

## EDGMONT TOWNSHIP BUILDING CODE

Pursuant to the requirements of the Pennsylvania Construction Code Act, Act 45 of 1999, Edgmont Township has adopted the Uniform Construction Code [34 Pa.Code Section 401 et seq.]<sup>1</sup> ("UCC"). In adopting the UCC, also referred to as the Edgmont Township Building Code, the Township adopted certain exceptions and made certain amendments to the UCC.<sup>2</sup> The exceptions to the Uniform Construction Code are as follows:

### EXCEPTIONS

Edgmont Township excepted certain sections of the UCC (See attached Exhibits A, B, C, and D) by retaining more stringent requirements of the prior building code known as the 1993 BOCA Code as amended. (Ordinance 184 adopted April 2004)

### AMENDMENTS

Edgmont Township adopted amendments to certain sections of the UCC (See attached Exhibits A and B) that provided more stringent requirements to the building code. (Ordinance 186 adopted August 2004)

Edgmont Township further amended the UCC by requiring a permit for accessory buildings or structures proposing gross floor area in excess of 300 square feet, requiring a permit for all accessory buildings or structures proposing electricity, HVAC and/or plumbing, and requiring a permit for all alterations and repairs to residential buildings except for:

- (1) Replacement of windows and doors when there is no change in the size of the existing opening.
- (2) Re-roofing of less than twenty-five (25%) of the total existing roof square footage.
- (3) Replacement of hot water heater, boiler, or furnace, or the replacement of any part of a hot water heater, boiler or furnace with the same efficiency rating, electrical and plumbing requirements.
- (4) Addition or replacement of siding on the exterior of the residential structure.
- (5) Repair or replacement of any nonstructural portion of a deck, porch or stoop.

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<sup>1</sup> Ordinance 184 of 2004.

<sup>2</sup> Ordinance 186 of 2006.

(6) Replacement of an appliance switch or receptacle with a switch or receptacle which is the same or has a like rating.

(7) The addition of one appliance switch or receptacle.

(8) The repair or replacement of any nonstructural member.

(9) The repair or replacement of any sink, toilet, tub, shower or similar plumbing fixture without relocation of any drain or venting device.

(Ordinance 186 adopted April 2006)

Visit this link [www.dli.state.pa.us/landi/laws-regulations/bois/a-45.pdf](http://www.dli.state.pa.us/landi/laws-regulations/bois/a-45.pdf) to view the full text of the Uniform Construction Code.

## EDGMONT TOWNSHIP BUILDING CODE

### EXHIBIT A to Edgmont Township Ordinance No. 184 of 2004

#### INTERNATIONAL RESIDENTIAL CODE

**Table R301.2(1)** in the IRC to read in its entirety as follows:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
ROOF SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY <sup>e</sup>	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP <sup>f</sup>	FLOOD HAZARDS <sup>h</sup>
	Speed <sup>e</sup> (mph)		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>		
30 psf	90	30 % g (gravity)	Severe	36"	Moderate to heavy	Slight to moderate	10 degrees	(a) Ordinance 37 of 1971 amended, supplemented, or re-enacted, (b) Ordinance 141 of 1997, as amended

For SI: 1 pound per square foot = 0.0479 kN/m.02, 1 mile per hour = 1.609 km/h.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table with “very heavy,” “moderate to heavy,” “slight to moderate,” or “none to slight” in accordance with Figure R301.2(6) depending on whether there has been a history of local damage.
- d. The jurisdiction shall fill in this part of the table with “moderate to severe,” “slight to moderate,” or “none to slight” in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.
- e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- f. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- g. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.2.
- h. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.

**Section R309.1** in the IRC to read in its entirety as follows:

“Opening definitely protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than one and three quarters ( $1\frac{3}{4}$ ) inches in thickness or one and a half ( $1\frac{1}{2}$ ) hour fire-rated doors.”

**Section R309.2** in the IRC to read in its entirety as follows:

“Separation required: The garage shall be separated from the residence and its attic area by means of  $\frac{5}{8}$  inch Type X gypsum board installed to a one and a half ( $1\frac{1}{2}$ ) hour rating or equivalent.”

**Section R311.2.2** in the IRC to read in its entirety as follows:

“Under stair protection: Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with  $\frac{5}{8}$ -inch Type X gypsum board.”

**Section R317.1** in the IRC to read in its entirety as follows:

“Two-family dwellings: Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies of not less than  $1\frac{1}{2}$ -hour fire-resistive rating when tested in accordance with ASTM E119 listed in Section S-26.218. Fire-resistive-rated floor ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend to the underside of the roof sheathing.”

**Table R402.2** is amended by the substitution of “3,000 psi” wherever the table reads “2,500 psi”:

<b>TABLE R402.2</b>			
<b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f 'c)</b>			
<b>TYPE OR LOCATION OF CONCRETE CONSTRUCTION</b>	<b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f 'c at 28 days, psi)</b>		
	<b>Negligible exposure</b>	<b>Moderate exposure</b>	<b>Severe exposure</b>
Basement walls <sup>c</sup> and foundations not exposed to the weather	3,000	3,000	3,000 <sup>c</sup>
Basement slabs and interior slabs on grade, except garage floor slabs	3,000	3,000	3,000 <sup>c</sup>
Basement walls <sup>c</sup> , foundation walls, exterior walls and other vertical concrete surfaces exposed to the weather	3,000	3,000 <sup>d</sup>	3,000 <sup>d</sup>
Driveways, curbs, walks, patios, porches, carport slabs, steps and other flatwork exposed to the weather, and garage floor slabs.	3,000	3,000 <sup>d,e</sup>	3,500 <sup>e</sup>

For SI: 1 pound per square inch = 6.895 kPa.

- a. At 28 days psi.
- b. See Table R301.2(1) for weathering potential.
- c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.
- a. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
- b. See Section R402.2 for minimum cement content.

## **EDGMONT TOWNSHIP BUILDING CODE**

### **EXHIBIT B to Edmont Township Ordinance No. 184 of 2004**

#### **INTERNATIONAL BUILDING CODE**

##### **Paragraph 1 of Section 406.1.4 in the IBC to read in its entirety as follows:**

“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 a one and a half (1½) hour fire rated assembly.”

##### **Section 903.2.3 in the IBC to read in its entirety as follows:**

“Use Groups M, S-1 and F-1: Throughout all buildings with a Use Group M, S-1 or F-1 fire area, an automatic fire suppression system shall be provided as follows:

1. Where any Use Group M, S-1 or F-1 fire area, an automatic fire area exceeds 4,000 square feet (1116 m<sup>2</sup>) in area;
2. Where the total combined area of all Use Group M, S-1 or F-1 fire areas on all floors exceeds 8,000 square feet (744m<sup>2</sup>); or
3. Where any Use Group M, S-1, or F-1 fire area is more than three stories above grade.”

##### **Section 903.2.6 in the IBC to read in its entirety as follows:**

“Use Groups M, S-1 and F-1: Throughout all buildings with a Use Group M, S-1 or F-1 fire area, an automatic fire suppression system shall be provided as follows:

1. Where any Use Group M, S-1 or F-1 fire area, an automatic fire area exceeds 4,000 square feet (1116 m<sup>2</sup>) in area;
2. Where the total combined area of all Use Group M, S-1 or F-1 fire areas on all floors exceeds 8,000 square feet (744m<sup>2</sup>); or
3. Where any Use Group M, S-1, or F-1 fire area is more than three stories above grade.”

##### **Section 903.2.8 in the IBC to read in its entirety as follows:**

“Use Groups M, S-1 and F-1: Throughout all buildings with a Use Group M, S-1 or F-1 fire area, an automatic fire suppression system shall be provided as follows:

1. Where any Use Group M, S-1 or F-1 fire area, an automatic fire area exceeds 4,000 square feet (1116 m<sup>2</sup>) in area;
2. Where the total combined area of all Use Group M, S-1 or F-1 fire areas on all floors exceeds 8,000 square feet (744m<sup>2</sup>); or
3. Where any Use Group M, S-1, or F-1 fire area is more than three stories above grade.”

**Section 903.3.1.3 in the IBC to read in its entirety as follows:**

“One- and Two-Family Dwellings: Whenever public water is available, an automatic fire, suppression system designed and installed in accordance with NFPA 13D shall be installed.

Exceptions: Sprinklers shall not be required in required in bathrooms that do not exceed 55 square feet (5.12 m<sup>2</sup>) in area.

**Section 1805.4.2.1 in the IBC to read in its entirety as follows:**

“Concrete strength. Concrete in footings shall have a specified compressive strength of not less than 3,000 psi at 28 days.”

**Table 1904.2.2(2)** is amended by the substitution of “3,000 psi” wherever “2,500 psi” is specified:

<b>TABLE 1904.2.2(2)</b>			
<b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f 'c)</b>			
<b>TYPE OR LOCATION OF CONCRETE CONSTRUCTION</b>	<b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f 'c at 28 days, psi)</b>		
	<b>Negligible exposure</b>	<b>Moderate exposure</b>	<b>Severe exposure</b>
Basement walls <sup>c</sup> and foundations not exposed to the weather	3,000	3,000	3,000 <sup>a</sup>
Basement slabs and interior slabs on grade, except garage floor slabs	3,000	3,000	3,000 <sup>a</sup>
Basement walls <sup>c</sup> , foundation walls, exterior walls and other vertical concrete surfaces exposed to the weather	3,000	3,000 <sup>b</sup>	3,000 <sup>b</sup>
Driveways, curbs, walks, patios, porches, carport slabs, steps and other flatwork exposed to the weather, and garage floor slabs.	3,000	3,000 <sup>b</sup>	3,500 <sup>b</sup>

For SI: 1 pound per square inch = 0.00689 MPa.

- c. Concrete in these locations that can be subjected to freezing and thawing during construction shall be of air-entrained concrete in accordance with Table 1904.2.1.
- d. Concrete shall be air-entrained in accordance with Table 1904.2.1.
- e. Structural plain concrete basement walls are exempt from the requirements for special exposure conditions of Section 1904.2.2 (see Section 1909.1.1).

**Section 1905.1.1 in the IBC to read in its entirety as follows:**

“General: Concrete shall be proportioned to provide an average compressive strength as prescribed by ACI 318, and to satisfy the durability criteria of Section 1904.0. Concrete shall be produced to minimize frequency of strengths below  $f'_c$  as prescribed in Section 1905.6.3.3. The specified compressive strength ( $f'_c$ ) for concrete designed and constructed in accordance with this chapter and shall not be less than 3,000 psi (17238 kPa). Unless otherwise specified,  $f'_c$  shall be based on 28-day strength. If other than 28 days is used in the design, the length of time to reach  $f'_c$  shall be indicated on the construction documents.”

## **EDGMONT TOWNSHIP BUILDING CODE**

### **EXHIBIT C to Edmont Township Ordinance No. 184 of 2004**

#### **INTERNATIONAL PLUMBING CODE**

##### **Section 106.3 in the IPC to read in its entirety as follows:**

“Application for a permit shall be made by the person responsible for the satisfactory completion of such work. Such individual shall appear in person to the Code Official or his assistant(s) and present satisfactory proof of his being a qualified master plumber. Applicant shall then register his or his firm’s name and address with the Code Official and shall pay a registration fee in accordance with the Edgmont Township plumbing fee schedule. A person performing any work covered by this Code on his own home shall not be required to pay a registration fee, but must demonstrate to the Township Code Official qualifications to perform the work to be done. However, a permit, as set forth in this code, shall be required.”

##### **Section 106.3.1 in the IPC to read in its entirety as follows:**

“Construction documents. The application for a permit shall be accompanied by not less than three (3) sets of construction documents. The Code Official is permitted to waive the requirements for filing construction documents where the work involved is of a minor nature. When the quality of the materials is essential for conformity to this code, specific information shall be given to establish such quality, and this code shall not be cited, or the term “legal” or its equivalent used as a substitute for specific information.”

##### **Section 305.6 in the IPC to read in its entirety as follows:**

“Freezing: Water service piping shall be installed below recorded frost penetration but not less than three feet six inches below grade. In climates with freezing temperatures, piping in exterior building walls or areas subjected to freezing temperatures shall be protected against freezing by insulation or heat or both.”

##### **Section 305.6.1 in the IPC to read in its entirety as follows:**

“Sewer depth. Building sewers shall be designed and installed in accordance with PA Code Title 25 and PA Act 537.”

**Section 602.3.3 in the IPC to read in its entirety as follows:**

“Water quality. Water from an individual water supply shall be approved as potable by a recognized testing agency prior to approval of the plumbing system.”

**Section 605.4 in the IPC to read in its entirety as follows:**

- A. Township: “Water distribution pipe. Water distribution pipe shall be brass, copper, or copper tube. Copper tube shall have a weight of not less than copper Type L.”
- B. ICC: “Water distribution pipe. Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. All hot water distribution tubing shall have a minimum pressure rating of 100 psi (690kPa) at 180 degrees F (82 degrees C).”

**Section 701.2 in the IPC to read in its entirety as follows:**

“The water distribution and drainage system structure of any system in which plumbing fixtures are installed shall be connected to a public water main and sewer, respectively, where required by Edgmont Township. Where a public water main is not available, an individual water supply shall be provided. Where a public sewer is not available, a private disposal system that conforms to PA Act 537 shall be provided.”

**Section 1101.2 in the IPC to read in its entirety as follows:**

“All roofs, paved areas, yards, courts and courtyards shall drain into an approved storm water management system.”

**Section 1104.2 in the IPC to read in its entirety as follows:**

“Combined drains and sewers: Combined sanitary and storm drains and/or sewers shall be prohibited.”

**Section 1108.1 in the IPC to read in its entirety as follows:**

“Combined sanitary and storm drains: Combined sanitary and storm drains and/or sewers are prohibited.”

## **EDGMONT TOWNSHIP BUILDING CODE**

### **EXHIBIT D to Edgmont Township Ordinance No. 184 of 2004**

#### **INTERNATIONAL FIRE CODE**

##### **Section 105.6.13 in the IFC to read in its entirety as follows:**

“Permit required: A person shall not engage in the business of dry cleaning without a permit obtained from the Fire Official. No system classified as high or moderate shall be permitted.”

##### **Section 105.6.38 in the IFC to read in its entirety as follows:**

“The equipment, process and operation of the handling of the cellulose nitrate motion picture film, hereinafter referred to as “nitrate film,” shall comply with NFPA 40. No storage of “nitrate film” in excess of twenty-five (25) pounds shall be permitted. Scope: The equipment, process and operation for the handling of any plastic substance, material or compound other than cellulose nitrate film covered by Chapter 42, having cellulose nitrate as a base, by whatever name known, when in the form of blocks, slabs, sheets, tubes or fabricated shapes shall comply with NFPA. No storage of plastic substance or material or compound other than cellulose nitrate film, having cellulose nitrate as a base, in excess of twenty-five (25) pounds shall be permitted.”

##### **Section 306.2 in the IFC to read in its entirety as follows:**

“The equipment, process and operation for the handling of any plastic substance, material or compound other than cellulose nitrate film covered by Chapter 42, having cellulose nitrate as a base, by whatever name known, when in the form of blocks, slabs, sheets, tubes or fabricated shapes shall comply with NFPA. No storage of plastic substance or material or compound other than cellulose nitrate film, having cellulose nitrate as a base, in excess of twenty-five (25) pounds shall be permitted. Permit required: All retailers, jobbers and wholesalers handling more than twenty-five (25) pounds of cellulose nitrate (pyroxylin) plastics shall obtain a permit from the Fire Official. The manufacture of articles of cellulose nitrate (pyroxylin) plastics, including the use of cellulose nitrate (pyroxylin) plastics in the manufacture or assembly of other articles shall be prohibited.”

**Section 307.1.1 in the IFC to read in its entirety as follows:**

“Bonfire material: Bonfires shall not contain any rubbish, garbage, trash, any materials made of or coated with rubber, plastic, leather or petroleum based materials and shall not contain any flammable or combustible liquids. The allowable quantity of wood to be burnt shall be determined by the Fire Official and shall be based upon the fire safety requirements of the situation and the desirable duration of burn.”

**Section 307.4 in the IFC to read in its entirety as follows:**

“Attendance at open fires: Bonfires shall be constantly attended by the person creating the said fire until such fire is extinguished. This person shall have fire extinguishing equipment readily available for use as deemed necessary by the Fire Official.”

**Section 2001.1 in IFC to read in its entirety as follows:**

“Scope: this article shall apply to the storage and handling of protective and decorative finishes or coatings (paints) for industrial, automotive, marine, transportation, institutional, household or other purposes, and the handling and storage of flammable and combustible liquids, certain combustible solids and combustible solids and potential dust explosive conditions. The manufacture of such materials shall not be permitted in Edgmont Township. Sections of Chapter 20 as hereinafter set forth dealing with the manufacturing and processing of said materials shall be deemed deleted insofar as they refer to the manufacture and shall be operative insofar as they refer to the handling, storage and processes.”

**Section 3201.1 in the IFC to read in its entirety as follows:**

“The storage, handling and manufacture of toxic or flammable cryogenic liquids, excluding liquefied petroleum gas as defined in Section F-3802.1, shall not be permitted.”

**Section 3301.1.3 in the IFC to read in its entirety:**

“The manufacture, display, or sale of fireworks shall not be permitted. Rules for the discharge of fireworks shall be Act of 1939 P. L. 134, No. 65, as amended.”

**Section 3606.1 in the IFC to read in its entirety as follows:**

“The equipment, process and operation of storage, handling or processing of magnesium shall not be permitted in Edgmont Township. Magnesium, as herein referred to, shall include the pure metal and alloys of which the major part is magnesium.”

**Section 3701.1 in the IFC to read in its entirety as follows:**

“Highly toxic materials shall not be stored in Edgmont Township. Poisonous gases shall not be stored in Edgmont Township.”

**Section 4201.1 in the IFC to read in its entirety as follows:**

“The equipment, process and operation for the handling of any plastic substance, material or compound other than cellulose nitrate film covered by Chapter 42, having cellulose nitrate as a base, by whatever name known, when in the form of blocks, slabs, sheets, tubes or fabricated shapes shall comply with NFPA. No storage of plastic substance or material or compound other than cellulose nitrate film, having cellulose nitrate as a base, in excess of twenty-five (25) pounds shall be permitted. Permit required: All retailers, jobbers and wholesalers handling more than twenty-five (25) pounds of cellulose nitrate (pyroxylin) plastics shall obtain a permit from the Fire Official. The manufacture of articles of cellulose nitrate (proxylin) plastics, including the use of cellulose nitrate (pyroxylin) plastics in the manufacture or assembly of other articles shall be prohibited.”

**Section 4301.1 in the IFC to read in its entirety as follows:**

“Unstable chemicals shall not be stored in Edgmont Township.”

**Section 4401.1 in the IFC to read in its entirety as follows:**

“The equipment, processes, and operation of storage, handling or processing of magnesium shall not be permitted in Edgmont Township. Magnesium, as herein referred to, shall include the pure metal and alloys of which the major part is magnesium.”

**Sections 4401.2 through 4405.1 in the IFC are deleted.**

**Add Chapter 46 in the IFC to read in its entirety:**

“Scope: The equipment, processes, and operation of manufacturing, storage or handling of matches shall not be permitted in Edgmont Township.”

**EDGMONT TOWNSHIP BUILDING CODE**

**EXHIBIT A to Edgmont Township Ordinance No. 186 of 2004**

**INTERNATIONAL RESIDENTIAL CODE**

**Section R324 shall be added to the IRC and shall read as follows:**

**R324 Automatic fire suppression systems.** Whenever public water is available, an automatic fire suppression system designed and installed in accordance with NFPA 13D shall be installed.

**Exception:** Sprinklers shall not be required in required in bathrooms that do not exceed 55 square feet (5.12 m<sup>2</sup>) in area.

**Section 325 shall be added to the IRC and shall read as follows:**

**325. Roof and other area drainage.** All roofs, paved areas, yards and courtyards shall drain into an approved storm water management system.

**Section P2603.6 in the IRC shall be amended to read as follows:**

**P2603.6 Freezing.** Water service piping shall be installed below recorded frost penetration but not less than three feet six inches below grade. In climates with freezing temperatures, piping in exterior building walls or areas subjected to freezing temperatures shall be protected against freezing by insulation or heat or both.

**Section P2603.6.1 in the IRC shall be amended to read as follows:**

**P2603.6.1. Sewer Depth.** Building sewers shall be designed and installed in accordance with PA Code Title 25 and PA Act 537.

**Section P2901.2 shall be added to the IRC and shall read as follows:**

**P2901.2 Water Quality.** Water from an individual water supply shall be approved as potable by a recognized testing agency prior to approval of the plumbing system.

**EDGMONT TOWNSHIP BUILDING CODE**

**EXHIBIT B to Edgmont Township Ordinance No. 186 of 2004**

**INTERNATIONAL PLUMBING CODE**

**Section 605.4 of the IPC as amended by Ordinance 184 of 2004, is hereby deleted and replaced with the following:**

**605.4 Water distribution pipe.** Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. All hot water distribution tubing shall have a minimum pressure rating of 100 psi (690kPa) at 180 degrees F (82 degrees C).