

ORDINANCE NO. 94-05-05

AN ORDINANCE OF THE BOROUGH OF LANGHORNE MANOR ESTABLISHING A BUILDING CODE, ADOPTING STANDARDS FOR GENERAL CONSTRUCTION AND ELECTRICAL CONSTRUCTION, AUTHORIZING INSPECTIONS AND ISSUANCE OF PERMITS, AUTHORIZING THE APPOINTMENT OF A BUILDING INSPECTOR, AUTHORIZING PERMIT AND INSPECTION FEES AND PRESCRIBING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE.

BE IT ORDAINED AND ENACTED and it is hereby ORDAINED and ENACTED by the Council of the Borough of Langhorne Manor as follows:

BUILDING CONSTRUCTION

Chapter 34

**ARTICLE I
General Regulations**

§34-1. **Title.**

This Ordinance shall be known as and may be called the Building Construction Code of the Borough of Langhorne Manor.

§34-2. **Permit Required.**

No building or alteration or addition to any building, the cost of which shall be One Hundred (\$100.00) Dollars or more shall be commenced nor shall any building material be placed upon the streets of the Borough as hereinafter set forth until the owner or owners thereof shall have first secured the consent of the Building Inspector and procured from the Building Inspector of the Borough a permit therefore, which permit shall be issued for a period not exceeding six (6) months at any one time which permit may also give the right to occupy the street with building materials as hereinafter set forth.

§34-3. **Building Committee.**

The Building Committee shall consist of the Building Inspector and two (2) members of the Council of Langhorne Manor Borough appointed by the President of Council provided, however, that immediately upon enactment of this Ordinance the President of Council shall appoint two (2) members of Council to said Committee, who shall serve until the organization meeting of Council in January of 1996.

§34-4. **Appointment of Building Inspector.**

Borough Council shall, immediately upon any enactment of this Ordinance appoint a Building Inspector to serve until the organization meeting of the Borough Council to be held in January 1996 and at every organization meeting of the Borough Council held thereafter in even numbered years, said Council shall appoint a Building Inspector to serve for a term of two (2) years.

§34-5. **Submission of Plans.**

- A. All persons desiring a permit for the erection of a building or buildings or for an alteration, repair, addition, or storm or casualty damage repairs thereto, the cost of which shall be One Hundred (\$100.00) Dollars or more within the Borough must make application to the Building Inspector for such permit and submit a plans and specifications setting forth the kind, character, dimension, height and location of the structure proposed to be erected which plans and specifications must be reviewed and approved by the Building Inspector, and if approved, the Building Inspector shall issue a permit.
- B. Two sets of plans and specifications must be submitted with application, one set to remain on file in Borough Hall and second set to remain at the construction site until completion of work.
- C. The plans and specifications for all new construction of buildings and for additions, second floors and accessory buildings over two hundred (200) square feet, must be sealed by a Pennsylvania Registered Architect.
- D. Two (2) copies of a site plan sealed by a Pennsylvania Registered Engineer must be submitted with permit application for all new construction of buildings and for additions on ground level and accessory buildings over two hundred (200) square feet with the following information:
 1. Plot plan of lot showing all dimensions and any existing structures and buildings.
 2. Proposed new buildings or structures showing all set back dimensions.
 3. Elevations of existing and proposed ground levels and buildings and structures.
 4. Calculations for drainage and water run off, and any improvements found necessary.
 5. Percentage of square foot area of building to square foot area of lot.
 6. Percentage of square foot area of impervious surfaces to square foot area of lot.

7. Size and location of any easements.
8. Curb cuts if applicable.
9. Location and depth of water and sewer laterals.
10. Location and size of driveway.

§34-6. Power of Building Inspector.

The Building Inspector is hereby authorized, empowered and directed to:

- A. Enforce the provisions of this Ordinance.
- B. Supervise the construction, reconstruction, alteration, repair and addition to any and all buildings or structures.
- C. Report monthly to Borough Council the activities of the Building Inspector during the preceding calendar month.
- D. Maintain a record in which all building permits issued shall be registered and in which there shall be designated the name, person to whom the building permit is granted, date of issuance, location of the property, tax parcel designation for the property, the name of the street and the length of time for which such permit is granted together with a statement setting forth all restrictions and conditions relating to the issuance of said building permit and the fees collected for said building.
- E. Determine any requirement essential for structural, fire or sanitary safety of an existing or proposed building or structure or essential for the safety of the occupants thereof which is not specifically provided for in this Ordinance or the BOCA Code.

§34-7. Fees and Charges.

- A. The Building Inspector is hereby authorized and required to ask, demand and receive the following fees or charges for permits according to the following schedule for building and construction of any sort.
 1. Dwellings: Twenty (\$20.00) Dollars per one hundred (100) square feet for the first floor; Fifteen (\$15.00) Dollars per one hundred (100) square feet for basements and additional floors over six (6) feet in height, including attics.

2. Breezeways, patios, decks, garages, toolsheds and other roofed structures accessory to a dwelling: Fifteen (\$15.00) Dollars per one hundred (100) square feet.
3. Apartments, commercial, professional, industrial or any non-residential construction: Thirty-Two (\$32.00) Dollars per one hundred (100) square feet.
4. Swimming pools: Twenty (\$20.00) Dollars per one hundred (100) square feet of water surface area for an in-ground pool when the pool is filled to capacity. Twelve and 50/100 (\$12.50) Dollars per one hundred (100) square feet of water surface area for an above-ground pool when the pool is filled to capacity.
5. Additions: Fees shall be in accordance with the above schedule for the same or similar type of construction or installation.
6. Alterations, siding, gutters and downspout, capping, replacement windows and doors, and skylights: Twenty-Two (\$22.00) Dollars per One Thousand (\$1,000.00) Dollars of cost of construction.
7. Minimum fee for permits for construction: Thirty-Six (\$36.00) Dollars.
8. Signs: Twelve (\$12.00) Dollars per sign.
9. Demolition: Seven and 50/100 (\$7.50) Dollars per one hundred (100) square feet of first floor, additional floors over six (6) feet in height, and basements.
10. Zoning - required on all new construction, additions, decks, patios, garages: Twenty-Five (\$25.00) Dollars, except on accessory residential structures with floor area of less than one hundred fifty (150) square feet: Fifteen (\$15.00) Dollars.

All dimensions except as may otherwise be specifically indicated shall be measured from the exterior surfaces of exterior walls.

- B. Building permit fees shall be paid to the Building Inspector prior to the issuance of the building permit and the Building Inspector shall deposit building permit fees with the Borough as same are received. The Building Inspector shall receive as compensation for inspection services eighty (80%) percent of the amount of the building permit fees collected and deposited with the Borough. The Borough shall disburse the compensation due to the Building Inspector on a monthly basis.

§34-8. Scaffolding.

The owner of any lot upon which a building is to be erected or upon which alterations, additions or improvements are to be made shall not permit the scaffolding about said building to extend out, upon or over the sidewalks or pavements more than six (6) feet from the line of the lot or building; all scaffolding over sidewalks or pavements shall be bridged or covered in such manner as to be safe for pedestrians and said scaffolding shall not be permitted to remain more than two (2) weeks after such building is completed nor after said buildings, alterations, addition or improvements shall have been completed.

§34-9. Obstructions on Sidewalks.

Sidewalks shall be kept clean and free from obstruction at all times; provided, however, that this provision shall not be construed to interfere with the grading, curbing and paving of sidewalks and streets or the placing of material for that purpose, nor the placing of ladders to repair roofs nor the placing of ladders to paint or re-paint buildings.

§34-10. Liability for Damages.

The owner or owners of property or properties shall be liable for any damage caused by obstructions placed by them or their agents or employees on the sidewalks or in the streets adjacent to their respective properties, whether placed there in pursuance of a permit or permits or not, and if damages are recovered from the said Borough, said owner shall be required to reimburse the said Borough for such amount as it shall be required to pay and all costs including reasonable counsel fees incurred by the Borough in the defense of said claims.

§34-11. Interpretation and Application of Requirements.

The requirements contained herein provide for a minimum standard of construction. These requirements are not to be built down to but form a basis to build up from, and shall be applied when specifications and plans are not specific or are of a lower standard than herein contained.

§34-12. Excavation.

Excavation for all foundations shall extend to solid ground, and excavation for trench walls and piers shall be carried down at least three (3) feet.

§34-13. Masonry.

A. General.

- (1) Concrete. Mixture for plain concrete shall be not leaner than one (1) part portland cement, three (3) parts sand and five (5) parts gravel or crushed stone.

(2) Mortar.

(a) Mortar used for all masonry below grade and for all work where concrete and cinder block are used shall be a cement mortar mixture of one (1) part portland cement and three (3) parts sand. Not more than fifteen percent (15%) of the cement may be replaced by an equal volume of lime.

(b) Mortar for all other masonry work shall contain at least one (1) part portland cement, one (1) part lime putty to six (6) parts sand, Where lime is not used, the mix shall be one (1) part portland cement to three (3) parts sand.

(3) Cement floors and slabs. Concrete, mix one (1) part portland cement, three (3) parts sand and five (5) parts gravel, crushed stone or clean cinders; finish, mix one (1) part portland cement and three (3) parts sand.

B. Footings.

(1) Footings of poured concrete will be required under all foundation walls. The minimum dimensions of footings shall be as follows:

(a) For trench walls and basement foundation walls: depth six (6) inches; width, at least eight (8) inches wider than the wall above.

(b) For masonry piers: twelve (12) inches thick; projection on each side, six (6) inches; minimum area, four (4) square feet.

(c) For columns: twelve (12) inches thick; area, two by two (2x2) feet.

(d) Chimneys: six (6) inches thick; four-inch projections on all sides.

(2) In locations where rock is encountered, footings may be modified only by permission of the Building Inspector.

C. Foundations.

(1) Foundation walls for all buildings shall be constructed of hard-burned brick, stone, concrete or load-bearing tile. Foundation walls for bungalows or small houses may be construed of eight-inch cinder concrete block, provided exterior and interior of walls are dashed with

at least three-fourths (3/4) inch of cement mortar and first course on footing and top course of wall are filled in solid with concrete. A sample of brick, block, tile, stone or other proposed material for foundation walls shall be submitted to the Building Inspector for his approval. Any other material for foundation walls must have the approval of the Building Committee.

- (2) Foundation walls supporting frame construction shall be not less than eight (8) inches thick.
- (3) Foundation walls supporting masonry-veneered wood frame walls shall be increased the full thickness of the veneer and in no case shall the foundation wall thickness be less than ten (1) inches for its full height.
- (4) Foundation walls supporting solid stone walls above shall be of concrete or stone the full thickness of the wall above.
- (5) Chimney foundations shall rest on solid ground and shall extend down to the level of footing of main foundation walls surrounding th area where the chimney is located, and where chimneys occur in outside walls or inside bearing walls, the footing shall be bonded with the wall footing.

D. Exterior walls.

- (1) If masonry walls are faced with brick, the total wall thickness shall be not less than eight (8) inches.
- (2) Veneer applied to wood frame walls shall have a thickness of not less than four (4) inches, and veneer shall be anchored to the wood frame with noncorrosive metal ties spaced every fifth course vertically and not more than two (2) feet off center horizontally.
- (3) Solid masonry walls above grade shall not be less than nine (9) inches thick if of brick, sixteen (16) inches thick if of stone and shall be of approved thickness if any other masonry material is used.
- (4) Exterior block walls above grade will be permitted only on approval of the Building Committee and in no case may the natural block construction show above grade.
- (5) Joints between masonry units shall be not over three-fourths (3/4) inch thick. All masonry joints in walls shall be filled solid.

- (6) Supporting lintels which will adequately support the loads shall be required in the heads of all openings in masonry and masonry-veneered walls.

E. Chimneys.

- (1) All chimneys shall be lined with fireclay flue lining and shall have not less than four (4) inches of masonry around the flue lining, and all wood framing construction shall be kept at least two (2) inches away from the chimney masonry.
- (2) In chimneys containing three (3) or more flues, each group of two (2) flues shall be separated from the other single flue or groups of two (2) flues by brick withes not less than four (4) inches wide.
- (3) All fireplaces shall have properly supported trimmer arches of fireproof construction supporting hearths. Arches and hearths shall be at least sixteen (16) inches in width measured from the chimney.
- (4) Fireplaces shall be constructed with smoke chambers and dampers. Fireplace floor and walls shall be lined with firebrick or other materials approved by the Building Committee.
- (5) All chimneys shall extend not less than one (1) foot above the highest ridge.

§34-14. Lumber.

- A. All framing lumber shall be No. 2 common or better.
- B. All board lumber for subfloors, sheathing roofers, shingle lath, etc. shall not be of lower quality than No. 2 common.
- C. All lumber shall be dry and well seasoned.
- D. All rough lumber dimensions given in §34-15, Framing, below, are nominal sizes and allowance must be made accordingly for finish dimensions.

§34-15. Framing.

- A. Girders and joists.
 - (1) Girders may be steel beams, solid wood or built-up wood girders.

- (2) Ends of floor joists framing into masonry walls shall have not less than four-inch bearing and shall have at least a three-inch bevel or fire cut.
- (3) Floor joists shall be doubled under all partitions which run parallel to the floor joists.
- (4) Double all headers and trimmers. Headers four (4) feet or less in length may be of single thickness, provided the header is supported on not less than two-by-three inch ledger boards and header is secured by spikes driven through one (1) thickness of the trimmers into the ends of the header.
- (5) Ends of lapped joists shall rest on girders or on bearing partitions and shall be securely nailed to plate and to each other.
- (6) Floor and flat roof joists shall be bridged with one-by-three bridging at intervals not to exceed eight (8) feet and double-nailed at each end.

Joist Size Schedule

Size	Maximum Span	Centers	Bridging
2x 6	9 feet	16 inches o.c.	Single
2x 8	12 feet	16 inches o.c.	Single
3x 8	14 feet	16 inches o.c.	Single
2x10	15 feet	16 inches o.c.	Single
2x10	17 feet	12 inches o.c.	Double
2x12	18 feet	16 inches o.c.	Double
2x12	20 feet	12 inches o.c.	Double

- (7) Ceiling joists shall be to less than two by six (2 x 6), sixteen (16) inches off center, and where serving as ties for the rafters, shall be double-nailed to the rafters.
- (8) Collar beams shall be one by six (1 x 6) or two by four (2 x 4) installed on at least each alternate pair of roof rafters and shall be double-nailed.

B. Rafters.

- (1) "Rafter length" shall mean the actual rafter length measured on the roof slope for roof slopes over twenty-four degrees (24°).

**Maximum Rafter Length
(clear span)**

Size	Spacing		
	16 inches o.c.	20 inches o.c.	24 inches o.c.
2x4	10 feet	9 feet	8 feet
2x6	15 feet	13½ feet	12 feet
2x8	18 feet	17½ feet	16 feet

- (2) Rafters on roofs with slopes less than twenty-four degrees (24°) shall be figured same as floor joists.
- (3) Rafters shall be securely spiked to the wall plate. There shall be at least one (1) ridge pole at all ridges and a valley rafter at all valleys. The ridge pole and valley rafters shall be two (2) inches deeper than the other rafters. Valley rafters shall be not less than two (2) inches thick.
- (4) All openings in roof construction for dormer windows where there are no supporting partitions shall be framed double.
- (5) Build headers and trimmers around chimneys for framing of rafters.

C. Exterior walls.

- (1) Wood stud walls shall have corner posts built up using:
 - (a) Four-by-four solid post with a two-by-four piece to form the interior lathing corner; or
 - (b) Two (2) two-by-four pieces with a two-by-six member between
- (2) Studs shall be not less than two-by-four (2 x 4) spaced not more than sixteen (16) inches o.c.
- (3) All window and door openings shall have studs doubled on jambs. The inner stud shall be cut to receive the lintel or header over the opening and shall extend in one (1) piece from lintel or header to bearing. Lintels or headers over all openings shall be doubled and shall set on edge.
- (4) All sills and girders on top of foundation walls shall be leveled, shimmed up with slate chips or brick and thoroughly bedded in cement mortar.

- (5) Top plates shall be not less than two by four (2 x 4) doubled and shall lap at corners. Cut the top member of the plate at all intersecting partitions to permit partition plate to lap and tie to exterior wall plate. All such laps shall be double-spiked.
- (6) When exterior walls are sheathed diagonally, the sheathing shall be applied at approximately forty-five degrees (45°) and each board shall be double-nailed to each stud or bearing post. The sheathing shall extend in opposite directions on each side adjoining at the corner.
- (7) When horizontal sheathing is used, framing shall be braced as follows: The corners shall have diagonal one-by-four braces let into the face of the studs at approximately forty-five (45°) degrees and, wherever possible, braces shall extend from sill to plate. Braces shall be securely nailed to each stud and to sill and plate.
- (8) Composition sheathing board may be used in lieu of either horizontal or diagonal wood sheathing, provided the stud framing is braced as required in Subsection C(7) above or with diagonal two-by-four braces extending continuous, wherever possible, from sill to plate.

D. Interior partitions

- (1) All bearing partition studs shall be two by four (2 x 4) at sixteen (16) inches off center set the four-inch way. Around closets, chimneys and nonbearing partitions, two by four (2 x 4) may be framed flat or two by three (2 x 3) may be used set the three-inch way.
- (2) Where second story is framed out over the wall below and the second floor joists run parallel to the supporting wall, the supporting members of the overhand shall carry back at least thirty (30) inches and frame into doubled floor joists. Where framing is at right angle to the supporting wall, the joists shall extend continuous in one (1) piece to form the overhang. Note: This construction shall also apply to bay windows which are supported at the floor line.
- (3) The top plates of all bearing partitions shall be doubled.
- (4) Where nonbearing partitions run parallel to the second floor joists, the partition plate shall be of double thickness, and the top member of the plate shall be wide enough to provide nailing surface for ceiling lath. All partition plates shall lap at all intersecting partitions and at outside walls and shall be double-spiked.

- (5) No stud shall be cut more than half its depth to receive plumbing pipes or ducts. If more depth is required, the partition studs shall be increased accordingly.

§34-16. Garages.

- A. Where attached garages adjoin a frame dwelling, the common wall in the garage shall have a one (1) hour fire resistance rating, and all openings between studs and joists framing into the common wall shall be completely fire stopped. Any door in the common wall must also be one (1) hour rated. Where rooms occur over the garage, the garage ceiling shall also have a one (1) hour rating.
- B. All walls and ceilings of built-in garages shall be covered with fire-resistant material and fire-stopped. The same as required in subsection A above.
- C. Walls and ceilings in garages not required to have a one (1) hour rating must be covered with one-half (½) inch drywall and have at least one coat of tape and spackle.

§34-17. Roof Coverings.

- A. No roll roofing, galvanized iron or any other impermanent or unsightly roof coverings will be permitted.
- B. On shingle roofs between 2:12 and 4:12 pitch, fifteen (15) #felt will be installed with double coverage, ice shield along eaves thirty-six (36) inches inside the interior wall line of the building, and shingles to be installed with four (4) inch exposure.
- C. All shingle roofs are to have step flashing and counter flashing installed at all intersections with building and around chimneys or any other curbs protruding above roof line.
- D. No more than two (2) shingle roofs may be installed on any building or structure.

§34-18. Electrical

- A. The installation of all electrical work, including equipment shall be in accordance with the National Electrical Code and the requirements of the Public Service Company furnishing the electrical service.
- B. All materials used shall be of new stock and shall conform to the standards required by the Underwriters' Laboratories, Inc.

- C. All electrical work is to be inspected, both rough and final, by an approved electrical inspection agency and proof of approval provided to the Building Inspector prior to the issuance of a certificate of occupancy.

§34-19. Setback and Property Lines; Approval of Buildings.

- A. Setback lines, distances of buildings and structures from streets, side and rear property lines and area of occupation of lots shall be governed by the provisions of the Zoning Ordinance of the Borough of Langhorne Manor, and it is not the intent or purpose of this chapter to repeal or modify any of the provisions of the said Zoning Ordinance, and the said Zoning Ordinance shall remain in full force and virtue.
- B. Buildings other than single dwelling houses shall have the approval of the Building Committee before construction of the same is commenced, but said Building Committee shall have no authority, by virtue of this chapter, to approve any building not in conformity with the provisions of the Zoning Ordinance.

§34-20. Building Materials in Streets.

Building Inspector shall have the authority to issue a special permit for the storage of building material and equipment on the sidewalks, streets and alleys adjacent to the property for which a building permit is issued for a specific period of time and subject to the specific restrictions and conditions set forth in the building permit by the Building Inspector. Owners to whom such special permits shall be issued shall cause to be placed sufficient barriers for the protection of motorists and pedestrians and shall from sunset to sunrise cause one or more blinking lights to be placed upon the materials obstructing the sidewalks, streets or alleys as directed by the Building Inspector.

§34-21. Remedies.

- A. Borough of Langhorne Manor shall, in case any building or structure is constructed, reconstructed, altered, converted or used in violation of this Ordinance, institute appropriate actions or proceedings at law or in equity to prevent and restrain such unlawful construction, reconstruction, alteration, conversion or use and to restrain, correct or abate such violation and to prevent the occupancy of said building or structure.
- B. Any building materials placed upon the streets of the Borough without a special permit first having been issued by the Building Inspector for such privilege are hereby declared to be nuisances and abatable as such and if not removed immediately upon written notice from the Building Inspector to do so same shall be removed and abated by the Borough and the cost thereof shall be recoverable, according to law from the person or persons so placing the

materials or from the person or persons for whose use and benefit the said building materials are so placed.

ARTICLE II
BOCA Basic Building Code

§34-22. Adoption of Standards.

The BOCA Basic Building Code/1987, Tenth Edition is hereby adopted as the Building Code of the Borough of Langhorne Manor subject only to the exceptions, changes and modifications hereinafter specifically set forth.

§34-23. Additions and Deletions.

Addition and deletions to the BOCA Basic Building Code/1987, Tenth Edition are hereby ordained and enacted as follows:

A. Section 115.3 is amended to read as follows:

115.3 Final Inspection: Upon completion of the building or structure, and before issuance of the Certificate of Occupancy required in Section 119.0 a final inspection shall be made by the Fire Chief of Langhorne Middletown Fire Company and all fire code violations shall be noted, and the holder of the permit shall be notified of the violations shall be cured prior to the issuance of the certificate of occupancy.

B. Section 119.7 is added to read as follows:

119.7 Certificates of Occupancy and Use: No Certificate of Use and Occupancy will be issued until the following minimum requirements have been met:

1. Final inspection has been made by the Plumbing Inspector for plumbing and heating and ventilating systems.
2. All interior and exterior doors are hung and are operating.
3. Basement floors or crawl space floors have been poured and finished.
4. Stairways are completed with rails and enclosures.
5. Entire roof shall be installed, finished, and weather tight.
6. Exterior face is completed.

7. Electrical work is completed and final inspection made by an authorized inspection agency.
8. Means of egress are completed and free of obstructions.
9. Directional signing of exits and emergency lighting are installed and operational.
10. All trash and debris is removed from site.
11. Sprinklers, fire extinguishers, and other fire suppression devices are completed and in operation.
12. Required smoke and/or fire detection and alarm devices are installed and operational.
13. Site improvements, such as but not limited to parking facilities, fire lanes and fire hydrants are installed and operational.
14. Written notification to state of certification of compliance and completion of Act 222 "Building Energy and Conservation Act." A copy of which shall be submitted to the Building Inspector.

C. Section 602.1 is hereby deleted in its entirety and the following is hereby inserted:

602.1 Applicability: Provisions of this section shall apply to all buildings of the following use groups when such buildings are more than five (5) stories or fifty (50) feet in height.

1. Use group B (Business).
2. Use group R-1 (Residential, Hotel).
3. Use group R-2 (Residential Multi-Family).

D. Section 602.3.1.4.6 is hereby deleted in its entirety and the following is hereby inserted:

602.3.1.4.6 Smokeproof Enclosures: Smokeproof enclosures as set forth in Section 818.0 are not required, but required stairways greater than fifty (50) feet in height shall be pressurized to a minimum of 0.15 inches of water column (37.33 PA) and a maximum of 0.35 inch of water column (87.10 PA) in the shaft relative to the building with all stairway doors closed. The stairway pressurization system shall be activated by all devices which are required to activate the voice alarm system in Section 602.5.1.

- E. Section 602.12 is added to read as follows:
- 602.12 Fire Equipment Stations: New and existing buildings of six (6) stories or more than seventy five (75) feet in height shall contain a fire equipment station every three (3) floors and shall be so located as to give access to the stairway door.
- F. Section 602.13 is added to read as follows:
- 602.13 Equipment: The following equipment is to be provided in each fire equipment station by the owner of the building and same shall be approved prior to installation thereof by Langhorne Middletown Fire Company Chief.
1. Three (3) self contained units of breathing apparatus.
 2. Two (2) pick-head axes.
 3. Two hundred (200) feet of double-jacket rubber-lined fire hose.
 4. Two (2) combination fog nozzles two and one-half (2½) inches and one and one-half (1½) inches.
 5. Three (3) fire service hand lanterns.
 6. One (1) forcible entry tool.
 7. One (1) ladder.
- G. Section 1002.9, Subsection 3, is hereby deleted in its entirety and the following is hereby inserted:
3. When more than two (2) stories in height
- H. Section 1002.6 is hereby deleted in its entirety and the following is hereby inserted:
- 1002.6 Use Groups B, R-1 and R-2: IN all buildings or structures of Use Groups B, R-1 and R-2 when more than five (5) stories or fifty (50) feet in height.
- I. Section 1000.7 is added to read as follows:
- Section 1000.7 Markings and Plot Plan**

1000.7.1 Markings: All apartments, commercial, industrial and institutional buildings shall have illuminated markings of a size and type which will be visible from adjacent streets, and the requirements of this section shall apply to new and existing buildings and structures.

1000.7.2 Plot Plan: Owners of multi family residential apartments, commercial, industrial and institutional buildings and structures shall, upon request of the Langhorne Middletown Fire Company Fire Chief and/or Council of the Borough of Langhorne Manor, and/or Zoning Officer, supply a plot plan prepared by a Pennsylvania Registered Engineer of its premises, whereon there shall be identified the buildings, structures, roads, fire hydrants, fire alarm systems and fire detecting devices with the sheet size and scale of the plan as determined by the aforesaid Fire Chief.

J. Section 1018.7 is added to read as follows:

1018.7 Smoke Detectors in Existing Buildings: Every building in R-1, R-2 or Group B shall have an automatic smoke detector on each floor, basement and attic if over six (6) feet in height.

K. Section 1018.8 is added to read as follows:

1018.8 Smoke Detectors in New Construction: All new buildings and structures or additions to existing buildings and structures shall have an automatic smoke detector hard wired (110 volt) with a battery back up on each floor, basement and attic of over six (6) feet in height.

§34-24. Sheds.

- A. Sheds shall not exceed two hundred (200) square feet.
- B. Sheds not to exceed eight (8) feet in height to bottom of roof line.
- C. Sheds to have eighteen (18) inch perimeter footings.

§34-25. Right-of-Way.

- A. There shall be no buildings or structures constructed in the right-of-way.

§34-26. Insulation and Energy Conservation.

- A. All work done in the Borough of Langhorne Manor shall conform to PA Act No. 222 known as the "Building Energy Conservation Act," Act of 1980, P.L. 1203, No. 222.

- B. Letter of intent must be filed with the state before building permit shall be issued.
- C. Builder shall warrant to the owner in writing that the building shall be constructed in accordance with the provisions of the Act and before a building permit will be issued. Such warranty shall be a document separate from the contract as outlined in the Act and a copy of said warranty shall be provided to the Borough.
- D. If the builder is also the owner of the building at the time of construction, said owner shall provide the warranty required by the Act at the time of the initial sale by the owner to the new owner.

§34-27. Water Tanks.

- A. All water tanks and parts thereof, both existing and new, shall be maintained in a safe and sanitary condition.
- B. All equipment, walkways, guard rails, ladders, and means of egress shall be maintained in a safe and sanitary condition.
- C. Interior and exterior paint of such tanks shall be maintained in such a manner as to not cause damage to the structure, and such structure shall be checked periodically for rust or other signs of damage to the paint.
- D. Upon notice by the Building Inspector to the owner, violations of this Ordinance shall be corrected immediately.

**ARTICLE III
General Provisions**

§34-28. Administration.

The Building Inspector of the Borough or his authorized representatives shall administer and enforce the provisions of this Ordinance.

§34-29. Severability.

In the event any provision, section or part of this Ordinance or the application of any of the provisions hereof shall be judicially determined to be invalid, such invalidity shall not effect or impair any of the remaining provisions, sections or parts of this Ordinance. It is the intent of the Borough that such remaining provisions, sections and parts of this Ordinance shall be and shall remain in full force and effect as if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included in this Ordinance.

§34-30. **Conflicting Ordinances.**

Whenever the requirements of this Ordinance are in conflict with other requirements of this Ordinance or with the requirements of other Ordinances of the Borough, the most restrictive and those imposing the highest standards shall govern.

§34-31. **Enforcement and Penalties.**

- A. Any owner, occupant, contractor, agent or representative of an owner or occupant who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements hereof or shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Building Inspector or a permit or certificate issued under the provisions of this Ordinance shall be guilty of a summary offense and upon conviction thereof shall be punished by a fine not to exceed One Thousand (\$1,000.00) Dollars together with costs of prosecution in each case.
- B. Continuation of a violation of this Ordinance for each successive day shall constitute a separate offense and the Owner, occupant, contractor, agent or representative of owner committing, allowing or permitting the continuation of the violation may be punished as provided above for each separate offense.
- C. Whenever the owner or occupant of the property, contractor or an agent or representative of an owner violating this Ordinance is partnership or other association the fine imposed under this Ordinance shall be imposed upon and be payable from the partners or members thereof or is a corporation fines imposed under this Ordinance shall be imposed upon and be payable from the officers and directors or said corporation.
- D. Fines and costs imposed under the provisions of this Ordinance shall be enforceable and recoverable by the Borough in the manner provided under the then applicable law.
- E. Imposition of fines and costs under the provisions of this Ordinance shall not prevent, limit or impair the right of the Borough to restrain or abate any nuisance or from proceeding at law or in equity to prevent, enjoin or remedy the unlawful act or conditions created as a result of the violation of this Ordinance.

§34-32. **Repealer.**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed and the Ordinance entitled Building Code of the Borough of Langhorne Manor adopted October 19, 1976 as Ordinance No. 114, as amended, is specifically repealed.

ARTICLE IV
Effective Date

§34-33. Effective Date.

This Ordinance shall be effective immediately upon adoption.

May 3, 1994

ATTEST:

COUNCIL FOR THE BOROUGH OF
LANGHORNE MANOR

S/ Dorothy E. Davidson
Dorothy E. Davidson, Secretary

By: S/ Francis J. Farmer
Francis J. Farmer, President

APPROVED this 3rd day of May, 1994.

S/ Gerald Seader
Gerald Seader, Mayor