

ORDINANCE NO. 85

AN ORDINANCE ADOPTING THE UNIFORM CONSTRUCTION CODE AS THE MUNICIPAL BUILDING CODE OF HAYCOCK TOWNSHIP AND REQUIRING PERSONS APPLYING FOR A ZONING USE AND OCCUPANCY PERMITS IN HAYCOCK TOWNSHIP TO OBTAIN SERVICES AT A CONSTRUCTION CODE OFFICIAL OR THIRD PARTY AGENCY TO CERTIFY PLANNING REVIEW AND INSPECTION FOR COMPLIANCE WITH THE UNIFORM CONSTRUCTION CODE

BACKGROUND

A. The Pennsylvania Construction Code Act, Act 45 of November 10, 1999, provides for the establishment of a Uniform Construction Code which applies to the construction, alteration, repair and occupancy of all buildings in the Commonwealth of Pennsylvania including the Township of Haycock.

B. Section 301 of the Act provides for the adoption of the 1999 Building Officials and Code Administrators International, Inc. ("BOCA") National Building Code, 14th Edition, as the Uniform Construction Code and further provides for the same to be amended, from time to time, by the Pennsylvania Department of Labor and Industry.

C. Section 501(e) of the Act provides regulations concerning non-municipal administration and enforcement of the Uniform Construction Code.

D. The Board of Supervisors of Haycock Township by this enactment intends to establish the 1999 BOCA Building Code, 14th Edition, and

subsequent editions of same as the Building Code of Haycock Township and to provide for non-municipal administration of the Code.

NOW THEREFORE, in consideration of the foregoing, it is ORDAINED and ENACTED by the Board of Supervisors of Haycock Township as follows:

1. The 1999 BOCA National Building Code, 14th Edition, ("BOCA Building Code") is hereby adopted as the Building Code of Haycock Township, Bucks County, Pennsylvania, for the construction, alteration, repair and occupancy of all buildings in Haycock Township. The BOCA Building Code shall continue in force and effect until such time as the Pennsylvania Department of Labor and Industry promulgates regulations establishing a Uniform Construction Code after which the Uniform Construction Code shall control the construction, alteration, repair and use of all buildings in Haycock Township.

2. All persons who apply for a zoning permit or occupancy permit for a one or two family dwelling unit, utility and miscellaneous use structures within the Township shall be notified of their obligation to obtain the services of a construction code official or third party agency with appropriate categories of certification to conduct plan review and inspections of all construction. "Construction Code Official" shall mean an individual certified by the Pennsylvania Department of Labor and Industry to perform plan review of construction documents, inspect construction or administer and enforce codes and regulations. "Third party agency" shall mean a person, firm or corporation certified by the Department of Labor and Industry as a Construction Code Official and contracted to perform plan review of

construction documents, inspect construction or administer and enforce codes and regulations under the Uniform Construction Code.

3. For one family and two family dwelling units and utility and miscellaneous use structures, all of the following five inspections shall be required:

- (a) Foundation inspection;
- (b) Plumbing, mechanical and electrical inspection;
- (c) Frame and masonry inspection;
- (d) Wall board inspection;
- (e) Final inspection.

The final inspection shall not be deemed approved until all previous inspections have been successfully completed and passed.

4. It shall be the responsibility of the owner of structures other than one or two family units and utility and miscellaneous use structures, to obtain the services of the Pennsylvania Department of Labor and Industry or a third party agency with appropriate categories of certification under contract to the Department of Labor and Industry to conduct the plan review and inspections required by the Uniform Construction Code.

5. A copy of the final inspection report shall be provided to Haycock Township, the property owner, the builder, and to a lender designated by the builder.

6. No occupancy permit or certificate of occupancy shall be issued for a building which has been constructed, altered or repaired as defined in the BOCA Building Code or Uniform Construction Code unless the Township receives a final inspection report certifying that all

inspections required by this Ordinance, the BOCA Building Code and/or the Uniform Construction Code have been successfully completed and passed. Additionally, no occupancy permit or certificate of occupancy shall be issued for any new construction unless the Township is supplied with certification that the building constructed meets all of the applicable accessibility provisions of the BOCA Building Code and, when in effect, the Uniform Construction Code.

7. This Ordinance shall be effective at 12:00 o'clock midnight December 31, 1999.

RESOLVED and ENACTED by the Board of Supervisors of Haycock Township this 3rd day of January 2000.

ATTEST:

HAYCOCK TOWNSHIP
BOARD OF SUPERVISORS

Nancy M. Yodis
Nancy M. Yodis,
Township Secretary

Kathleen M. Babb
Kathleen M. Babb, Chairman

Earl D. Winters
Earl D. Winters, Vice-Chairman

Michael Lennard
Michael Lennard