



BLOOMING GROVE TOWNSHIP
PIKE COUNTY,
PENNSYLVANIA

ORDINANCE NO. 46
(Codified 12/02/96)
1993

Blooming Grove Township Building Code

AN ORDINANCE AMENDING THE BLOOMING GROVE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, BUILDING CODE, (ORDINANCE NO. 41 OF 1993 AS AMENDED) TO REVISE PENALTIES FOR VIOLATIONS, UPDATED PLAN CONTENT STANDARDS TO REQUIRE A SURVEY IN CERTAIN CASES, REVISE CERTIFICATE OF USE REQUIREMENTS, AND REQUIRE FOOTERS FOR PIERS.

Be It Enacted And Ordained By The Board Of Supervisors Of Blooming Grove Township, Pike County, Pennsylvania, under the authority of the Second Class Township Code Act, of May 1, 1933 (P.L. 103 NO. 60) as amended, that the Blooming Grove Township Code (Ordinance No. 41 Of 1993, as amended) is hereby amended as follows:

BLOOMING GROVE TOWNSHIP

PIKE COUNTY,
PENNSYLVANIA

ORDINANCE NO. 41

Blooming Grove Township Building Code

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AUTHORITY AND TITLE

This Ordinance is adopted under the authority established by the Pennsylvania Second Class Township Code, Act of May 1, 1933, P.L. 103, as amended. This Ordinance shall be known as the "Blooming Grove Township Building Code," may be cited as such, and is referred to herein as "this code."

SECTION 1 - Adoption of Building Code

There is hereby adopted by the Township of Blooming Grove for the purposes of establishing rules and regulations for the construction, prefabrication, alteration, repair, removal, demolition, equipping, occupancy, and maintenance of buildings and structures, including permits and penalties that certain building code known as The BOCA National Building Code, 1993 as prepared and published by Building Officials and Code Administrators International, Inc. being particularly the Twelfth Edition thereof and the whole thereof, save and except those portions which are specifically deleted, modified, or amended by this code, and further adopt, to be applicable to one and two family dwellings, those portions of the CABO One and Two Family Dwelling Code, as prepared and published by The Council of American Building Officials, being particularly the 1992 Edition thereof, and the whole thereof, save and except those portions which are specifically deleted, modified, or amended by this code. The applicable provisions thereof shall be controlling in the construction of all buildings and structures therein contained within the corporate limits of the Township of Blooming Grove.

In cases where the building official determines that the One and Two Family Dwelling Code, 1992 does not adequately address a specific construction specification or concern, the National Building Code shall be applied.

1.1 Updated Standards

Any standards which are applied by this code and which are updated or amended by newly issued editions of The BOCA National Building Code, 1993 or the CABO One and Two Family Dwelling Code, 1992 shall, upon said issuance by the Building Officials and Code Administrators International, Inc., or The Council of American Building Officials, respectively supersede and replace the subject standards of this code. However, no new Parts, Chapters, or Sections issued by The Council of American Building Officials or the Building Officials and Code Administrators International, Inc., shall be included in this code unless specifically adopted by amendment of this Ordinance.

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1.2 Alternate Materials and Systems

The provisions of this code are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction not specifically prescribed by this code, provided the Board of Supervisors determines that the proposed alternate materials, appliances, equipment or methods of design or construction are at least equivalent of that prescribed in this code in suitability, quality, strength, effectiveness, fire resistance, durability, dimensional stability, safety and sanitation. The Board of Supervisors may require that evidence or proof be submitted to substantiate any claims that may be made regarding the proposed alternate. Determination of equivalence shall be based on design or test methods or other such standards approved by the Board of Supervisors. The building official may accept as supporting data to assist in this determination duly authenticated reports from the Building Officials and Code Administrators International, Inc., Southern Building Code Congress International, Inc., International Conference of Building officials, the National Evaluation Service Committee of the Council of American Building Officials, acceptance documents from the U.S. Department of Housing and Urban Development or from other approved authoritative sources for all materials or assemblies proposed for use which are not specifically provided for by this code. The costs of all tests, reports, and investigations required under these provisions shall be paid by the applicant.

SECTION 2 - Inconsistent Ordinances Repealed

Ordinances or parts thereof in force at the time that this Ordinance shall take effect and inconsistent herewith, are hereby repealed.

SECTION 3 - Applicability

Except as otherwise provided herein, this Ordinance shall apply to all residential structures including decks and open porches, whatsoever; and to all business and commercial structures, including decks and open porches whatsoever. The provisions of this code shall not be deemed to nullify any provisions of the Blooming Grove Township Zoning Ordinance or any other Township ordinances governing the location, use or occupancy of buildings or structures, except as is specifically required by the provisions of this code.

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SECTION 4 - Savings Clause

The provisions of this Ordinance and all amendments thereto shall be severable, and if any of the provisions thereof shall be held to be unconstitutional, invalid or illegal, by any court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as legislative intent that this Ordinance would have been enacted had such constitutional, invalid or illegal provisions not been included therein.

SECTION 5 - Validity

The invalidity of any section or provisions of this Ordinance or of the building code hereby adopted shall not invalidate other sections or provisions thereof.

SECTION 6 - Violations and Penalties

6.1 Unlawful Acts

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, occupy any building or structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

6.2 Notice of Violation

The building official shall serve, or cause to be served, a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

6.3 Prosecution of Violation

If the notice of violation is not complied with as stipulated in the notice, the building official shall request the legal counsel of the Township to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

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6.4 Penalties

Notwithstanding any provisions to the contrary in the building codes adopted by this ordinance, any person, partnership or corporation who or which has violate or permitted the violation of any of the provisions of this Ordinance or the building codes adopted hereby shall upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than one thousand (\$1000.00) dollars plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied, or be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation. All judgments, costs, and reasonable attorney fees collected for the violation of this Ordinance shall be paid over to the Township.

6.5 Abatement of Violation

The imposition of the penalties herein prescribed shall not preclude the legal counsel of the Township from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal occupancy of a building, structure, or premises or to stop an illegal act, conduct, or occupancy of a building or structure on or about any premises.

SECTION 7 - Definitions

When used in connection with this code the following words and terms shall have the meaning set forth herein. Words and terms defined by other Township Ordinances shall apply specifically to the standards and regulations established by those Ordinances, and shall not be considered in conflict with the definitions contained herein. All material dimensions will be considered to be nominal sizes.

7.1 TOWNSHIP - The Township of Blooming Grove.

7.2 LEGAL COUNSEL - The Attorney for the Township of Blooming Grove.

7.3 LIVING SPACE or LIVING AREA - That area completely enclosed by walls, floor and roof which is used or designed or intended to be used for human habitation for living, sleeping cooking or eating purposes or any combination thereof. Any crawl space or any other area with a ceiling

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height of less than five (5) feet shall not be considered living space or living area. Attached garages shall not be considered living space.

- 7.4 FROST LINE** - Four feet (48 inches) below the surface of the ground or at bedrock, whichever is closer to the surface.
- 7.5 BOCA** - The definitions contained in Article 2, Section 200.0 and Section 201.0 of The BOCA National Building Code, 1993 as cited in Section 1 of this code, are incorporated herein by reference as if fully set out at length herein; and shall be updated in accord with Section 1.1 of this code.
- 7.6 CABO** - The definitions contained in Chapter 1, Section R-118 of the CABO One and Two Family Dwelling Code, 1992, as cited in Section 1 of this code, are incorporated herein by reference as if fully set out at length herein; and shall be updated in accord with Section 1.1 of this code.
- 7.7 USE GROUP CLASSIFICATION** - The classification of a building or structure based on the purpose for which it is occupied and as defined and established by the BOCA National Building Code, 1993. (Note: Use Group Classification is separate and distinct from the Schedule of Uses established and regulated by the Blooming Grove Township Zoning Ordinance.)

SECTION 8 - Establishment of Office of Building Official

8.1 Building Official

The office of building official is hereby created and the executive official in charge shall be known as the building official.

8.2 Appointment

The building official shall be appointed by the Supervisors of the Township. This appointment shall continue during good behavior and satisfactory service. He shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges.

8.3 Acting Building Officer

During temporary absence or disability of the building official the appointing authority shall designate an acting building official.

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SECTION 9 - Qualifications of Building Official

To be eligible to appointment, the candidate for the position shall have had experience as an architect, structural engineer, building inspector or superintendent of building construction, contractor or journeyman in the building trades with at least four (4) years of journeyman experience. He shall be in good health, physically capable of making the necessary examinations and inspections. He shall not have any interest whatsoever directly or indirectly, in the sale of manufacture of any material, process or device entering into or used in or in connection with building construction, alterations, removal and demolition.

SECTION 10 - Duties of Building Official

10.1 Duties

The building official shall receive applications required by this code, issue permits and furnish the prescribed certificates. He shall examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the building code. He shall, when requested by proper authority, or when the public interest so requires, make investigations in connection with matters referred to in the building code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction, or to require adequate exits facilities in buildings and structures, he shall issue such notices or orders as may be necessary.

10.2 Inspections

Inspections required under the provisions of the building code shall be made by the building official or his duly appointed assistant. Where possible, inspections shall be made within one (1) day (excluding Saturdays, Sundays and holidays) of the receipt of the request. In no event shall inspection be more than three (3) days (excluding Saturdays, Sundays and holidays) from the receipt of the request. The building official may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. No certificate called for by a provision of this building code shall be issued on such reports unless the same are in writing and certified to be a responsible officer of such services.

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- A. Types of Inspections - For on-site construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.
- B. Footer Inspection - Commonly made after poles or piers are set or trenches or basement areas are excavated and forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The footer inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.
- C. Foundation Inspection - Commonly made after the foundations or piers are installed and completed but prior to any backfilling or the initiation of any framing.
- D. Frame and Masonry Inspection - Commonly made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place.
- E. Other Inspections - In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the Township.
- F. Final Inspection - Commonly made after the building is completed and ready for occupancy.

10.3 Records

The building official shall keep comprehensive records of applications, of permits issued, of certificates issued, of inspections made, of reports rendered, and of notices or orders issued. He shall retain on file copies of required plans and all documents relating to building work so long as any part of the building or structure to which the relate may be in existence.

10.4 Public Inspection

All such records shall be open to public inspection for good and sufficient reasons during normal office hours, but shall not be removed from the office of the building official without his written consent.

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10.5 Reports

The building official shall make written reports to the Board of Supervisors once each month, or more frequently if requested, including statements of permits and certificates issued, and orders promulgated.

SECTION 11 - Liability of Building Official

The building official or any employee charged with the enforcement of this Code, acting in good faith and without malice for the Township in the discharge of his duties, shall not render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of an act required or by reason of any act or omission in the discharge of his duties. Any suit brought against the building official or employee, because of any such act or omission performed by him in the enforcement of any provisions of this code, shall be defended by the Township until final termination of the proceedings and any judgement thereof shall be assumed by the Township.

This code shall not relieve or lessen the responsibility of an owner, operator or controller of a building for any damages to the person or property caused by defects, nor shall the building department or its jurisdiction be held to assume any such liability by reason of inspection or permits authorized by this code.

SECTION 12 - Cooperation of Other Officials

The building official may request and shall receive so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the Township.

SECTION 13 - Right of Entry

Upon presentation of proper credentials, the building official or his duly authorized representatives may enter at reasonable times any building, structure or premises in the jurisdiction to perform any duty imposed upon him by this code.

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SECTION 14 - Fees and Permits

14.1 Permit Required

A permit shall be obtained before beginning the construction, alteration or repair of any building or structure. All permit applications shall be made on forms furnished by the building official.

Permits shall not be required for ordinary, nonstructural repairs or routine maintenance. A permit shall not be required for the addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, or mechanical or other similar work as determined by the building official.

A permit shall not be required for electrical wiring; however, a inspection certificate must be provided by the applicant in accord with section 21 of this code.

14.2 Form of Application

The application for a permit shall be submitted in such form as the code official prescribes and shall be accompanied by the required fee as prescribed in Section 14.4.

14.3 By Whom Application Is Made

Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either. If the application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner or the qualified applicant witnesses by the code official or his designee to the effect that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. The full names and addresses of the owner, lessee, applicant, and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application.

14.4 Permit Fees

Permit fees shall be established by resolution of the Board of Supervisors. No permit as required by this code shall be issued until the fee prescribed in this ordinance shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, shall have been paid. Permit fees shall not be refundable.

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14.5 Expiration

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six (6) months, and is completed within one (1) year from the issue date of the permit. In order to renew work on a permit which has expired, the permittee shall pay a new, full permit fee.

A permittee, holding an unexpired permit, may apply for a one-time extension, provided he can show good and satisfactory reasons, and beyond his control the work cannot be completed within the one-year period from the issue date. The renewal fee therefore shall be prorated in accord with the amount required for a new permit for such work compared to the amount of work completed, and provided no changes have been made in the original plans and specifications for such work, in which case the full fee shall be charged.

14.6 Permit Validity

The issuances of a permit shall not authorize the violation of any of the provisions of this code.

14.7 Revocation of Permits

The building official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.

14.8 Approval of Part

The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the entire plans and specifications for the entire building or structure have been submitted, provided adequate information and detailed statements have been filed complying with all the pertinent requirements of this code. The holder of such permit for the foundations or other part of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

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14.9 Amendments to Application

Subject to the limitation of Section 14.5, amendments to a plan, application or other records accompanying the same shall be filed at any time before completion of the work for which the permit is sought or issued. Such amendments shall be deemed part of the original application and shall be filed therewith.

SECTION 15 - Plans

15.1 Plans Required

A. Pre-Construction Plans

The applicant shall submit to the building official such plans as may be required by the building official to detail the proposed construction for determination of compliance with this code. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a plot plan drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and of every existing building on the property. The building official may require such additional plans and information deemed necessary to confirm compliance with this code.

B. Lot Corner and Building Corner Identification

The application for a building permit shall not be considered complete until the applicant conspicuously marks all corners of the lot and flags all lot lines from which all setback distances must be determined, and the corners of the proposed construction are prominently identified on the lot. The location of the lot corners must be based on a survey prepared by a Professional Land Surveyor registered in the Commonwealth of Pennsylvania, and all property corners shall be identified on the lot with markers not less than twenty-four (24) inches in length and being solid steel rods not less than one-half (1/2) inch in diameter, steel pipes not less than three-fourths (3/4) inch in diameter, or such other marker approved by the Township.

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C. Foundation Plan Required - - Survey

Prior to the commencement of rough framing or the placement of any pre-fabricated structure, the applicant shall submit to the building official a surveyed foundation plan prepared by a Professional Land Surveyor registered in the Commonwealth of Pennsylvania. For the purposes of this code, foundation shall include the standard foundation types regulated by this code, piers, slabs and any other support structures required by this code.

A foundation plan shall not be required in the following cases:

1. A survey with the required information is on file with the Township, in which case the building official may rely upon such survey.
2. Any structure for which the building code requires no foundation, pier, slab, or other support structure.

For sites greater than two (2) acres in size, only boundary lines less than one hundred (100) feet from the proposed construction need be surveyed and shown on the foundation plan.

D. Foundation Plan Contents

The foundation plan shall be prepared at a standard scale which best shows the information required, and shall include, at a minimum, the following information:

1. Name and address of the property owner.
2. Name, seal, and signature of the Professional Land Surveyor who prepared the plan; and the date the plan or any plan revision was prepared.
3. Subdivision name and lot number, and County Tax Map Number including map, block, and lot number.
4. Lot dimensions, in the nearest one-tenth ($1/10^{\text{th}}$) foot, using bearings, distance and curve information, along with the total area of the lot in square feet or acres.
5. All existing and proposed buildings on the lot.
6. Map scale and North arrow.

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7. Setback lines required by the Township Zoning Ordinance.
8. Name, right-of-way width and any other details of adjoining roads.
9. Any existing or proposed drainage easements, and any streams or other water bodies.
10. Any identified wetlands.
11. The foundation of the structure for which the permit is issued with offset distances to accurately locate the foundation on the property.

E. Information Validity

The applicant shall certify to the building official that the information on all applications, plans, and other documents submitted by the applicant are true and correct, and the building official may reasonably rely on the said information in issuing a building permit. As provided in Section 11 of this Code, the building official or any employee charged with the enforcement of this Code shall not be liable for any circumstances arising from any information provided by the applicant.

15.2 Plans on Job Required

A copy of approved plans, when required by the building official, shall be kept on the site of the building or work at the time of inspection.

15.3 Engineering Details

The building official shall require to be filed adequate details of structural, mechanical, and electrical work, including computations, stress diagrams and other essential technical data. All engineering plans and computations shall bear the signature and seal of the engineer or architect responsible for the design as required by this code.

SECTION 16 - Permit Posting

The permit holder or his agent shall post the building permit and inspection record on the job site in an accessible and conspicuous place to allow the building official to make the required entries. The record shall be maintained by the permit holder until the final inspection has been made and approved.

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SECTION 17 - Stop Work Orders

Upon notice from the building official, work on any building, structure, or any system that is being done contrary to the provisions of this code shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the specific violations and the conditions under which work may be resumed. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work.

SECTION 18 - Professional Architectural and Engineering Services

18.1 General

If the building official determines that the design for new construction work, alteration, repair, expansion, addition, or modification work requires the involvement of a professional architect or engineer, as defined by the statutory requirements of the professional registration laws of the Commonwealth, the plans for said work shall be prepared by professional architects or engineers as licensed by the Commonwealth. All plans, computations and specifications required for a building permit application for such work shall be prepared by or under the direct supervision of a registered architect or engineer and bear that architect's or engineer's signature and seal in accordance with the Commonwealth's statutes and regulations governing the professional registration and certification of architects or engineers.

18.2 Special Professional Services

Where applications for unusual design or magnitude of construction are filed or where code reference standards require special architectural or engineering inspections, the building official is authorized to require full-time project representation by an architect or engineer. This project representative shall keep daily records and submit reports as required by the code official.

18.3 Building Permit Requirement

This special professional service requirement shall be determined prior to the issuance of the building permit and shall be a requisite for the permit issuance.

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18.4 Inspection Services

The building official, upon authorization by the Board of Supervisors, have the right to retain the services of any architect, engineer, or other qualified inspector to ascertain compliance with this code.

18.5 Fees and Costs

All fees and costs related to the performance of special professional and/or inspection services shall be borne by the property owner.

SECTION 19 - Certificate of Use and Occupancy

19.1 New Buildings

A building or structure hereinafter erected shall not be occupied in whole or in part until the certificate of occupancy shall have been issued by the building official.

19.2 Buildings Hereafter Altered

A building or structure hereafter enlarged, extended or altered to change from one use group as defined in the Code to another or to a different category within the same use group, in whole or in part, and a building or structure hereafter altered for which a certificate of occupancy has not been heretofore issued, shall not be occupied until the certificate shall have been issued by the building official, certifying that the work has been completed in accordance with the provisions of the approved permit. Any occupancy, which was not discontinued during the work of alteration, shall be discontinued within thirty (30) days after the completion of the alteration unless the required certificate is secured from the building official.

19.3 Existing Buildings

Upon written request from the owner of an existing building or structure, the building official shall issue a certificate of occupancy, provided there are not violations of law or orders of the building official pending, and it is established after inspection and investigation that the alleged occupancy of the building or structure has heretofore existed. This code shall not require the removal, alteration, or abandonment of, or prevent the continuance of, the occupancy of a lawfully existing building or structure, unless such occupancy is deemed to endanger public safety and welfare.

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19.4 Changes in Occupancy

After a change in use group classification has been made in a building or structure, the reestablishment to a prior use group classification that would not have been legal in a new building of the same type of construction is prohibited unless the building complies with all applicable provisions of this code.

19.5 Applications, Issuance, and Contents of Certificate

All applications for a certificate of occupancy shall be in writing and shall be filed with the building officer on forms prescribed by the Township. No certificate shall be issued until the building officer has certified that the construction complies with this Code and other applicable ordinances. When a building or structures entitled thereto, the building official shall issue certificate of occupancy within ten (10) days after written application. The certificate shall certify compliance with the provisions of this code. The certificate of occupancy shall specify the use group classification as defined by this code, the type of construction, and any special stipulations and conditions of the building permit.

SECTION 20 - Elimination of Referenced Code Sections

20.1 The BOCA National Building Code

The following sections of The BOCA National Building Code, 1993 as cited in Section 1 of this code are hereby specifically deleted from this code and shall not be enforced by the Township of Blooming Grove unless otherwise established by this Ordinance:

- A. Article 1 - Administrative and Enforcement: entire article, all sections.
- B. Article 5 - General Building Limitations: entire article, all sections except Section 510.0 Awnings and Canopies which shall be included in this building code.
- C. Article 6 - Special Use and Occupancy Requirements: entire article, all sections.
- D. Article 7 - Interior Environmental Requirements: entire article, all sections.
- E. Article 10 - Fire Protection Systems: entire article, all sections.

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- F. Article 13 - Materials and Tests: entire article, all sections.
- G. Article 25 - Mechanical Equipment and Systems: entire article, all sections.
- H. Article 26 - Elevator, Dumbwaiter and Conveyor Equipment, Installation and Maintenance: entire article, all sections.
- I. Article 27 - Electrical Wiring, Equipment and Systems: entire article, all sections.
- J. Article 28 - Plumbing Systems: entire article, all sections.
- K. Article 29 - Signs: entire article, all sections.
- L. Article 30 - Precautions During Building Operations: entire article, all sections.
- M. Article 31 - Energy Conservation: entire article, all sections.

20.2 CABO One and Two Family Dwelling Code, 1992

The following sections of the CABO One and Two Dwelling Building Code, 1992, as cited in Section 1 of this code, are hereby specifically deleted from this code and shall not be enforced by the Township of Blooming Grove unless otherwise established by this Ordinance:

- A. Part I - Administrative: entire part, entire chapter, all sections except Section R-118 Definitions which shall be included in this building code.
- B. Part IV - Mechanical: entire part, all chapters and all sections.
- C. Part V - Plumbing: entire part, all chapters and all sections.
- D. Part VI - Electrical: entire part.
- E. Part VII - Energy Conservation: entire part, entire chapter, all sections.

SECTION 21 - Electrical Inspection

It shall be the responsibility of the owner to provide to the building official a "Certificate of Electrical Inspection" confirming compliance with applicable electrical standards and requirements as set forth in the latest edition of the National Electrical Code. Said certificate shall be issued by an individual or firm as approved by the Pennsylvania Power and Light Company. No certificate of occupancy shall be issued until said certificate is provided by the owner.

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SECTION 22 - Energy Conservation

The Township does not enforce the provisions of Pennsylvania Act 222 of 1980 which sets minimum energy conservation standards. The owner shall certify to the Township that all construction will comply with Pennsylvania Act 222, as amended, with regard to energy conservation.

SECTION 23 - Smoke Alarms

All smoke detectors shall be of a type meeting the latest requirements of the National Fire Protection Association.

23.1 Standard

Automatic smoke detectors of an approved type shall be provided and shall be located to be effectively heard above all other sounds, by all the occupants, in every occupied space within the building. At a minimum the number of detectors installed shall be in accord with this Section 23, however, if the Building Official so determines necessary, additional detectors shall be installed to meet this standard.

23.2 Residential

One (1) detector shall be installed on each floor, including basement, of any residential building. Such detector shall generally be placed near sleeping quarters, but shall comply with the standard in Section 23.1.

23.3 Non-Residential

One (1) detector shall be installed on each floor, including basement, of any non-residential building, plus one (1) additional detector installed for each one-thousand (1,000) square feet of floor area, or portion thereof, in excess of one-thousand (1,000) square feet.

SECTION 24 - Mobile Homes and Mobile Commercial Structures

All mobile and manufactured homes and mobile and manufactured commercial structures shall be affixed to a masonry, frost free foundation as required by this code for other habitable structures. This standard shall not apply to mobile homes located in a mobile home park as regulated by other Township ordinances.

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SECTION 25 - Prefabricated Construction

All prefabricated structures, buildings and assemblies (herein referred to as "assembly") shall comply with the requirements of this code. A certificate of approval by an approved agency shall be furnished with every prefabricated assembly, except where all elements of the assembly are readily accessible to inspection at the site. Placement of prefabricated assemblies at the building site shall be inspected by the building official to determine compliance with this code, and a final inspection shall be provided in accordance with Section 10.2 of this code.

SECTION 26 - Bulk and Density Requirements for Residential, Commercial and Industrial Development

All buildings, structures, and additions to existing buildings and structures, whether temporary or permanent, constructed within Blooming Grove Township shall conform with the bulk and density requirements as established by the "Blooming Grove Township Zoning Ordinance", Ordinance No. 31, and any amendments thereto.

SECTION 27 - Moved Structures

Buildings and structures moved into or within the Township shall comply with the provisions of this code for new buildings and structures and shall not be occupied in whole or in part until the certificate of occupancy shall have been issued by the building official.

SECTION 28 - Demolition

Upon completion of demolition, all debris, lumber, equipment, supplies, fixtures, etc., shall be completely removed from the premises. All pits, ditches, basement, etc., shall be backfilled with earth or suitable material to return the land to its original contour and shall be graded to properly drain so that there are no areas where water may be ponded. In the event the owner intends to rebuild, those portions or parts of the existing building which conform to the various other provisions of this code may be re-used in the new construction.

SECTION 29 - Emergency Measures

29.1 Vacating Structures

When, in the opinion of the building official, there is actual and immediate danger of failure or collapse of a building or structures or any part thereof which would endanger life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the inmates and occupants to vacate the same forthwith. The building official shall cause to be posted at each entrance to such building a notice reading as follows: "This structure is unsafe and its use occupancy has been prohibited by the Blooming Grove Building Official." It shall be unlawful for any person to enter such building or structure except for the purpose of making the required repairs or of demolishing the same.

29.2 Temporary Safeguards

When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, the building official shall cause the necessary work to be done to render such building or structure or part thereof temporarily safe, whether or not the legal procedure herein described has been instituted.

29.3 Closing Streets

When necessary for the public safety, the building official shall temporarily close sidewalks, streets, buildings and structures and places adjacent to such unsafe structure, and prohibit the same from being occupied.

29.4 Emergency Repairs

For the purposes of this section, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

29.5 Costs of Emergency Repairs

Costs incurred in the performance of emergency work shall be paid from the treasury of the Township on certificate of the building official. The legal counsel of the Township shall institute appropriate action against the owner of the premises where the unsafe building or structure is or was located for the recovery of such costs.

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SECTION 30 - Minimum Dwelling Area

New single-family dwellings and each dwelling unit in any new or converted two-family dwelling or any new or converted multi-family dwelling structure shall contain a minimum living space area of five hundred (500) square feet.

SECTION 31 - Americans With Disabilities Act

Compliance with the United States Americans With Disabilities Act of 1990, as amended, shall be the responsibility of the permittee.

SECTION 32 - Piers As Foundations

Piers used as foundations shall be frost free and shall be eight (8) inches or greater in diameter. All piers shall have frost free poured concrete pads of a size not less than twenty-four (24) inches on each side and of a thickness of at least eight (8) inches shall be provided. Said pads shall not be required in cases where the pier will be set directly on bedrock.

SECTION 33 - Posts For Decks And Porches

Any deck or porch with a floor elevated to a height of six (6) feet or more, and all enclosed porches, shall be supported by an adequate number of posts not less than six (6) inches square with adequate diagonal bracing. Decks and unenclosed porches with a floor elevated to a height of less than six (6) feet shall be supported by an adequate number of posts not less than four (4) inches square.

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SECTION 34 - Date of Effect

This ordinance shall take effect five (5) days after enactment.

Ordained and Enacted into law by the Board of Supervisors of Blooming Grove Township, Pike County, Pennsylvania, on this 2nd Day Of December, 1996.

SUPERVISORS OF BLOOMING GROVE TOWNSHIP

ATTEST