

ORDINANCE 2010 - 13

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, REPEALING CHAPTER 125 OF THE CODE OF THE TOWNSHIP OF RADNOR, AND ENACTING A NEW CHAPTER 125 FOR THE PURPOSE OF ADOPTING PROVISIONS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE, WITH CERTAIN ADDITIONS, DELETIONS, AND AMENDMENTS.

The Board of Commissioners of the township of Radnor does hereby ENACT and ORDAIN:

§ 125-3. Adoption of code by reference.

Certain documents on file in the office of the Secretary of the Township of Radnor, being marked and designated as the "International Residential Code, 2009 Edition," are hereby adopted as the One- and Two-Family Dwelling Code for the Township of Radnor, Delaware County, in the Commonwealth of Pennsylvania, for the purpose of establishing minimum standards to protect occupants of residential buildings covered by this code, and each and all of the provisions, penalties, conditions and terms of the International Residential Code, 2009 Edition, are hereby referred to, adopted and made a part hereof as if fully set forth in this article, with the additions, insertions, deletions and changes as prescribed herein.

§ 125-4. Additions, insertions, deletions and changes to code.

The following sections and subsections of the International Residential Code, 2009 Edition, are hereby added, deleted, amended and clarified as set forth below:

A. Chapter 1 ADMINISTRATION

1. Section R101 Title, Scope and Purpose

- (a) Subsection R101.1 Title. Insert "Township of Radnor as the name of the jurisdiction.

2. Section R103 Department of Building Safety

- (a) Delete subsections R103.1 through R103.3 and substitute with the following:

R103.1 General. The Director of Community Development or any authorized agent or employee thereof shall be designated as the Code Official for the purposes of this code.

R103.2 Appointment The Code Official and employees of the Department of Community Development shall be appointed in accordance with the personnel procedures and policies of the Township of Radnor.

3. Section R104 Duties and Powers of the Building Official

- (a) Delete subsection R104.1 General and substitute with the following:

R104.1 General It shall be the responsibility of the Director of Community Development or his duly authorized representative to enforce the provisions of this code.

### 3. Section R105 Permits

- (a) Amend subsection R105.2 Work exempt from permits as follows:

R105.2 Work exempt from permit. Add the following language to line six (6): The Pennsylvania Uniform Construction Code Act 45 exempts the following from construction / building permits: However, a Zoning / Use permit may be required by the Building Official.

- (b) Amend # 1. Under Building to read:

1. One story detached structures with a building area less than two hundred (200) square feet if accessory to a detached one family dwelling (e.g.) Private Garages, Greenhouses, Sheds, and Carports.

- (c) Amend # 3. Under Building to read:

3. Retaining walls that are not over four (4) feet in height measured from the lowest level of grade to the top of the wall, unless the wall supports a surcharge.

- (d) Add a new number 11 through 18.

11. Manufactured or industrialized housing shipped from the factory under section 901(a) of the act (35 P.S. 7210.901(a) as provided in 403.25 (relating to manufactured and industrialized housing).
12. Replacement of glass in any window or door. The replacement glass shall comply with the minimum requirements of this Code.
13. Installation and replacement of a window, door, garage door, storm window and storm door in the same opening if the dimensions or framing of the original opening are not altered. The installation of means of egress and emergency escape windows may be made in the same opening, without altering the dimensions or framing of the original opening, if the required height, width, or net clear opening of the previous window or door assembly is not reduced.
14. Replacement of existing roof material that does not exceed 25% of the total roof area performed within any 12-month period.
15. Replacement of existing siding
16. Repair or replacement of any part of a porch or stoop which does not structurally support a roof located above the porch or stoop.
17. Installation of additional roll or batt insulation.
18. Replacement of exterior rain water gutters and leaders.

### 3. Section R108 Fees

- (a) Delete subsection R108.1 Payment of Fees and substitute with the following:

- (b) R108.1 Permit Fees. No permit to begin work for new construction, alterations, repair, removal or other building operations shall be issued until permit fees have been paid in accordance with Chapter 162 of the Township Code.

4. Section R110 Certificate of Occupancy

- (a) Delete subsection R110.3 Certificate issued and substitute with the following:  
R110.3 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Department, the building official shall issue a certificate of occupancy.

5. Section R112 Board of Appeals

- (a) Delete this section and insert the following new section:

Section R112 Means of Appeal

R112.1 General. Any person aggrieved by a decision or interpretation by the building official made under provisions of this code may, in person or through his duly authorized agent or attorney, file an appeal within 10 days after such decision with the Code Appeals Board. Such appeal shall be in writing, state the decision of the building official and the reasons for the exception taken thereto and shall be filed with the Township Secretary. The Code Appeals Board shall, within 30 days from the date of filing, fix a date, time and location to consider the appeal, and to allow the person to be heard if he states his desire to do so in the written appeal. A prompt decision shall be rendered by the Code Appeals Board and duly recorded, with such decision being final.

6. Section R113 Violations

- (a) Delete subsection R113.4 Violation Penalties, and substitute with the following:

R113.4 Violation Penalties. Any person, firm or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not more than one thousand (1000) dollars. Each day that a violation continues shall be deemed a separate offense.

B. Chapter 2 DEFINITIONS

1. Section R202 Definitions.

- (a) Amend the definition of "building official" to read as follows:

**BUILDING OFFICIAL.** The Director of Community Development charged with the administration and enforcement of this code, or his duly authorized representative.

- (b) Insert the definition of "township" to read as follows:

**TOWNSHIP.** The Township of Radnor, Delaware County, in the Commonwealth of Pennsylvania

C. Chapter 3 BUILDING PLANNING

1. Section R301 Design Criteria

- (a) TABLE R301.2 (1) Climatic and Geographic Design Criteria
- (b) Insert the following:
  - Ground Snow Load - 25
  - Wind Speed (mph) - 90
  - Seismic Design Category - C
  - Weathering - severe
  - Frost Line Depth - 36 inches
  - Termite - moderate to heavy
  - Winter Design Temp (F.) - 14
  - Ice Shield Underlayment Required - yes
  - Flood Hazards - FIRM
  - Air Freezing Index - 1000
  - Mean Annual Temp (F.) - 54

D. Chapter 26 GENERAL PLUMBING REQUIREMENTS

1. Section P2603 Structural Piping Protection

- (a) P2603.6.1 Sewer Depth. Insert the number 24 in line three (3) and line five (5).

E. Chapter 32 TRAPS

1. Section 3201 Fixture Traps

- (a) P3201.4 Building Traps. Delete in its entirety and substitute with the following:

P3201.4 Building Traps. Every building connected to the sanitary sewer system shall have installed a cast iron single vent running trap with a cast iron vent riser pipe. A minimum size of four (4) inches shall be used. The vents or fresh air intake riser pipe shall be carried to grade and terminated with an approved cap.

F. Chapter 41 SWIMMING POOLS

1. Section E4101 General

- (a) E4101.1 Scope. Add the following :

The provisions for the design, construction, and barrier requirements for swimming pools, spas, and hot tubs are contained in Appendix G of this code and shall be incorporated and adopted as part of this entire ordinance.

K. APPENDICES

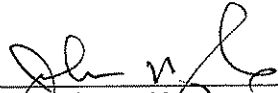
1. The following appendices shall be incorporated and adopted as part of this entire ordinance:

- (a) Appendix A (IFGS) SIZING AND CAPACITIES OF GAS PIPING
- (b) Appendix B (IFGS) SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCES, AND APPLIANCES LISTED FOR USE AND TYPE B VENTS
- (c) Appendix C (IFGS) EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT- VENT VENTING SYSTEMS
- (d) Appendix E MANUFACTURED HOUSING USED AS DWELLINGS
- (e) Appendix F RADON CONTROL METHODS
- (f) Appendix G SWIMMING POOLS, SPAS, AND HOT TUBS

ENACTED and ORDAINED this 22<sup>nd</sup> day of February, 2010

TOWNSHIP OF RADNOR

By:

  
\_\_\_\_\_  
John Nagle, President  
Board of Commissioners

Attest:

  
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Matthew S. Baumann, Secretary