be required for all construction except ordinary repairs.

SECTION 5. REPEALING EXISTING REGULATIONS. The Ordinance dated 1984, of West Pikeland Township is hereby repealed.

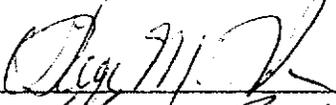
SECTION 6. SEVERABILITY. The provisions of this Ordinance are severable, and if any section, clause, sentence or part hereof is held to be invalid or unconstitutional, such decisions by any court of law shall not affect or impair the validity of the remaining provisions. It is hereby declared that this Ordinance would have been adopted if such invalid or unconstitutional provision had not been included herein.

SECTION 7. 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 4 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

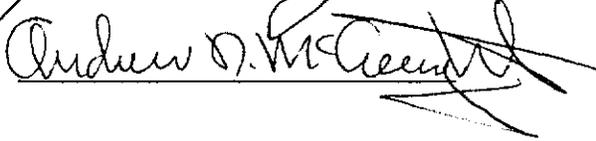
SECTION 8. DATE OF EFFECT. That the requirements set forth herein shall become effective five days from the date of adoption of this Ordinance and shall remain in effect until this Ordinance shall be updated or rescinded by appropriate action of the Supervisors of West Pikeland Township.

DULY ORDAINED AND ENACTED by the Board of Supervisors of West Pikeland Township, Chester County, Pennsylvania, this 2nd day of March, 1998.

WEST PIKELAND TOWNSHIP
BOARD OF SUPERVISORS







Attest:



Township Secretary