

## **Chapter 5**

### **Code Enforcement**

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## Part 1

### Uniform Construction Code

#### **§5-101. Intent and Purpose.**

It is the intent and purpose of this Part to promote the general health, safety and welfare of the citizens of this municipality 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 "Code"); and in the Township of Ferguson.

(*Ord. 956, 9/17/2011, §1*)

#### **§5-102. Repeal of *Ord. 808* and *Ord. 832*.**

The provisions of *Ord. 808* and *Ord. 832*, as amended, enacted the 21<sup>st</sup> day of June 2004, and codified as Chapter 5, Parts 1 and 2, of the Code of Ordinances of the Township of Ferguson and, providing for the adoption of the International Building Code/2003, International Fire Code/2003, International Mechanical Code/2003, International Plumbing Code/2003, International Residential Code/2003, and International Fuel Gas Code/2003, are hereby repealed.

(*Ord. 956, 9/17/2011, §2*)

#### **§5-103. Adoption of Codes in Accordance with Act 45, the Pennsylvania Construction Code Act.**

For the purposes set forth in §5-101 it is hereby enacted and ordained that the Township of Ferguson hereby elects to administer and enforce the provisions of the Pennsylvania Construction Act, Act 45 of 1999, 35 P.S. §§7210.101-7210.1103, as amended from time to time, the Uniform Construction Code, contained in 34 Pa.Code, Chapters 401–405, as amended from time to time.

(*Ord. 956, 9/17/2011, §3*)

#### **§5-104. Code Amendments, Deletions, and Alterations.**

1. *Amendments to Chapter 403 Administration.* The Township of Ferguson hereby adopts the following amendments, alterations and deletions to Chapter 403, Administration, of Part XIV, Uniform Construction Code:

A. Section 403.1(b), Exclusions and Exemptions, is amended as follows:

(3) The following structures if the structure has a building area less than 150 square feet and is accessory to a detached one-family dwelling except as might be required by an ordinance adopted under §503 of the Act (35 P.S. §7210.503):

- (i) Carports.
- (ii) Detached private garages.
- (iii) Greenhouses.
- (iv) Sheds.

(8) Is deleted.

(9) Is deleted.

[Adopted by the Township Supervisors of the Township of Ferguson December 8, 1997, by *Ord. 688*]

2. *Amendments to the International Building Code.* The Township of Ferguson hereby adopts the following amendments, alterations and deletions to the International Building Code, 2003 Edition, and its successor codes as adopted by the Pennsylvania Construction Code Act or Uniform Construction Code:

A. Section 903.2.14 is added to read as follows:

An automatic fire suppression system shall be provided throughout all buildings of Use Group B when more than three stories or 35 feet in height or more than 10,000 square feet per floor in accordance with §903.3.1.1.

[Adopted by the Township Supervisors of the Township of Ferguson December 8, 1997, by *Ord. 686*]

B. Section 1608.2 is hereby amended to add the following sentence to this Section:

Since the ground snow load for the Centre Region as defined by Figure 1608.2 is defined as “CS” by virtue of elevation, the ground snow load  $P_g$  to be used in determining the design snow loads for roofs in accordance with this code is 40 per square foot.

[Adopted by the Township Supervisors of the Township of Ferguson December 8, 1997, by *Ord. 686*]

3. *Amendments to the International Residential Code.* The Township of Ferguson hereby adopts the following Appendices for the International Residential Code, 2003 Edition, and its successor codes as adopted by the Pennsylvania Construction Code Act or Uniform Construction Code:

Appendix K: Sound Transmission

[Adopted by the Township Supervisors of the Township of Ferguson December 8, 1997, by *Ord. 688*]

(*Ord. 956, 9/17/2011, §4*)

#### **§5-105. Code Board of Appeals.**

A Board of Appeals is hereby established in accordance with the Centre Region Council of Governments Centre Region Housing and Code Board of Appeals Articles of Agreement dated September 27, 2004.

(*Ord. 956, 9/17/2011, §5*)

#### **§5-106. Fees.**

Fees assessable by the municipality for the administration and enforcement undertaken pursuant to this Part and the Code shall be established by the governing body by resolution from time to time.

(*Ord. 956, 9/17/2011, §6*)

## **Part 2**

**[Reserved]**



### Part 3

## Building Safety and Property Maintenance Code

#### §5-301. Intent and Purpose.

It is the intent and purpose of this Part to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the municipality. This code is designed to cover every facet of housing and property maintenance in order to insure those persons in or visiting the municipality are provided with a safe and sanitary environment.

(Ord. 932, 5/3/2010, §102)

#### §5-302. Adoption of the Centre Region Building Safety and Property Maintenance Code 2010 Edition.

It is hereby adopted by the municipality for the purposes set forth in §5-301 that certain code known as the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as promulgated by the Centre Region Council of Governments, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the municipality or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, are set forth in the copy presently on file in the office of the municipal manager, and are hereby adopted as fully as if set forth in length herein, and from the date on which this Part shall take effect, the provisions thereof shall be controlling within the limits of the municipality, except as modified by this Part and any subsequent amendments thereto.

(Ord. 932, 5/3/2010, §102)

#### §5-303. Amendments to Building Safety and Property Maintenance Code.

The following sections are amended, deleted or altered as follows:

A. The title of Table 404.5.1 Minimum Habitable Space (square feet) applies to all properties receiving a rental housing permit for the first time after January 1, 1998, the following minimum habitable space requirements shall apply:

**Table PM 404.5.1**  
**Minimum Habitable Space (square feet)**

Space/Occupant	1	2	3	4	5	6	Or More
Living Room, Dining Room and Kitchen Combined	50	100	250	250	250	310	310
Bedroom	70	120	150	200	250	300	(a)

Space/Occupant	1	2	3	4	5	6	Or More
TOTAL:	120	220	400	450	500	610	310+(a)

(a) = plus 50 additional square feet per occupant

B. Table 404.5.2 is deleted.

(*Ord. 932*, 5/3/2010; as added by *Ord. 948*, 2/22/2011, §2)