

## **Chapter 5**

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**Part 1****Uniform Construction Code****A. Implementation.****§5-101. General.**

The Borough of Hatboro adopts the Uniform Construction Code known as the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. §7210-101 *et seq.*, as amended from time to time, and the regulations established in 34 Pa.Code, Chapter 401–405, as amended from time to time; said ordinance also provides for the administration enforcement of the Uniform Construction Code; provides methods by which the Borough of Hatboro may administer and enforce the Uniform Construction Code; said ordinance further provides for a Board of Appeals; said ordinance further repeals all building code ordinances or portions of ordinances adopted by the Borough of Hatboro; said ordinance further provides for the assessment of fees and further provides for the effective date of the passage.

*(Ord. 951, 6/28/2004)*



**B. Fire Lanes.****§5-111. Fire Lanes.**

1. Section F-311.1 shall be changed to read as follows:

§F-311.1. Designation of Fire Lanes. The Fire Marshal shall require and designate public or private fire lanes as deemed necessary for the efficient and effective operation of fire apparatus. Fire lanes shall have a minimum width of 16 feet to a maximum 24-foot width.

2. Section F-311.1 is amended to add §F-311.1.1

§F-311.1.1. Temporary Fire Lanes. The Fire Marshal may, because of weather conditions, dangerous conditions or construction conditions, designate temporary fire lanes.

3. Section F-311.1 is amended to add §F-311.4, "Fire Lanes":

A. The following are the designated fire lanes:

- (1) Bell Telephone Company, 29 E. Moreland Avenue along West Drive.
- (2) Driveway at 51 South York Road to rear of building.

(3) The entrance drive (full width) to Hatters Court and Kings Court driveway from the main driveway and also the center areas of Kings Court and Hatters Court.

(4) 240 E. County Line Road (Livingstone Apartments); east driveway 315 feet and west driveway 86 feet. Also driveway entrance area between D building and E building.

(5) 50 South Penn Street, north and south driveways and driveway areas in front of east side of the buildings (Garner House).

(6) Center driveway areas of Village Place and Concord Place driveway entrance areas going into Village Place and Concord Place.

(7) Entire length of the north curbing extending from the southwest corner of Crooked Billet School Parking Lot behind the school driveway running from Meadowbrook Avenue, to the beginning of the school recreational area.

(8) Entire length (320 feet) of curbing extending from the southwest corner of Pennypack School to the northwest corner of the school parking lot behind the Pennypack School for 250 feet on the north side and 150 feet on the south side for a width of 15 feet.

(9) Driveway running east and west at 331 N. York Road extending 150 feet from York Road to the parking lot for width of 15 feet.

(10) Driveway on the east side of 36 E. Moreland Avenue, extending from Moreland Avenue to the beginning of the next rear parking lot for a length of 240 feet and a width of 15 feet, plus the curbing along the south side of said building for a length of 230 feet and a width of 15 feet (Moreland Towers).

(11) Entire length of driveway along the rear of the properties 317 South York Road to 401 South Road extending from E. Lehman Avenue to Fulmor Avenue for a total length of 415 feet and a width of 15 feet.

(12) Driveway at southern border of 420 South York Road, to the southwest corner of existing building for a length of 435 feet and a width 12 feet on each side of the existing driveway's centerline.

(13) Curbing at 420 South York Road, extending from the southwest corner of existing building to a point past the northeast corner of existing building for a length of 685 feet and a width of 15 feet.

(14) Entire length of property at 420 South York Road extending from the property line of the northeast 215 feet south to the southeast corner of existing building for a width of 30 feet.

(15) Office condominiums at 345 North York Road, north side of entrance drive along the south curb going west for a distance of 73 feet and the south entrance drive along the curbing north and south going west for a distance of 48 feet.

(16) 412 South York Road (White Billet Nursing Home) entire driveway on the north side starting from York Road going west to the rear of the building for a width of 12 feet. Also starting at the retaining wall on the east side of the building 20 east out from wall for a width of 15 feet and the entire length going to the fire department connection.

(17) 133 Byberry Avenue (Eleanor Court Apartments) east, west and north areas around the building starting against the building extending out to a width of 18 feet.

(18) All driveway entrances to 112-122 East Moreland Avenue (Town Court Condo and Apartments). Along east wall of the building closest to the railroad tracks for a distance of 18 feet.

(19) 244-246 E. County Line Complex - south building that runs along the school property known as 5A, 5B and 5C on the east side of the entire building from the front corner of the building to the school property for a width of 24 feet. Also, the back of the same building for a width of at least 16 feet.

(20) 244-246 East County Line Complex - building numbers 6, 7, 8, 9 and 10 of the complex; the building that runs along the railroad tracks starting on the south side the complete width from the building to the school property; east side starting from the school property the complete length of the building to a width of 18 feet, and the north side starting at the railroad property to the end of the building with a width of 24 feet.

(21) The "no parking" area at the rear of property 58 S. York Road. [*Ord. 916*]

(22) Northernmost driveway at 330 South Warminister Road. [*Ord. 922*]

(23) Inside circular driveway at 244 East County Line Road. [*Ord. 933*]

(24) *Williams Avenue to CVS Fire Lane*. Fire Lane runs behind 34, 36, 40, 42, 44, 48, 56 and 58 South York Road.

(a) *Part 1.*

1) Starting at the South West Corner of Café LaFontana, 58 South York Road.

2) The Fire Lane will be from 5 feet west of the building to 24

feet west of the corner of the building in width.

3) The Fire Lane will extend to the south 14 feet to the street.

4) The Fire Lane will extend 321 feet to the North (North 18 degrees 54 minutes 07 seconds East) to reach the Berlin (CVS) property at 32 South York.

(b) *Part 2.*

1) Starting at the North West Corner of Café LaFontana.

2) The Fire Lane will be 18 feet North of the corner and 5 feet North of the Corner.

3) From that point, it will be 22 feet wide, to the North.

4) It will extend 71 feet East (South 71 degrees 9 minutes 4 seconds).

(c) *Part 3.*

1) Starting at the North West Corner of Café LaFontana.

2) The Fire Lane will begin at a point 40 feet North and 26 feet 6 inches East. From this point, the Lane will be 22 feet wide towards the East and extend 51 feet North (North 18 degrees 45 minutes).

[*Ord. 952*]

(25) *Robert Bruce Apartments.* Fire Lane in front of A building at Robert Bruce Apartments.

(a) Starting at the South West Corner of Ax Building.

(b) The Fire Lane will begin 40 feet north of the South West Corner of Ax Building.

(c) At the 40-foot point, the Fire Lane should start 26 feet East of the A Building.

(d) The Fire Lane will be 20 feet wide at this point.

(e) The Fire Lane will proceed 77 feet parallel with the front of the building (North).

(f) At a point 77 feet North of the Southeast Corner and 26 feet East, the Fire lane shall proceed on an angle away from the building (North East), for a distance of 78 feet at which point the Fire lane will start 55 feet away from the building and be 20 feet wide.

[*Ord. 952*]

(26) At 237 Jacksonville Road.

(a) From the north side of the building starting at the curb on Jacksonville Road and proceeding 360 feet to the west to property line; this fire lane shall be 25 feet wide.

(b) From the northwest corner of the property, 825 feet along the west property line adjacent to the railroad; this fire lane shall be 25 feet wide.

[*Ord. 1004*]

B. §F-311.3. Maintenance. All designated fire lane signs or markings shall be maintained in a clean, legible condition at all times by the property owner. All

branches, shrubbery, etc., shall be cleared when necessary to insure adequate visibility.

(*Ord. 906*, 9/3/1996, §302; as amended by *Ord. 916*, 7/28/1997, §1; by *Ord. 922*, 9/21/1998, §1; by *Ord. 933*, 12/20/1999, §1; by *Ord. 952*, 7/26/2004; and by *Ord. 1004*, 5/23/2011, §2)

**C. Notification of Truss Construction.****§5-121. Short Title.**

This Part shall be known as the “Hatboro Ordinance Regulating Identification of the Truss Construction and Signage.”

(Ord. 968, 6/26/2006)

**§5-122. Definitions.**

For purposes of this Part, the following terms, phrases, words, and their derivations shall have the meaning given herein. Where not inconsistent with the context, words used in the present tense include the future words, and the plural number includes the singular number, and words in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

*Borough*—Borough of Hatboro.

*Structure*—structure shall include all industrial, professional, commercial, multi-family garages, warehouses, or their like which have either roof truss construction or floor truss construction.

*Sign*—the sign shall be triangular shape, red or orange in color, and should be no smaller than 12 inches on the base of the triangle and 8 inches on each side.

*Truss construction*—a framework of wood, metal, or both for supporting a roof or another part of a building.

(Ord. 968, 6/26/2006)

**§5-123. Purpose.**

Truss construction of roofs and flooring is one of the worst fears for any firefighter because if a truss fails, then the whole truss system fails which can cause harm to fire fighters. One of the best ways to inform the fire fighters that the building has either truss construction of roofs or flooring is to have a sign posted on the building or nearby, indicating that there is truss construction.

A. All industrial, professional commercial, multi-family structures, garages, warehouses, and other similar structures which have a roof truss construction or floor truss construction shall erect an approved truss sign to each building. The location of the sign shall be approved by the Fire Code Official.

B. All houses with any floor truss or roof truss construction shall have an approved sign at a location approved by the Fire Code Official. The owner of the property shall be responsible for maintenance of the sign so that it is legible and easily visible from the street.

(Ord. 968, 6/26/2006)

**§5-124. Enforcement.**

It shall be unlawful for any person to remove or deface the truss construction sign at any time.

(Ord. 968, 6/26/2006)

**§5-125. Penalty.**

Any person who shall violate any provision of this Part or any rule or regulation promulgated hereunder shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days.

*(Ord. 968, 6/26/2006)*

**Part 2****Property Maintenance Code****§5-201. Adoption.**

A certain document, three copies of which are on file in the office of the custodian of the official records of the Borough of Hatboro, being marked and designated as the *International Property Maintenance Code*, current edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Hatboro in the Commonwealth of Pennsylvania for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Borough of Hatboro are hereby referred to, adopted, and made a part hereof, as if fully set out in this Part, with the additions, insertions, deletions and changes, if any, prescribed in §5-202 of this Part.

(Ord. 1005, 5/23/2011)

**§5-202. Amendments.**

1. The following Sections are hereby revised:
  - A. Section 101.1. Insert: Borough of Hatboro.
  - B. Section 103.5. Insert: Refer to the current Borough Fee Schedule.
  - C. Section 302.4. Insert: weed/lawn maximum height = "6."
  - D. Section 304.14. Insert: March 15<sup>th</sup> through November 1<sup>st</sup>.
  - E. Section 602.3. Insert: November 1<sup>st</sup> through April 15<sup>th</sup>.
  - F. Section 602.4. Insert: November 1<sup>st</sup> through April 15<sup>th</sup>.

2. The following section is added:

- A. Section 705 Fire Hydrants.

Section 705.1. There must be an area of clearance maintained around all fire hydrants. This area of clearance shall extend from 12 inches below any nozzle to 24 inches above the top of the hydrant and outward at least 48 inches on all sides. This clearance shall be free of stones, building blocks, planters, retaining walls, hedges, shrubs, flowers, trees, fences and temporary obstructions (including, but not limited to, vehicles) at all times.

(Ord. 1005, 5/23/2011)



**Part 3****Fire Code****§5-301. Adoption.**

A certain document, three copies of which are on file in the office of the Manager of the Borough of Hatboro, being marked and designated as the *International Fire Code*, current edition (and all successor editions), as published by the International Code Council, be and is hereby adopted as the Fire Prevention Code of the Borough of Hatboro in the Commonwealth of Pennsylvania for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from 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 as herein provided; providing for the issuance of permits and collection of fees therefor; and each all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the Borough of Hatboro are hereby referred to, adopted, and made part hereof, as if fully set out in this Part, with the additions, insertions, deletions and changes, if any, prescribed in §5-302 of this Part.

(Ord. 1005, 5/23/2011)

**§5-302. Amendments.**

The following sections are hereby revised:

A. Section F-101.1: Title. Amend to read: These regulations shall be known as the “Fire Prevention Code of the Borough of Hatboro” referred as “this code.”

B. Section F-109.3: Violation Penalties. Amend to read as follows: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a summary offense, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

C. Section F-111.4: Failure to Comply. Amend to read as follows: 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 liable to a fine of not less than \$250 or more than \$1,000.

D. Section F-201: General Definitions–Fire Code Official. Amend to read as follows: Wherever the term “fire code official” is used in the fire code, it shall be held to mean the Fire Marshal of the Borough of Hatboro or his/her duly authorized representative.

E. Section F-307.1.3: Outdoor Fireplaces, Outdoor Cooking Grills, Outdoor Patio Stoves, Chimneys and Factory-Built Metal Novelty Stoves.

(1) Outdoor fireplaces, outdoor cooking grills, outdoor patio stoves, chimneys and factory-built metal novelty stoves shall be permitted upon private property within the Borough of Hatboro to be used solely for their

intended purpose and in accordance with the manufacturers' instructions.

(2) Outdoor fireplaces, outdoor cooking grills, outdoor patio stoves, chimneys and factory-built metal novelty stoves shall not be used indoors or in any enclosed areas that are not properly ventilated or within 10 feet of a building or structure.

F. Section F-311.2.2(2): Vacant Premises, Fire Protection. Amend to replace the words "fire chief" with the words "fire code official."

G. Section F-501.3: General Construction Documents. Amend to replace the words "fire department" with the words "fire code official."

H. Section F-912.2: Fire Department Connections, Location. Amend to replace the words "fire chief" with the words "fire code official."

I. Section F-912.3.2: Fire Department Connections, Clear Space Around Connections. Amend to replace the words "fire chief" with the words "fire code official."

*(Ord. 1005, 5/23/2011)*