

TOWAMENCIN TOWNSHIP

ORDINANCE NO. 25-02

AN ORDINANCE (1) ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN TOWAMENCIN TOWNSHIP; PROVIDING FOR THE ISSUANCE OF PERMITS; AND COLLECTION OF FEES; AND (2) AMENDING ARTICLE IV [“FIRE CODE”] OF THE TOWNSHIP CODE INCORPORATING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED THEREBY REPLACING THE 2000 EDITION OF THE INTERNATIONAL FIRE CODE

NOW THEREFORE, BE IT ENACTED AND ORDAINED by this Board that the Township’s Code shall be amended as follows:

SECTION 1. ADOPTION OF THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE

The Township adopts the 2018 Edition of the International Fire Code, as amended replacing the 2000 Edition of the International Fire Code

SECTION 2. AMENDMENT TO ARTICLE IV [FIRE CODE] OF THE TOWNSHIP CODE INCORPORATING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED THEREBY REPLACING THE 2000 EDITION OF THE INTERNATIONAL FIRE CODE

Article IV [Fire Code] is amended to incorporate the 2018 Edition of the International Fire Code, as amended, thereby replacing the 2000 Edition of the International Fire Code, and shall read as follows:

ARTICLE IV FIRE CODE

§62-10 Adoption of fire prevention code.

A certain document, three copies of which are on file in the office of the Secretary of the Township of Towamencin, being marked and designated as the "International Fire Code, 2018 Edition," as published by the International Code Conference, including all appendix Chapters A, B, C, D, E, F, G, I, J, and K, as amended is hereby adopted as the Fire Prevention Code of the Township of Towamencin for the control of buildings, structures and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code, 2018 Edition, are hereby referred to, adopted and made a part hereof as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in § **62-11** of this Article.

§62-11 Additions, insertions and changes.

A. Chapter 1.

(1) Section 101.1, insert "Towamencin Township" as the name of the jurisdiction.

(2) Section 105.3.1, delete the heading and paragraph in its entirety and insert the following:

105.3.1 Expiration. An operational permit shall remain in effect until reissued, renewed, or revoked for such a period of time as specified in the permit. Construction permits shall follow the requirements of the adopted building codes of Towamencin Township.

(3) Section 105.3.2, delete the paragraph in its entirety and insert the following: "Permits shall meet the requirements of the adopted building codes of Towamencin Township."

(4) Section 105.6, insert at the end of the sentence: "as required by the Code of Towamencin Township."

(5) Section 105.6.15, delete the words "An operational permit" and replace with "Permission from the North Penn Water Authority."

(6) Section 110.4, delete the heading and paragraph in its entirety and insert the following:

110.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in

violation of the approved construction documents or directive of the Code Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

- (7) Section 112.4, delete the heading and paragraph in its entirety and insert the following:

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

B. Chapter 2.

- (1) Section 202, add the following definition:

BOARD or BOARD OF SUPERVISORS. The governing body for Towamencin Township, Montgomery County, Pennsylvania.

C. Chapter 3.

- (1) Section 307.1, insert at the end of the paragraph: "and Towamencin Township Ordinance 93-6." Editor's Note: See Ch. 54, Burning, Outdoor.
- (2) Section 307.2.1, insert the following sentence at the beginning of the paragraph: "Open burning shall be permitted in accordance with Towamencin Township Ordinance No. 93-06." Editor's Note: See Ch. 54, Burning, Outdoor.

D. Chapter 5.

- (1) Delete Chapter 5 in its entirety.

E. Chapter 9.

- (1) Section 903.2.1.1, in item number 2 on the list, delete "12,000 square feet (1116m²)" and replace with "5,000 square feet (465m²)."
- (2) Section 903.2.1.2, in item number 2 on the list, delete "5,000 square feet (465m²)" and replace with "2,500 square feet (232m²)."
- (3) Section 903.2.1.3, in item number 2 on the list, delete "12,000 square feet (1116m²)" and replace with "5,000 square feet (465m²)."
- (4) Section 903.2.1.4, in item number 2 on the list, delete "12,000 square feet (1,116m²)" and replace with "5,000 square feet (465m²)."
- (5) Section 903.2.1.5, delete "1,000 square feet (93m²)" and replace with "500 square feet (47m²)."
- (6) Section 903.2.3, delete "12,000 square feet (1858m²)" and replace with "5,000 square feet (465m²)."
- (7) Section 903.2.4, delete "12,000 square feet (1116m²)" and replace with "5,000 square feet (465m²)," and delete "24,000 square feet (2230m²)" and replace with "10,000 square feet (930m²)."
- (8) Section 903.2.4.1, delete the words "in excess of 2,500 square feet in area (232m²)."
- (9) Section 903.2.5.3, delete the words "in quantities exceeding 100 pounds (45 kg)."
- (10) Section 903.2.7, delete "12,000 square feet (1116m²)" and replace with "5,000 square feet (465m²)," and delete "24,000 square feet (2230m²)" and replace with "10,000 square feet (930m²)."
- (11) Section 903.2.9, delete "12,000 square feet (1116m²)" and replace with "5,000 square feet (465m²)," and delete "24,000 square feet (2230m²)" and replace with "10,000 square feet (930m²)."
- (12) Section 903.2.9.1.
 - (a) In item number 2 on the list, delete "10,000 square feet (930m²)" and replace with "5,000 square feet (465m²)."
 - (b) Under item number 2 on the list, delete "12,000 square feet (11

16m²)" and replace with "5,000 square feet (465m²)."

- (13) Section 907.2.1, delete the words "having an occupant load of 300 or more."
- (14) Section 907.2.1.1, in the first paragraph, delete the following: "with an occupant load of 1,000 or more."
- (15) Section 907.2.2, in the first paragraph delete the following: "having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge."
- (16) Section 907.2.3, under the "exception" section, delete Subsection 1 on the list of exceptions.
- (17) Section 907.2.4.
 - (a) Delete the heading and insert the following heading: "Groups F, S, and U."
 - (b) Delete the following: "that are two or more stories in height and have an occupant load of 500 or more above or below the lowest level of exit discharge."
- (18) Section 907.2.7, delete from paragraphs 1 and 2: "having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge."
- (19) Section 907.2.10.2, insert the following: "Group R-2, R-3, and R-4. A fire alarm system shall be installed in all Groups R-2, R-3, and R-4."

F. Chapter 34.

- (1) Section 3405.1, delete "5,000 square feet (464.5m²)" and replace with "2,500 square feet (232m²)," and delete "50,000 cubic feet" (1416m³) and replace with "12,500 cubic feet (354m³)," and delete "10 feet (3048 mm)" and replace with "5 feet (1524 mm)."
- (2) Section 3405.6, delete the heading and entire paragraph and insert "Volume: 25,000 cubic feet maximum. The maximum allowable storage of waste tires is 25,000 cubic feet (354 m³). No more than two 12,500 cubic feet (177m³) piles per location."

(3) Section 3409, insert the following at the end of the paragraph: "Storage of waste tires is not permitted within any building."

G. Appendix A. Delete Appendix A in its entirety and insert the following:

APPENDIX A
BOARD OF APPEALS

Means of appeal. An appeal from any decision of the Code Official may be taken to the Board of Supervisors. Such appeal shall be made in writing, verified by an affidavit, within 10 days after such decision has been made, and shall be filed with the Township Secretary. The appellant or his representative shall have the right to appear and be heard by the Board. The Board shall render a prompt decision on such appeal. In making the decision, the Board may vary or modify any provision of this code where there are practical difficulties in the way of executing the strict letter of the code, or to permit the use of innovative procedures or materials, provided that the spirit of the code shall be observed, public safety secured and substantial justice done. Such variation or modification shall be the minimum necessary in order to grant relief. Every action of the Board on such appeals shall be by resolution, copies of which shall be certified to the Code Official and the appellant. The decision of the Board shall in such cases be final.

§62-12. Savings Clause.

Nothing in this article shall be construed to affect any suit or proceeding now pending in any court or any actions required, or liability incurred, or any cause or causes of action incurred or existing, under any act or ordinance repealed hereby. No right or remedy of any character shall be lost, impaired, or affected by this article.

SECTION 3. SEVERABILITY

This Ordinance's provisions are intended to be severable. If any section, sentence, clause, part, or provision of this ordinance is determined to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such determination shall not affect or impair this Ordinance's remaining sections, sentences, clauses, parts, or provisions.

Furthermore, it is hereby declared to be this Board's express intent that this ordinance still be adopted even if such an illegal, invalid, or

unconstitutional section, sentence, clause, part, or provision had not been included.

SECTION 4. REPEALER

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect five days from this Board's approval of it as required by Pennsylvania law.

ENACTED and **ORDAINED** by this Board at its public meeting on this 12th day of February 2025.

TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS

H. Charles Wilson III, *Chairman*

Attest:

Joyce F. Snyder, *Secretary*