

**ORDINANCE NO. 94-05-03**

AN ORDINANCE OF THE BOROUGH OF LANGHORNE MANOR ESTABLISHING A PLUMBING CODE, ADOPTING THE STANDARDS FOR PLUMBING CONSTRUCTION, CREATING A BOARD OF PLUMBING APPEALS, AUTHORIZING INSPECTIONS AND ISSUANCE OF PERMITS, AUTHORIZING THE APPOINTMENT OF PLUMBING 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:

**ARTICLE I - TITLE**

Section 1.01.

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

**ARTICLE II - ADOPTION OF STANDARDS**

Section 2.01.

BOCA Plumbing Code of 1993, Twelfth Edition, is hereby adopted as the Plumbing Code of the Borough of Langhorne Manor subject only to the changes and modifications hereinafter specifically set forth.

Section 2.02.

The Borough Council is empowered and authorized to create a Board of Plumbing Appeals which shall consist of two (2) members of Borough Council and the Plumbing Inspector.

**ARTICLE III - PERMIT REQUIRED**

Section 3.01.

No new or replacement plumbing installation, the cost of which shall be One Hundred (\$100.00) Dollars or more, shall be commenced until a plumbing permit has been issued by the Plumbing Inspector; provided, however, that a plumbing permit for emergency plumbing repairs and installations can be obtained within two (2) business days after commencement of said emergency work.

Section 3.02.

No plumbing permit shall be issued unless all water and sewer assessments, sewer connection fees and charges for water and sewer services have been paid by the Owner or occupant of the property for which the plumbing permit has been requested.

#### **ARTICLE IV - APPLICATION FOR AN ISSUANCE OF A PERMIT**

##### Section 4.01.

Borough Council shall appoint a Plumbing Inspector to serve for a term of two (2) years which appointment shall be made at the organizational meeting of Borough Council held in January of even numbered years.

##### Section 4.02

Borough Building Inspector shall issue or deny a fence permit within thirty (30) days of receipt of the information set forth in Section 4.01 and shall give notice of the issuance or denial of the permit via certified registered mail to the owners of record of the properties adjacent to the property for which the fence permit application was made.

#### **ARTICLE V - DUTIES OF PLUMBING INSPECTOR**

##### Section 5.01.

Plumbing Inspector is hereby authorized, empowered and directed to:

- (a) Enforce and implement the provisions of this Ordinance.
- (b) Supervise the installation and replacement of all plumbing, heating and ventilation processed piping and sprinkler and fire protection systems within the Borough.
- (c) Report monthly to Borough Council the activities of the Plumbing Inspector during the preceding calendar month.
- (d) Maintain a record in which all plumbing permits issued shall be registered and in which there shall be designated the named, the person to whom the plumbing permit is granted, the date of issuance, location of 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 plumbing permit and the fees collected for said plumbing permit.
- (e) Coordinate with the Borough Secretary the keeping of the records required by this Ordinance, and at all times maintain all such records in the office of the Borough and as directed by Borough Council.

**ARTICLE VI - PLUMBING INSPECTION FEES**

Section 6.01.

No new or replacement plumbing installation for which a plumbing permit is required under this Ordinance shall be commenced by an Owner or occupant of a property, contractor or an agent or representative of an Owner or occupant without having made payment to the Borough of fees and charges for plumbing permits according to the following schedule:

**Plumbing Inspection Fees**

	<u>Residential</u>	<u>All Others</u>
<b>New Construction (Plumbing)</b>		
First Seven (7) fixtures .....	\$70.00	\$100.00
Each Additional fixture .....	12.50	18.75
<b>Existing Buildings - Alter/Replace</b>		
Each fixture (present or future) .....	12.50	18.75
<b>Hot Water Generators (Gas/Elect/Oil) .....</b>	18.75	18.75
<b>Domestic Water Heater/Coil (Gas/Elect/Oil)</b>		
Replacement .....	18.75	25.00
New Installation .....	18.75	25.00
<b>Boiler and Portable Water Tie In* .....</b>	12.50	18.75
<b>Fire Sprinkler Portable Water Tie In .....</b>	12.50	18.75
<b>Lawn Sprinkler System Water Tie In .....</b>	12.50	18.75
Plus back flow preventor .....	12.50	18.75
<b>Sewer Service (Per Occupancy)</b>		
Up to 5 Inch Diameter and 100 ft. ....	25.00	50.00
Over 5 Inch Diameter and 100 ft. ....	50.00	75.00
<b>Water Service (Per Occupancy)</b>		
Up to 2 Inch Diameter and 100 ft. ....	18.75	31.25
Over 5 Inch Diameter and 100 ft. ....	31.25	43.75
<b>Solar</b>		
Portable Water Tie-in .....	12.50	18.75

**Pumps (Circulators and Sump Pumps)**

Under 2 H.P. . . . .	12.50	12.50
2 H.P. to 6 H.P. . . . .	N/A	31.25
6 H.P. or Above . . . . .	N/A	62.50

<b>Interceptors</b> . . . . .	12.50	25.00
-------------------------------	-------	-------

<b>Demolitions (Per Occupancy)</b> . . . . .	12.50	25.00
--	-------	-------

**Plumbing License**

Master Plumber . . . . .	75.00/Year
Journeyman Plumber . . . . .	35.00/Year
Apprentice . . . . .	20.00/Year

Item

Fee

Heating - New construction, alterations, or replacements (each system)

**Residential**

Radiation floor coils or baseboard . . . . .	\$20.00
New or rebuilt boiler . . . . .	20.00
Each additional zone valve or circulator . . . . .	5.00
Warm air heater/furnace . . . . .	20.00
Burner . . . . .	12.00
Chimneys, flues, ducts . . . . .	20.00
Heat pumps . . . . .	40.00
Water boilers (liquid fuel) . . . . .	20.00
Wood/coal burning stoves and heating devices . . . . .	20.00

**Nonresidential**

Heat producing devices/appliances . . . . .	20.00
Heating boilers/pressure vessels	
under 10 H.P. . . . .	36.00
10 H.P. to 45 H.P. . . . .	48.00
46 H.P. or above . . . . .	72.00

**Air conditioning and/or heating unit:**

	<u>Residential</u>	<u>Other</u>
Under 10 tons . . . . .	24.00	36.00
11 to 25 tons . . . . .	42.00	48.00
26 to 100 tons . . . . .	90.00	90.00
101 tons and above (per 100 tons) . . . . .		120.00
Duct work (per system or per zone) . . . . .	20.00	30.00

Bonfires and outdoor rubbish fires . . . . .		30.00
--	--	-------

Existing boiler fire safety inspection . . . . .		30.00
Nonresidential cooking, range hood, exhaust duct . . . . .		40.00
Range hood suppression system . . . . .		40.00
Hot roof (propane systems, tar kettles, etc.) . . . . .		25.00
Standpipes . . . . .		75.00
Fire Protection Systems . . . . .		50.00
(Dry Chemical, CO <sub>2</sub> , etc.)		
Sprinkler systems		
per floor/zone . . . . .		75.00
per outlet/nozzle/head . . . . .		1.00
pumps (fire) . . . . .		25.00
minimum inspection fee . . . . .		25.00
Detection System (nonresidential)		
per floor/zone . . . . .		50.00
per outlet/nozzle/head . . . . .		1.00
Detection System (residential multi-family, institutional)		
per floor/zone . . . . .		75.00
per appliance/head . . . . .		1.00
Fire Alarm System . . . . .		40.00
Process piping (per system/per floor)		
fuel, medical gases . . . . .	<u>Residential</u>	<u>Other</u>
each outlet or nozzle . . . . .	20.00	40.00
cylinder/tank installation/storage . . . . .	1.00	1.00
	40.00	50.00
Flammable and combustible liquids		
Tanks Installed/Removed		
Nonresidential		
Above or underground 275 to 1,000 gallons . . . . .		50.00
Above or underground 1,001 to 15,000 gallons . . . . .		75.00
Above or underground over 15,000 gallons . . . . .		150.00
Residential		
Above ground or inside, 275 gallons . . . . .		25.00
Above ground or inside, over 275 gallons . . . . .		50.00
Underground piping - remove, repair . . . . .		40.00
Replace (flammable liquid)		

Section 6.02.

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

**ARTICLE VII - ENFORCEMENT AND PENALTIES**

Section 7.01.

Any Owner, occupant, contractor, agent or representative of an Owner or occupant who violates 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.

Section 7.02.

Continuation of a violation of this Ordinance for each successive day shall constitute a separate offense and the Owner, occupant, contractor or agent or representative of Owner committing, allowing or permitting the continuation of the violation may be punished as provided above for each separate offense.

Section 7.03.

Whenever the Owner or occupant of a property, contractor or an agent representative of an Owner violating this Ordinance is a partnership or other association the fine shall be imposed upon and be payable from the partners or members thereof or as to a violation by a corporation the officers and directors of said corporation shall be liable for payment of the fines imposed under this Ordinance.

Section 7.04.

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.

**ARTICLE VIII - REPEALER**

Section 8.01.

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed and the Ordinance entitled Plumbing Code of the Borough of Langhorne Manor adopted June 7, 1977 as Ordinance No. 118 is specifically repealed.

**ARTICLE IX - EFFECTIVE DATE**

Section 9.01.

This Ordinance shall be effective immediately upon adoption.

ORDAINED and ENACTED this 3rd day of May, 1994.

ATTEST:

**COUNCIL FOR THE BOROUGH OF  
LANGHORNE MANOR**

5/ Dorothy E. Davidson  
Dorothy E. Davidson, Secretary

By: 5/ Francis J. Farmer  
Francis J. Farmer, President

APPROVED this 3rd day of May, 1994.

5/ Gerald Seader  
Gerald Seader, Mayor