

CODIFIED ORDINANCES OF JEANNETTE

PART SEVENTEEN - BUILDING AND HOUSING CODE

---

Art. 1705. Code Enforcement.

Art. 1711. BOCA Basic Building Code.

Art. 1717. National Electrical Code.

Art. 1723. BOCA Basic Plumbing Code.

Art. 1729. Sanitation Code.

Art. 1735. Housing - Property Maintenance Code.

Art. 1741. Nonresidential Property Maintenance Code.

CODIFIED ORDINANCES OF JEANNETTE

PART SEVENTEEN - BUILDING AND HOUSING CODE

---

ARTICLE 1705  
Code Enforcement

|         |                                 |         |                                  |
|---------|---------------------------------|---------|----------------------------------|
| 1705.01 | Office established.             | 1705.05 | Procedure in case of violations. |
| 1705.02 | Duties and powers of Officer.   | 1705.06 | Unsafe or unfit structures.      |
| 1705.03 | Permits, certificates and fees. | 1705.99 | Penalty.                         |
| 1705.04 | Variances and appeals; fee.     |         |                                  |

CROSS REFERENCES

Building Inspectors - see 3rd Class §4132 (53 P.S. §39132)

Zoning administration and enforcement - see P. & Z. Art. 1313

---

1705.01 OFFICE ESTABLISHED.

(a) Creation of Office. There is hereby created the "Office of Code Enforcement". The office shall have the responsibility for administering and enforcing the provisions of this article and of those other codes and/or ordinances of the Municipality (hereinafter referred to as the "applicable codes and ordinances"), which designate the Office of Code Enforcement as their official administration and enforcement agency.

(b) Appointment of Code Enforcement Officer. There shall be appointed by Council, a Code Enforcement Officer who shall be in charge of the Office of Code Enforcement. The Code Enforcement Officer shall supervise such other employees or assistants as shall be necessary for the administration and execution of the responsibilities of the office, as appointed and approved by Council.

(c) Relief from Personal Liability. The Code Enforcement Officer or other official or employee shall not, while acting for the Municipality, render himself liable personally because of any act or omission as required or permitted in the discharge of his official duties. Any suit instituted against such Code Enforcement Officer, official or employee, because of any act performed by him in the lawful discharge of his duties, shall be defended by the Solicitor and in no case will the officer, official or employee be liable for costs in any action, suit or proceeding. (Ord. 70-17. Passed 8-19-70.)

(d) Official Record. An official record shall be kept of all business and activities of the Office of Code Enforcement and all such records shall be open to the public for inspection at all appropriate times, except that no individual, owner, operator, occupant or other person shall be subject to unwarranted invasion of privacy and except that all evidence or information obtained in the course of any inspection shall be considered privileged information and shall be kept confidential. Such evidence or information shall not be disclosed except as may be necessary in the judgment of the Code Enforcement Officer for the proper and effective administration and enforcement of the provisions of this article and shall not otherwise be made public without the consent of the owner, occupant, operator or other person in charge of the unit, structure or premises inspected.

(e) Designation of County Agencies. Council may enter into agreements with the Westmoreland County Planning Department and/or with the Redevelopment Authority of the County of Westmoreland designating the Department and/or Authority to provide advice, assistance and personnel to the Office of Code Enforcement relative to all of the powers and duties of the Office of Code Enforcement herein provided.

Such Department, Authority and personnel designated, pursuant to such agreements shall be deemed to have all of the duties and powers provided in this article and in the applicable codes and ordinances of the Municipality and shall represent the Municipality to the same extent as if appointed directly by the Municipality.

(Ord. 71-3. Passed 2-24-71.)

#### 1705.02 DUTIES AND POWERS OF OFFICER.

(a) Enforcement and Administration. The Code Enforcement Officer shall enforce and administer all of the provisions of this article and of those other applicable codes and ordinances which establish the office of Code Enforcement as their official administration and enforcement agency.

(Ord. 70-17. Passed 8-19-70.)

(b) Issuance of Permits; Inspections; Records. The duties of the Code Enforcement Officer shall include the receipt of applications, the issuance of permits, notices, certificates and orders and the making of inspections to determine conformance with the applicable codes and ordinances, the undertaking of research and investigations, the recommendation of appropriate administrative rules for review and adoption by the Code Hearing Board, the keeping of records, the issuance of written annual reports and such other activities as may be required. (Ord. 71-3. Passed 2-24-71.)

(c) Entry for Inspection Purposes. In the discharge of his duties the Code Enforcement Officer or his authorized representative, upon showing proper identification where requested, is hereby authorized to request permission to enter and inspect, at any reasonable hour, any structure or premises in the Municipality and to enter the same to enforce the provisions of this article and of those other applicable codes and ordinances. This assistance and cooperation of all other municipal officials, including the Police and Fire Departments, shall be available to the Code Enforcement Officer or his representative, to assist in the performance of his duties and in securing entry for inspection purposes.

The Code Enforcement Officer and the owner, operator or occupant or other person in charge of any structure or premises subject to the provisions of this article may agree to an inspection by appointment at a mutually convenient time.

If an owner, operator or occupant, or other person in charge of any structure or premises, fails or refuses to permit entry and free access to the structure or premises under his control, or to any part thereof, with respect to any authorized inspection, the Code Enforcement Officer, upon a showing that a probable cause of a violation of any provision of this article or of the applicable codes and ordinances exists for the inspection, may file a complaint and may petition for and obtain an order directing compliance with the inspection requirements with this article from a court of competent jurisdiction. Any person who refuses to comply with such an order issued pursuant to this section shall be subject to such penalties as may be authorized by law for violation of a court order.

It is not the intention of this section in any way to restrict any of the rights and privileges available to all persons under the Fourth Amendment of the Constitution of the United States of America.

(Ord. 72-9. Passed 5-21-72.)

#### 1705.03 PERMITS, CERTIFICATES AND FEES.

(a) Permit Required. An application for a permit shall be required in accordance with the provisions of those other applicable codes and ordinances which the office of Code Enforcement has the responsibility to administer. The application shall be submitted in such form as may be prescribed by the Code Enforcement Officer and shall be accompanied by any required fee.

(b) Action on Application. The Code Enforcement Officer shall examine the application to determine compliance with those other applicable codes and ordinances and shall, within fifteen days after filing, either approve or reject the application. If the application is rejected, the Code Enforcement Officer shall inform the applicant in writing, stating the reasons for such rejection.

(c) Required Fees. Applicants for permits required by any of the following applicable codes and ordinances shall pay, at the time of application, to the Code Enforcement Officer, for use by the Municipality, fees according to the following schedule:

(Ord. 70-17. Passed 8-19-70.)

(1) BOCA Basic Building Code. The fees required for permits under the BOCA Basic Building Code shall be as follows:

| <u>Cost of Construction</u> |        | <u>Fee</u>  |
|-----------------------------|--------|---|
| Up to                       | \$ 500 | \$ 2.50   |
| \$ 501 to                   | 1,000  | 5.00  |
| 1,001 to                    | 2,500  | 7.50  |
| 2,501 to                    | 5,000  | 15.00   |
| 5,001 to                    | 10,000 | 25.00   |
| 10,001 to                   | 15,000 | 35.00   |
| 15,001 to                   | 20,000 | 45.00   |
| 20,001 to                   | 25,000 | 55.00   |
| 25,001 to                   | 30,000 | 65.00   |
| 30,001 to                   | 35,000 | 80.00   |
| 35,001 to                   | 45,000 | 100.00  |
| 45,001 to                   | 50,000 | 125.00  |
| Over                        | 50,000 | 125.00 plus \$3.00 per<br>\$1,000 of cost or fraction<br>thereof. |

"Cost of construction" includes the cost of constructing a new structure and the cost of remodeling an existing structure, including the reasonable value of all services, labor and all materials, but excludes the cost of the electrical and plumbing components or systems.

The first one thousand dollars (\$1,000) of cost of remodeling residential properties shall be exempt from the "cost of construction".

(Ord. 74-14. Passed 10-16-74.)

- (2) Moving of buildings. A fee of ten cents (10¢) for each one hundred dollars (\$100.00) of the estimated cost of moving any structure, plus the cost of new foundations and all other necessary work required to affix the structure to the site. (Ord. 70-17. Passed 8-19-70.)
- (3) Demolition. A fee of one dollar (\$1.00) for each one thousand dollars (\$1,000) of the cost of demolition, except that no fee shall be less than seven dollars (\$7.00) nor more than two hundred dollars (\$200.00). In addition, for any structure to be demolished which has an assessed valuation of five hundred dollars (\$500.00), the applicant shall post a bond with the Code Enforcement Officer for a sum equal to no less than four times the assessed valuation of the building to be demolished, which bond shall be for the faithful performance of the demolition in accordance with the applicable codes and ordinances. (Ord. 71-3. Passed 2-24-71.)
- (4) National Electrical Code. A fee of fifty cents (50¢) for each one hundred dollars (\$100.00) of total valuation of electrical work to be performed, except that no fee shall be less than five dollars (\$5.00) nor more than one hundred dollars (\$100.00). However, there shall be no fee charged for a permit issued solely upon a certificate of approval issued by an approved electrical organization, as the same is hereinafter defined.
- (5) BOCA Basic Plumbing Code. A fee for a plumbing permit shall be charged in accordance with the following schedule of prices:

|   |          |
|---|----------|
| For new single dwelling                           | \$ 10.00 |
| For new duplex dwelling                           | 15.00    |
| For new apartment, first two apartments           | 15.00    |
| For new apartment, each additional apartment      | 5.00     |
| For new buildings as offices, taverns, stores     | 10.00    |
| For first restroom                                | 5.00     |
| For each additional restroom                      | 5.00     |
| For altering existing facilities, per family unit | 10.00    |
| Per public unit as restrooms, bar, etc.           | 15.00    |
| For each inspection trip required above two       | 5.00     |

- (6) BOCA Basic Fire Prevention Code. A fee of twenty-five dollars (\$25.00) for the establishment and operation of any use or activity provided in the BOCA Basic Fire Prevention Code where such use requires a permit.

(d) Permits Valid for Six Months; Exceptions. All permits granted under any of the above applicable codes and ordinances shall be good for a period of six months except fire permits which shall be valid until repair or replacement is made upon the premises or is required to be made upon the premises, provided that any extensions may be requested in writing and such extensions may be granted by the Code Enforcement Officer for good reason and upon payment of a two dollar (\$2.00) renewal fee; except that any permit granted for demolition activities shall be valid for three months and renewable for an additional three months or a fee of two dollars (\$2.00) in either event work shall be completed within six months from the date of issue of the original permit and if such demolition work is not completed within that time, any bond posted by the applicant shall be forfeited.

(e) Certificates. The following certificates shall be required in accordance with the provisions of those other applicable codes or ordinances which the Office of Code Enforcement has the responsibility to administer.

- (1) Certificate of use and occupancy. In accordance with Section 120.0 of the BOCA Basic Building Code, a certificate of use and occupancy shall be required, and no new building or portion of an existing building which is enlarged or altered, shall be used or occupied in whole or in part, until such a certificate of use and occupancy has been issued by the Code Enforcement Officer.
- (2) Certificate of approval. A certificate of approval shall be required for any electrical or plumbing work completed under the provisions of the applicable codes and ordinances. All applicants shall apply to the Office of Code Enforcement for such a certificate of approval within thirty days of the completion of the building, structure, work or premises.
- (3) Other certificates. Any other permits, certificates or licenses, as required by the applicable codes and ordinances shall be obtained by the applicant in accordance with the provisions of such applicable codes and ordinances. Application for such permits, certificates or licenses shall be made to the Code Enforcement Officer. (Ord. 70-17. Passed 8-19-70.)

#### 1705.04 VARIANCES AND APPEALS; FEE.

(a) Code Hearing Board. There is hereby established a Code Hearing Board, appointed by Council, consisting of not less than three nor more than five members who shall serve without compensation, but may be reimbursed for necessary and reasonable expenses. Their terms of office shall all be for three years except for those first appointed, so fixed that the term of office of at least one member shall expire each year. Appointments to fill vacancies shall be only for the unexpired portion of the term.

(b) Powers of the Board. The Code Hearing Board shall have the following powers and duties:

- (1) Interpretation. On appeal from a determination of the Code Enforcement Officer or on request of any municipal official, the Code Hearing Board shall decide any questions involving the interpretation of any provision of this article or of those other applicable codes and ordinances.
- (2) Variances. The Code Hearing Board may grant a variance where the strict application of this article or of those other applicable codes and ordinances would result in practical difficulty or unnecessary hardship and where the public health and safety shall not be jeopardized.
- (3) Decide appeals. The Code Hearing Board shall hear all appeals made to it, and depending on its findings, shall decide whether such appeals shall be granted.

(c) Requests for Appeals or Variances. Any person requesting a variance or aggrieved by a decision of the Code Enforcement Officer or by any other employee or official charged with the administration and enforcement of this article and of those other applicable codes or ordinances, may take an appeal to the Code Hearing Board. All appeals shall be made in writing stating the grounds upon which the appeal is based and shall be transmitted to the Office of Code Enforcement. An appeal must be taken within fifteen days of the action or of the receipt by written notice of any decision or ruling which is being appealed. Such appeal or request for a variance shall be accompanied by a nonrefundable fee of twenty dollars (\$20.00).

(d) Appeals and Variance Procedure.

- (1) Public hearing. The Code Hearing Board shall meet and conduct a hearing within thirty days of the receipt of an appeal or a request for a variance. All hearings shall be public and all persons whose interest may be affected shall be given an opportunity to be heard. A record shall be kept of all evidence and testimony presented at the hearing.
- (2) Decision of the Board. All decision of the Board shall be made in forty-five days and be in writing and a copy of each decision shall be sent to the applicant and to the Code Enforcement Officer. The Code Hearing Board shall also retain in its files a copy of each decision, which files shall be available for inspection by the public. Each decision shall set forth fully the reasons for the decision of the Code Hearing Board and the findings of fact on which the decision was based. The Code Hearing Board shall make an order on its decision and the Code Enforcement Officer shall take immediate action to carry out the order.

(e) Appeals from Decision of the Board. Any person or persons aggrieved by any final order or decision of the Code Hearing Board may appeal such order or decision within thirty days, to the Court of Common Pleas in accordance with, as far as practicable, the Rules of Civil Procedure of the Supreme Court regarding appeals from administrative agencies.

(f) Reports by the Board. The Code Hearing Board shall report to Council periodically, at intervals of not later than twelve months. The report shall summarize all applications and appeals made to it since the last report and shall contain a summary of the Board's decision on each case. A copy of the report shall be filed with the Code Enforcement Officer. The Code Hearing Board may also submit to Council advisory reports recommending changes and modifications in this article or in those other applicable codes or ordinances.

(Ord. 70-17. Passed 8-19-70.)

#### 1705.05 PROCEDURE IN CASE OF VIOLATIONS.

Whenever the Code Enforcement Officer determines that there are reasonable grounds to believe that there has been a violation of any provision of this article or of the other applicable codes and ordinances, or of any rules and regulations adopted pursuant thereto, he shall proceed as follows:

- (a) Serve notice in writing of the alleged violation which shall be signed by the Code Enforcement Officer or his authorized representative. The notice shall be served personally to the responsible owner, occupant, operator or other person in charge; or served by registered mail with a return receipt requested; or where such responsible person in charge cannot be found, service may be made by posting a notice in or about the structure or premises or by publishing such notice in a newspaper of general circulation for a period of three consecutive days; or served by any other method authorized under the laws of the Commonwealth.
- (b) The notice shall include a statement of the reasons why the notice is being issued, the sections of the code and/or ordinances which have been violated, and the remedial actions required.
- (c) The notice shall allow a reasonable time, not to exceed sixty days, for the initiation and correction of the violation alleged or of the remedial actions required, except where emergency conditions exist which require immediate corrective action.
- (d) The notice shall contain a statement indicating that the notice will become an order if no request and approval for an extension of time is made to the Code Enforcement Officer or if no petition for an appeal or hearing is requested before the Code Hearing Board within fifteen days from the receipt of the notice.
- (e) The Code Enforcement Officer may grant a request for a reasonable extension of time where he has evidence to believe that the responsible person is attempting to remove the alleged violation. However, no such extension of time may exceed a period of ninety days unless authorized by the Code Hearing Board upon appeal of the responsible owner, operator, occupant or other person in charge.

(Ord. 71-3. Passed 2-24-71.)

#### 1705.06 UNSAFE OR UNFIT STRUCTURES.

Structures which contain dwellings which are unfit for human habitation or structures which are dangerous or unsafe and structures which contain dangerous conditions or materials, as defined by the applicable codes and ordinances are hereby declared to be a public nuisance.



- (a) General Procedure. The Code Enforcement Officer shall order the responsible owner, operator, occupant or person in charge of the structure or premises which are dangerous, unsafe or unfit for human habitation to vacate, repair and/or demolish the structure and to remove the public nuisance as provided for in this article and in the applicable codes and ordinances in accordance with the laws of the Commonwealth of Pennsylvania.
- (b) Failure to Comply. Whenever an order to vacate, repair and/or demolish a structure which is a public nuisance because it is unsafe, dangerous or unfit for human habitation has not been complied with, the Code Enforcement Officer may, in accordance with the laws of the Commonwealth of Pennsylvania, proceed to cause the structure to be vacated, repaired and/or demolished or take such other action as is necessary to abate the nuisance. Abatement under this section shall not commence until at least ten days after the service of the order, except that the Code Enforcement Officer may determine that more immediate action is required because of the special emergency or dangerous conditions which exist.
- (c) Recovery of Expenses. The expenses incurred pursuant to this section and of the other applicable codes and ordinances shall be paid by the responsible owner, operator or occupant or by the persons who caused or maintained such a public nuisance. The Code Enforcement Officer shall file on his records an affidavit stating with fairness and accuracy the items and date of the expenses incurred. Council may institute a suit to recover such expenses to be charged against the property as a lien.  
(Ord. 71-3. Passed 2-24-71.)

1705.99 PENALTY.

(a) Any person who fails to correct a violation or take a remedial action as ordered by the Code Enforcement Officer or who violates a provision or fails to comply with any requirement of this article or of any of the other applicable codes or ordinances shall be fined not less than ten dollars (\$10.00) nor more than thirty dollars (\$30.00). Each day's failure to comply with any such provision or requirement or any such order shall constitute a separate offense.

(b) The imposition of a penalty herein prescribed shall not preclude the City Solicitor from initiating, and he is hereby ordered to initiate, appropriate actions or proceedings at law, or in equity, to effect the purposes of this article.  
(Ord. 70-17. Passed 8-19-70.)

ARTICLE 1711  
BOCA Basic Building Code

- |         |                                 |         |                |
|---------|---------------------------------|---------|----------------|
| 1711.01 | Adoption; file copies.          | 1711.03 | Modifications. |
| 1711.02 | Administration and enforcement. |         |                |

CROSS REFERENCES

- Adoption by reference - see 3rd Class §1014 (53 P.S. §36014); §2403(67) (53 P.S. §37403 (67)); §4130 et seq.(53 P.S. §39130 et seq.)
- Building ordinances - see 3rd Class §4130 et seq. (53 P.S. §39130 et seq.)
- Regulation of party walls, foundations, etc. - see 3rd Class §2403(12) (53 P.S. §37403(12))
- Fees for permits - see BLDG. & HSG. 1705.03(c)(1)

**1711.01 ADOPTION; FILE COPIES.**

(a) There is hereby adopted and incorporated by reference as if set out a length herein for the purpose of regulating the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and their service equipment, that certain code known as the BOCA Basic Building Code, 1975 edition, published by Building Officials and Code Administrators International, Inc., subject to the modifications hereinafter provided.

(b) Three copies of the BOCA Basic Building Code herein adopted are on file with the City Clerk, kept with the City ordinance book, and available for public use, inspection and examination. In addition, the City Clerk has copies available for distribution to the public at cost.

**1711.02 ADMINISTRATION AND ENFORCEMENT.**

(a) All of the provisions of Code Enforcement Article 1705, are hereby adopted with this article. The administration and enforcement of this article and of the BOCA Basic Building Code adopted herein shall be carried out by the Office of Code Enforcement in accordance with the procedures established by Article 1705 and by the BOCA Basic Building Code adopted herein. Article 1705 provides for certain powers and duties of a Code Enforcement Officer, for the creation of a Code Hearing Board and for procedures relative to applications, fees, permits, inspections, appeals and penalties.

(b) The following terms as used in the BOCA Basic Building Code adopted herein shall have the following meanings:

- (1) "Corporation Counsel" means "Solicitor of the City".
- (2) "Building Official" means "Code Enforcement Officer".
- (3) "Department of Building Inspection" means "Office of Code Enforcement."
- (4) "Board of Appeals" means "Code Hearing Board."

(c) A permit shall be required prior to the initiation of all building and other related activities as specified in the BOCA Basic Building Code adopted herein. A certificate of use and occupancy and other certificates as specified in the BOCA Basic Building Code shall also be required upon completion of all work completed in accordance with the issued permit. Such permits and certificates shall be issued in accordance with the provisions of this article, of Code Enforcement Article 1705 and of the BOCA Basic Building Code adopted herein. (Ord. 70-18. Passed 8-19-70.)

#### 1711.03 MODIFICATIONS.

(a) Deletions. The following sections of the BOCA Basic Building Code adopted herein are hereby deleted in their entirety.

Section 107.0 Department of Building Inspection.

Section 112.0 Right-of-Entry.

Sections 118.3, 118.4, 118.5, 118.8 relative to fees.

Section 127.0 Board of Appeals.

(Ord. 70-18. Passed 8-19-70.)

Article 15 Electrical Wiring and Equipment.

Article 17 Plumbing, Drainage and Gas Piping.

(Ord. 71-4. Passed 2-24-71.)

(b) Amendments. The following sections of the BOCA Basic Building Code are hereby amended as follows:

Section 123.2 Unlawful Continuance. The penalty referred to in this section shall be the same as the penalty for other violations as specified in Code Enforcement Article 1705.

Section 301.2 Fire Limits. The boundaries of the fire limits referred to in Section 301.02 shall be as follows:

Beginning at the Intersection S. 2nd Street and Magee Avenue, thence running in a southerly direction to Cuyler Avenue, down Cuyler Avenue to Chambers Avenue, Chambers Avenue to South 4th Street, South 4th Street to Cassett Avenue, down Cassett Avenue to the Jeannette Glass Company property, thence in a westerly direction along the Pennsylvania Railroad siding to Bullitt Avenue, thence west to

South 9th Street, thence along South 9th Street in a northerly direction to Magee Avenue, thence easterly along Magee to South 2nd Street to the point of beginning.

Sections 1307.2.1 and 1307.2.2 Deep and Shallow Excavations. The figure referred to in these sections is three feet.

Section 1407.1 Filing Bond. The bond referred to in Section 1407.1 shall be not less than five hundred dollars (\$500.00).

(c) The following sections are adopted only to the extent that their provisions do not conflict with the provisions of this article or the provisions of Code Enforcement Article 1705:

108.0 Duties and Powers of Building Official.

109.0 Rules and Regulations.

122.0 Violations.

(Ord. 70-18. Passed 8-19-70; Ord. 71-4. Passed 2-24-71.)

ARTICLE 1717  
National Electrical Code

1717.01 Code adopted; file copies.                      1717.03 Modifications.  
1717.02 Administration and enforcement.

CROSS REFERENCES

Adoption by reference - see 3rd Class §1014 (53 P. S. §36014); §2403(67) (53 P. S. §37403 (67)); §4130 et seq. (53 P. S. §39130 et seq.)  
Utility wires on Clay Street - see S. U. & P. S. 925.01  
Fees for electrical work - see BLDG. & HSG. 1705.03(c)(4)

---

1717.01 CODE ADOPTED; FILE COPIES.

(a) There is hereby adopted and incorporated by reference as if set out at length herein in order to safeguard persons and buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signalling and for other purposes, that certain Code known as the National Electrical Code, 1975 edition, published by the National Fire Protection Association, subject to the modifications hereinafter provided.

(b) Three copies of the National Electrical Code adopted herein are on file with the City Clerk, kept with the City ordinance book and available for public use, inspection and examination. In addition, the City Clerk has copies available for distribution to the public at cost.

1717.02 ADMINISTRATION AND ENFORCEMENT.

(a) Office of Code Enforcement. All of the provisions of Code Enforcement Article 1705 are hereby adopted with this article. The administration and enforcement of this article and of the National Electrical Code herein adopted shall be carried out by the Office of Code Enforcement in accordance with the procedures established by Article 1705 and by the National Electrical Code herein adopted. Article 1705 provides for certain powers and duties of a Code Enforcement Officer, for the creation of a Code Hearing Board and for procedures relative to applications, fees, permits, inspections, appeals and penalties.

(b) Electrical Permit for Electrical Work. The Code Enforcement Officer shall require that all applicants for permits for electrical work shall furnish proof that an application for inspection of the proposed electrical wiring or electrical apparatus has been made to the Electrical Inspection Bureau or to the Middle Department of Fire Underwriters, or other similar organization (hereinafter referred to as the "approved electrical organization"), that is licensed to perform such inspections in the Commonwealth. The payment of all inspection fees and charges of such organization shall be borne by the applicant.

(c) Electrical Certificate of Approval. All applicants shall within thirty days of the completion of the building, structure or premises, obtain an electrical certificate of approval from the Office of Code Enforcement. The certificate shall be issued upon receipt by the Code Enforcement Officer of proof that the approved electrical organization has made an inspection of the applicant's building, structure or premises and that the electrical wiring conforms with the applicable provisions of the National Electrical Code.

Whenever the inspection of the approved electrical organization shows that the provisions of the National Electrical Code have not been complied with, such organization shall so inform the Code Enforcement Officer. The Code Enforcement Officer shall then notify the applicant of the steps which must be taken to achieve compliance with the National Electrical Code before an electrical certificate of approval will be issued. Failure to secure an electrical certificate of approval shall be sufficient reason for notification of the electric utility company to disconnect or refuse to connect electrical power to the premises.

(d) Inspection of Existing Electrical Wiring and Apparatus. In order to provide safety against existing hazards or defective electrical wiring and apparatus the Code Enforcement Officer and/or his authorized representative, including the approved electrical organization referred to above, shall, when requested by proper authority or when public interest so requires, cause inspections to be made of any premises in the Municipality to insure that the existing electrical wiring and apparatus is not defective or unsafe. The Code Enforcement Officer shall notify the owner of the premises of any unsafe or defective conditions which are found and shall require discontinuance or correction of such conditions in accordance with the National Electrical Code.

(Ord. 70-20. Passed 8-19-70.)

#### 1717.03 MODIFICATIONS.

There are no deletions, amendments or additions made in the National Electrical Code herein adopted. (Ord. 70-20. Passed 8-19-70.)

ARTICLE 1723  
BOCA Basic Plumbing Code

1723.01 Code adopted; file copies.                      1723.03 Modifications.  
1723.02 Administration and enforcement.

CROSS REFERENCES

Adoption by reference - see 3rd Class §1014 (53 P.S. §36014); §2403(67) (53 P.S. §37403(67)); §4130 et seq. (53 P.S. §39130 et seq.)  
Licensing of plumbers - see 3rd Class §2603 (53 P.S. §37603)  
Plumbing permit fees - see BLDG. & HSG. 1705.03(c)(5)

---

1723.01 CODE ADOPTED; FILE COPIES.

(a) There is hereby adopted and incorporated by reference as if set out a length herein for the purpose of establishing minimum plumbing standards which will provide reasonable safeguards for sanitation to protect the public health against the hazards of inadequate, defective or insanitary plumbing installations, that certain code known as the BOCA Basic Plumbing Code, 1975 edition, published by Building Officials and Code Administrators International, Inc., subject to the modifications hereinafter provided.

(b) Three copies of the BOCA Basic Plumbing Code herein adopted are on file with the City Clerk, kept with the City ordinance book and available for public use, inspection and examination. In addition, the City Clerk has copies available for distribution to the public at cost.

1723.02 ADMINISTRATION AND ENFORCEMENT.

(a) Office of Code Enforcement. All of the provisions of Code Enforcement, Article 1705 are hereby adopted with this article. The administration and enforcement of this article and of the BOCA Basic Plumbing Code herein adopted shall be carried out by the Office of Code Enforcement in accordance with the procedures established by Article 1705 and by the BOCA Basic Plumbing Code herein adopted. Article 1705 provides for certain powers and duties of a Code Enforcement Officer, for the creation of a Code Hearing Board and for procedures relative to applications, fees, permits, inspections, appeals and penalties.

The term "administrative authority", as used in the BOCA Basic Plumbing Code herein adopted shall mean "Code Enforcement Officer and/or Office of Code Enforcement" as established in Article 1705.

(b) Permit for Plumbing Work. A permit shall be required for plumbing work in accordance with the provisions of this article, the BOCA Basic Plumbing Code herein adopted, and Code Enforcement Article 1705 and the Sanitation Code of the Municipality. (Ord. 70-19. Passed 8-19-70.)

1723.03 MODIFICATIONS.

(a) Deletions. The following sections of the BOCA Basic Plumbing Code are hereby deleted in their entirety:

P-102.0 Effective Date.

(b) Amendments. The following sections of the BOCA Basic Plumbing Code are hereby amended to read as follows:

P-111.1 Permits Required. No plumbing work shall be commenced until a permit for such work has been issued by the Code Enforcement Officer, except that a permit shall not be required for plumbing repairs which involve only the working parts of a faucet or valve, the clearance of stoppages, the repairing of leaks, or the replacement of defective faucets or valves provided no alterations are made in the existing piping to the plumbing fixtures. A plumbing permit shall not be transferable.

P-308.2 Public Systems Available. A public water supply system and/or public sewer system shall be deemed available to the premises used for human occupancy if such premises are within 200 feet, measured along the street, alley or easement, of the public water supply or sewer system and a connection conforming with the standards set forth in this Code may be made thereto.

P-313.3 Freezing. Water service piping and sewers shall be installed below recorded frost penetration, in accordance with accepted practice in the Municipality as determined by the Code Enforcement Officer. In climates with freezing temperatures, plumbing piping in exterior building walls shall be adequately protected against freezing by insulation or heat or both.  
(Ord. 70-19. Passed 8-19-70.)



ARTICLE 1729  
Sanitation Code

|         |  |         |                                      |
|---------|--|---------|--------------------------------------|
| 1729.01 | Plans and permit required.                             | 1729.20 | Overflow pipes.                      |
| 1729.02 | Conflict of laws.                                      | 1729.21 | Traps.                               |
| 1729.03 | Inspections.   | 1729.22 | Vent pipe material.                  |
| 1729.04 | Permit required.                                       | 1729.23 | Ventilation of traps and soil lines. |
| 1729.05 | Definitions.   | 1729.24 | Horizontal vent pipes.               |
| 1729.06 | Connections.   | 1729.25 | Off-sets on vent lines.              |
| 1729.07 | Drains.  | 1729.26 | Ventilator prohibitions.             |
| 1729.08 | Special wastepipes.                                    | 1729.27 | Brass clean-outs.                    |
| 1729.09 | Minimum slope.   | 1729.28 | Brass ferrules.                      |
| 1729.10 | Sewer location.  | 1729.29 | Water closets and urinals.           |
| 1729.11 | Laying the pipes.                                      | 1729.30 | Prohibited fixtures.                 |
| 1729.12 | Connections to storm sewer.                            | 1729.31 | Septic tanks and privies.            |
| 1729.13 | Cast iron pipe.  | 1729.32 | Defective plumbing or drainage.      |
| 1729.14 | Old house drains and sewers.                           | 1729.33 | First test.                          |
| 1729.15 | Leader drainage.                                       | 1729.34 | Final inspection.                    |
| 1729.16 | Leader materials.                                      | 1729.99 | Penalty.                             |
| 1729.17 | Diameter of soil pipe.                                 |         |                                      |
| 1729.18 | Change in direction of pipe.                           |         |                                      |
| 1729.19 | Horizontal and vertical waste pipe traps and branches. |         |                                      |

CROSS REFERENCES

Plumbing permit fees - see BLDG. & HSG. 1705.03(c)(5)

Sewer regulations - see S. U. & P. S. Art 929

**1729.01 PLANS AND PERMIT REQUIRED.**

No person shall construct on property or install in any new dwelling, apartment house or building or in the remodeling of the same, private sanitary sewers from the public sewer to the dwelling, apartment house, or building, or install house drains, soil, waste and vent pipes, or set any fixture eventually connected to the sanitary sewer system, except in case of repairs which are here defined to relate to the mending of leaks in soil, waste or vent pipes, faucets, valves and water supply lines, until the owner of such property has prepared or caused to be prepared plans showing in detail the proposed new plumbing work or alteration to existing plumbing and the same has been approved by the Code Enforcement Officer and a permit issued by the City.

(Ord. 57-32. Passed 12-10-57.)

#### 1729.02 CONFLICT OF LAWS.

In the event of a conflict between any provision of this Sanitation Code and a provision of the BOCA Basic Plumbing Code the former provision shall prevail.  
(Ord. 70-19. Passed 8-19-70.)

#### 1729.03 INSPECTIONS.

To conform with the provisions of this article, sewer trenches must remain open and the sewer lines exposed and house plumbing shall not proceed beyond the roughing in level until a preliminary inspection of the work has been made and the proper approval granted. A final inspection shall be made by the Code Enforcement Officer after all work has been completed and fixtures are in place. Upon the certification by the Officer that all provisions of this article have been complied with, the City will issue a completion certificate.

It is the intent that two inspections of the work for which the permit is issued shall be made and should additional inspections be required the costs shall be borne by the permit holder as provided elsewhere in this article.  
(Ord. 57-32. Passed 12-10-57.)

#### 1729.04 PERMIT REQUIRED.

No owner, person or plumber shall proceed with the construction of house sewers, house drain, soil pipe, waste pipe, vent pipe or settings of fixtures in new work or major alteration or changing of existing facilities before submitting a plan of the proposed work and approval of same and the issuance of a permit to proceed in accordance with the provisions of this article.  
(Ord. 57-32. Passed 12-10-57.)

#### 1729.05 DEFINITIONS.

"Private or house sewer" means a sanitary sewer from a point five feet outside the outer wall of a building to its connection with the City sewer.

"House drain" means that part of the main horizontal drain and its branches inside the walls of the building and extending to and connecting with the house sewer.

"Soil pipe" means any vertical line of piping extending through the the roof, receiving the discharge of one or more water closets with or without other fixtures.

"Waste pipe" means any pipe extending through roof receiving the discharge from any fixtures except water closets.

"Vent pipe" means any special pipe provided to ventilate the system of piping, and to prevent trap siphonage and back pressure. (Ord. 57-32. Passed 12-10-57.)

#### 1729.06 CONNECTIONS.

Connections to public sewers shall be made in accordance with Article 905 and 929 of the Streets, Utilities and Public Services Code. (Ord. 57-32. Passed 12-10-57.)

## 1729.07 DRAINS.

The main drainage system of every house or building shall be separately and independently connected with the street sewer where such sewer exists. Where one building exists or is erected in the rear of another one on an interior lot of single ownership, and no private sewer is available or can be made for the rear building through an adjoining alley, courtyard or driveway, the house drain from the front building may be extended to the rear building and the whole will be considered as one drain. When it is necessary to construct a private sewer to connect with a sewer on adjacent streets, such plans may be used as may be approved by the Code Enforcement Officer, but in no case shall joint drains be laid in cellars, parallel with the street or alley. House drains or soil pipes laid beneath the floor may be either cast iron pipe or terra cotta pipe. All drains or soil pipes connected with main drain where it is above the cellar floor shall be of wrought iron pipe, with screw points properly secured and/or copper tube and copper connections, and all arrangements of soil or waste pipes shall be as direct as possible. Wrought iron pipes shall be galvanized and copper tube shall be Type L. Changes of direction on pipes shall be made with "Y" branches, both above and below the ground, and where such pipes pass through a new foundation wall a relieving arch shall be built over it, with two-inch space on either side of main pipe.

The size of a storm drain shall be determined by the total area of the buildings and paved surface to be drained, according to the following table, if iron pipe is used. If the pipe is terra cotta, the diameter shall be one size larger for the same amount of area drainage. All storm drains and connections thereto carrying French drains, roof and surface run-off shall constitute a separate system and be connected to existing public storm sewers or lead to drainage gutters on the public streets.

| <u>Diameter (inches)</u> | Fall 1/4 inch per foot drainage area |
|--------------------------|--------------------------------------|
|                          | <u>(square feet)</u>                 |
| 4                        | 1,800                                |
| 5                        | 3,000                                |
| 6                        | 5,000                                |
| 8                        | 9,100                                |
| 10                       | 14,000                               |

| <u>Diameter (inches)</u> | Fall 1/2 inch per foot drainage area |
|--------------------------|--------------------------------------|
|                          | <u>(square feet)</u>                 |
| 4                        | 2,500                                |
| 5                        | 4,500                                |
| 6                        | 7,500                                |
| 8                        | 13,600                               |
| 10                       | 20,000                               |

The main sanitary house drain in no case shall be less than four inches in diameter and shall be equipped with an accessible cleanout at each terminus or branch of the main house drain. (Ord. 57-32. Passed 12-10-57.)

#### 1729.08 SPECIAL WASTEPIPES.

Safe or special wastepipe must not connect directly with any part of the plumbing system. Safe or special wastepipes must discharge over an open, water-supplied placed not more than three and one-half feet above the cellar floor. Wastepipes and traps shall be at least one and one-half inch, and shall be of lead, brass and copper iron pipes size or Type 1 copper pipe. The waste from refrigerator, soda-fountain, refrigerator case or bar fixtures, must be trapped with suitable traps, and must not discharge upon the ground floor, but over a catch basin, trapped and vented, and water-supplied as above. In no case shall the special wastepipe discharge over a sink located in a room used for living purposes. All such special wastepipes shall have a separate trap. The branches on vertical lines must be made by "Y" fittings, and be graded with as much pitch as possible. Where there is an offset on a wastepipe, there must be cleanouts to control the horizontal part of the pipe. Lead safes must be graded and neatly turned over beveled strips at their edges.

Fixtures or appliances drained by safe or special wastepipes include such fixtures as soda-fountains, refrigerators, refrigerator cases, bar fixtures, ice boxes, water coolers, steam tables, glass washers, rinsing sinks, conditioning units, sprinkling systems, drains, house tanks, small or portable drinking fountains, coffee urns and sterilizers. (Ord. 57-32. Passed 12-10-57.)

#### 1729.09 MINIMUM SLOPE.

House sewers and house drains must have a minimum uniform slope of one-quarter inch per linear foot.

(Ord. 57-32. Passed 12-10-57.)

#### 1729.10 SEWER LOCATION.

When the main sewer is not located on street, house sewers must be constructed on the outside of buildings, and branch into each house separately, and in no case will the sewer from one house to another be permitted to run through the cellar.

(Ord. 57-32. Passed 12-10-57.)

#### 1729.11 LAYING THE PIPES.

Where the ground is of sufficient solidity for a proper foundation, cylindrical terra cotta pipe of the best quality, free from flaws, splits or cracks, perfectly burned and well glazed over the entire inner and outer surfaces, may be used if laid on a smooth bottom, with a special groove cut in the bottom of the trench for each hub, in order to give the pipe a solid bearing on its entire length, and the soil well rammed on each side of the pipe. The spigot and hub ends shall be connected. The space between the parts of the best American natural cement and bar sand, thoroughly mixed dry and enough water afterwards added to give the proper consistency. The mortar must be mixed in small quantities and used as soon as made. The joints must be carefully wiped out and pointed and all mortar that may be left inside removed and the pipe left clean and smooth throughout, for which purposes a swab may be used. It must not be laid less than three and one-half feet below the surface of the ground. When the sewer passes through filled or made ground cast iron pipes shall be used.

(Ord. 57-32. Passed 12-10-57.)

## 1729.12 CONNECTIONS TO STORM SEWER.

Floor drains, and outside wall French drains must be connected to the storm sewer system. (Ord. 57-32. Passed 12-10-57.)

## 1729.13 CAST IRON PIPE.

All cast iron pipes must be sound, free from holes, and of a uniform thickness. Corresponding fittings will be required. The pipe must be tested to fifty pounds water pressure and marked with the maker's name. (Ord. 57-32. Passed 12-10-57.)

## 1729.14 OLD HOUSE DRAINS AND SEWERS.

Old house drains and sewers may be used in connection with new buildings or plumbing, only when they are found on examination by the Code Enforcement Officer to conform in all respects to the requirements governing new sewers and drains. (Ord. 57-32. Passed 12-10-57.)

## 1729.15 LEADER DRAINAGE.

All buildings shall be kept provided with proper metallic leaders for conducting water from the roofs in such manner as shall protect the walls and foundations of the building from damage. In no case shall the water from leaders be allowed to flow upon the sidewalk, but the same shall be conducted by a pipe or pipes to the street gutter where no surface water sewer exists. (Ord. 57-32. Passed 12-10-57.)

## 1729.16 LEADER MATERIALS.

Rain water leaders must not be used as soil, waste or vent pipes nor shall such pipes be used as leaders. Inside leaders must be constructed of cast iron, wrought iron, steel or copper tube with roof connections of an improved type. Outside leaders may be of sheet metal or copper, but they must connect with the storm drain by means of a cast iron pipe, or terra cotta extending vertically five feet above the grade level where the building is located along public driveways or sidewalks; where the building is not located along public driveways or sidewalks, connection shall be made with iron pipe extending at least one foot above grade level. (Ord. 57-32. Passed 12-10-57.)

## 1729.17 DIAMETER OF SOIL PIPE.

The smallest diameter of any soil pipe permitted to be used shall be three inches. The size of soil pipes must be not less than those set forth in the following tables.

Maximum number of fixtures connected to soil and pipe combined:

| <u>Size of Pipe (inches)</u> | <u>Branch (fixtures)</u> |
|------------------------------|--------------------------|
| 3                            | 30                       |
| 4                            | 48                       |
| 5                            | 96                       |
| 6                            | 268                      |

| <u>Size of Pipe (inches)</u> | <u>Main (fixtures)</u> |
|------------------------------|------------------------|
| 4                            | 96                     |
| 5                            | 192                    |
| 6                            | 336                    |

Maximum number of fixtures connected to soil or pipe alone:

| <u>Size of Pipe (inches)</u> | <u>Branch (water closets)</u> |
|------------------------------|-------------------------------|
| 3                            | 4                             |
| 4                            | 8                             |
| 5                            | 16                            |
| 6                            | 34                            |

| <u>Size of Pipe (inches)</u> | <u>Main (water closets)</u> |
|------------------------------|-----------------------------|
| 4                            | 16                          |
| 5                            | 32                          |
| 6                            | 68                          |

All soil pipes must extend at least two feet above the highest window, and must not be reduced in size. Traps will not be permitted on main vertical, soil or waste lines. Each house must have a separate line of soil and vent pipes. No soil or waste line shall be constructed on the outside of the building.  
(Ord. 57-32. Passed 12-10-57.)

## 1729.18 CHANGE IN DIRECTION OF PIPE.

All sewer, soil and waste pipes must be as direct as possible. Changes in direction must be made with "Y" or half "Y" branches of 1/8 bends.  
(Ord. 57-32. Passed 12-10-57.)

## 1729.19 HORIZONTAL AND VERTICAL WASTE PIPE TRAPS AND BRANCHES.

These branch pipes must be of type L copper tubing and be stamped by maker and must be of the following sizes according to fixtures.

| <u>Horizontal and Vertical (inches)</u> | <u>Number of Small Fixtures</u> |
|---|---------------------------------|
| 1-1/4                                   | 1                               |
| 1-1/2                                   | 2                               |
| 2                                       | 3 to 8                          |
| 2-1/2                                   | 9 to 20                         |
| 3                                       | 21 to 44                        |

The size of traps and waste branches, for a given fixture, shall be as follows:

| <u>Kind of Fixtures</u>                      | <u>Size in Inches</u> |               |
|--|-----------------------|---------------|
|  | <u>Traps</u>          | <u>Branch</u> |
| Water closet                                 | 3                     | 3             |
| Slop sink with trap combined                 | 3                     | 4             |
| Slop sink ordinary                           | 2                     | 2             |
| Pedestal urinal                              | 3                     | 3             |
| Floor drain or wash                          | 4                     | 4             |
| Yard drain or catch basin                    | 4                     | 4             |
| Urinal trough                                | 2                     | 2             |
| Laundry traps (2 to 5)                       | 2                     | 2             |
| Combination sink and trap (for each fixture) | 1-1/2                 | 1-1/2         |
| Kitchen sinks for dwellings (small)          | 1-1/2                 | 1-1/2         |

| <u>Kind of Fixtures (Cont.)</u>                             | <u>Size in Inches (Cont.)</u> |               |
|---|-------------------------------|---------------|
|   | <u>Traps</u>                  | <u>Branch</u> |
| Kitchen sinks (large), hotels, restaurants,<br>grease traps |                               | 2             |
| Pantry sinks  | 1-1/2                         | 1-1/2         |
| Wash basin  | 1-1/4                         | 1-1/4         |
| Bath tubs, brass drum trap                                  |                               | 1-1/2         |
| Shower baths  | 1-1/2                         | 1-1/2         |
| Shower baths (Floor)  | 2                             | 2             |
| Drinking fountains  | 1-1/4                         | 1-1/4         |

(Ord. 57-32. Passed 12-10-57.)

#### 1729.20 OVERFLOW PIPES.

Overflow pipes from fixtures must in all cases be connected on the inlet side of the traps. (Ord. 57-32. Passed 12-10-57.)

#### 1729.21 TRAPS.

Every sink, bath tub, basin, water closet or fixture having a waste pipe must be furnished with a trap which shall be placed as close as practicable to the fixture it serves, and in no case shall it be more than one foot from the fixture. The wastepipe from the bath tub or other fixtures must not be connected with the water closet trap.

(Ord. 57-32. Passed 12-10-57.)

#### 1729.22 VENT PIPE MATERIAL.

All vent pipes must either be of lead, brass, cast iron, galvanized iron pipe or copper tubing.

#### 1729.23 VENTILATION OF TRAPS AND SOIL LINES.

Traps shall be protected from siphonage or air pressure by special vent pipes of a size not less than the following tables:

| <u>Size of Pipe<br/>(inch vent)</u> | <u>Number of Traps Vented</u> |                      |
|-------------------------------------|-------------------------------|----------------------|
|                                     | <u>Branch</u>                 | <u>Main Vertical</u> |
| 1-1/4                               | 1                             |                      |
| 1-1/2                               | 2 or less                     |                      |
| 2                                   | 10 or less                    | 20 or less           |
| 2-1/2                               | 20 or less                    | 40 or less           |
| 3                                   | 60 or less                    | 100 or less          |

#### Maximum Developed Length in Feet

| <u>Size of Pipe<br/>(inch vent)</u> | <u>Mains</u> |
|-------------------------------------|--------------|
| 1-1/4                               | 20           |
| 1-1/2                               | 40           |
| 2                                   | 65           |
| 2-1/2                               | 100          |

The branch vent pipe shall not be less than the following sizes:

- 1-1/4 inches in diameter for 1-1/2 inch traps
- 1-1/2 inches in diameter for 1-1/2 inch to 2-1/2 inch traps
- 2 inches in diameter for 3 inch to 4 inch traps
- One-half the diameter for traps 5 inches and over.

Where two or more water closets are placed side by side, on a horizontal branch, the branch line shall have a relief extended as a loop vent. A pipe two inches in diameter will be sufficient as a loop vent for two closets. A pipe three inches in diameter shall be used as a relief for three or four closets; and where more than four closets are located on the same branch, the relief shall not be less than four inches in diameter. All house drains and soil lines on which a water closet is located must have a three-inch main vent line. Where an additional closet is located in the cellar or basement, within ten feet of the main soil or vent line, no relief vent will be required for the closet; but where it is more than ten feet, a two-inch vent line will be required. Relief vent pipes for water closets must not be less than two inches in diameter for a length of forty feet, and not less than three inches in diameter for more than forty feet. No re-vent from traps under bell traps will be required. All bell traps under floors must be installed with a "P" trap under the floor. For any building having a sewer connection with a public or private sewer used for bell trap connections or floor drainage only, a two-inch relief line must be extended to the roof of the buildings from rear end of main drain. A floor trap for a shower shall be vented, unless located in the cellar or ground floor, the paving of which renders the trap inaccessible, if the number of these fixtures on a branch is two or three or more, the waste line shall be extended as a loop vent, instead of back-venting the separate traps; and when located in a basement floor they shall be provided with a removal strainer or clean out.

Back vent pipes from traps above the floor must either be connected with crown of trap with ground-in brass coupling, or if connected solidly to the trap, must have a ground in brass coupling at wall.

(Ord. 57-32. Passed 12-10-57.)

#### 1729.24 HORIZONTAL VENT PIPES.

Where rows of fixtures are placed in a line, fittings of not less than forty-five degrees to the horizontal must be used on vent lines to prevent filling with rust or condensation. Where it is necessary to channel same for pipes ninety degrees fittings will be allowed. Trapped vent pipes are strictly prohibited. No vent pipe from the house side of any trap shall connect with the ventilation pipe, or with sewer, soil or waste pipe. Vent pipes from several traps may be connected together, or may be carried into the main vent line above the highest fixtures. Where one vertical vent line connects with another, a "Y" fitting must be used. Branch vent pipes must be connected as near to the crown of the trap as possible. (Ord. 57-32. Passed 12-10-57.)

#### 1729.25 OFF-SETS ON VENT LINES.

All off-sets on vent lines must be made at an angle of not less than forty-five degrees to the horizontal and all lines must be connected at the bottom with a soil or waste pipe, or the drain in such manner as to prevent the accumulation of rust, scale or condensation. If copper tubing is used for vent lines ninety percent ells will be acceptable.

(Ord. 57-32. Passed 12-10-57.)



**1729.26 VENTILATOR PROHIBITIONS.**

No brick, sheet metal or earthen ware flue or chimney flue shall be used as a sewer ventilator or to ventilate any trap, drain, soil or wastepipe. (Ord. 57-32. Passed 12-10-57.)

**1729.27 BRASS CLEAN-OUTS.**

Brass screw caps for clean-outs must be extra heavy, not less than one-eighth inch thick. The screw cap must have a solid square recessed or hexagonal nut not less than one inch high. The body of the cleanout ferrule must at least equal in weight and thickness the caulking ferrule from the same size pipe.  
(Ord. 57-32. Passed 12-10-57.)

**1729.28 BRASS FERRULES.**

Brass ferrules must be of the best quality, bell shaped, extra heavy cast brass, not less than four inches long, and two and one-quarter inches, three and one-half inches, and four and one-half inches in diameter, and not less than the following weights:

Diameter of two and one-fourth inches: weight, one pound.

Diameter of three and one-half inches: weight, one pound, twelve ounces.

Diameter of four and one-half inches: weight, two pounds, eight ounces.

(Ord. 57-32. Passed 12-10-57.)

**1729.29 WATER CLOSETS AND URINALS.**

(a) Setting. The closet and all other fixtures must be set upon and free from all enclosing wood or other work.

(b) Prohibited Types. Pan, plunger or hopper closets will not be permitted in any building. No range closet, either wet or dry, nor any evaporating system of closets shall be constructed or allowed on the outside of any building. A separate building, constructed especially for the purpose, must be provided in which such range closets shall be set.

(c) Location. Water closets must not be located in sleeping apartments nor in any room or compartment which has not direct communication with external air either by window or air shaft of at least 4 feet square.

(d) Water Supply. No water closet except those placed in the yards, and flush meters, volumeters or similar devices, shall be supplied directly from the supply pipes.

Water closets within buildings shall be supplied with water from special tanks or cisterns, which shall hold not less than six gallons when full to the level of the overflow pipe, for each closet supplied, excepting automatic or siphon tanks, which shall hold not less than five gallons for each closet supplied. A group of closets may be flushed from one tank but water closets on different floors must not be flushed from the same tanks except flushimeters, volumeters or similar devices. Water in tanks must not be used for any other purposes.

(e) Number of Closets. In all sewer connected occupied buildings there must be at least one water closet, and there must be additional closets so as there will never be more than fifteen persons per closet.

(f) Urinals. All urinals must be constructed of materials impervious to moisture that will not corrode under the action of urine. All water closets and other fixtures must be provided with a sufficient supply of water for flushing to keep them in a proper and clean condition.

(g) Flush Pipe Size. Water closet flush pipes must not be less than one and one-quarter inches and urinal flush pipes one-half inch in diameter.

(h) Linings. A copper lining for water closets and urinal cisterns must not be lighter than twelve-ounce copper, and must be stamped on the lining with the maker's name. Where lead is used for lining, it must not weight less than four pounds to the square foot. All other materials are prohibited.  
(Ord. 57-23. Passed 12-10-57.)

#### 1729.30 PROHIBITED FIXTURES.

Wooden wash trays, traps, sinks or bath tubs are prohibited inside of buildings. Such fixtures must be constructed of nonabsorbent material. Cement or artificial stone tubs will not be permitted, unless approved by the Plumbing Inspector.  
(Ord. 57-32. Passed 12-10-57.)

#### 1729.31 SEPTIC TANKS AND PRIVIES.

(a) Minimum size of septic tank for residential use shall be 700 gallons and shall be installed in accordance with manufacturer's specifications. Filtration bed shall not be less than 100 lineal feet in length, not less than three feet in depth, not less than two feet in width, bottom of the bed to be practically level from tank sump hole. Bed to be filled with two feet of broken stone or gravel and with four-inch field tile from tank to sump. Entire length of bed to be covered with heavy paper. Sump hole at end of drain to be not less than five feet by five feet and two feet below level of bed. No effluent from septic tank shall overflow upon the surface of the ground.

(b) Specifications for filtration bed and septic tanks for other than residence use including barbecues and business places: not less than 700 gallons tank; not less than 125 feet of leeching bed; not less than two feet broken stone with sump, five feet by five feet by five feet; filtration bed not less than three feet deep and two feet wide, and not less than two feet broken stone under field tile, and covered with heavy papers and soil.

(c) All plans should be approved by the Code Enforcement Officer. All inspections of filtration beds and septic tanks must be made by the Code Enforcement Officer.

(d) Privy vaults shall also be subject to the jurisdiction of the Code Enforcement Officer.

(e) No privy vault, cesspool, nor septic tank for sewage purposes shall be constructed in any part of the City, nor shall it be lawful to continue a privy vault, cesspool or septic tank on any road, piece or parcel of ground within the limits of the City where sanitary sewers exist. No connection for any cesspool, privy vault or septic tank shall be made with any sanitary sewer. (Ord. 57-32. Passed 12-10-57.)

#### 1729.32 DEFECTIVE PLUMBING OR DRAINAGE.

Whenever it comes to the knowledge of the Code Enforcement Officer, Health Officer or City Clerk or a complaint in writing is made by any citizen that the plumbing or drainage in any building has become a nuisance or is contrary to the provisions and requirements of this article, or is of faulty construction and is liable to breed disease or endanger the health of the occupant, or upon the request of any owner or passage of this article, then the City Clerk shall direct the proper officer to examine the plumbing or drainage in any such building and such officer shall make a drawing of the plan of the plumbing, drainage, sewer and ventilating shaft connections. He shall report his findings in writing to the City Clerk and suggest such changes as are necessary to make the same conform with the rules governing such matters.

The City Clerk or Code Enforcement Officer shall thereupon notify the owner or agent of any such building of the changes which are necessary to be made in the plumbing or drainage. The changes shall be made within the time fixed by the City Clerk or Code Enforcement Officer; and upon refusal and neglect to obey such orders. The City Clerk shall institute legal proceedings to have such changes made and the nuisance abated by action in which such action the owner or agent of the building may show in defense that the plumbing or drainage was not a nuisance or was not of faulty construction or out of repair, and in case of a building constructed subsequent to the passage of this article, that the plumbing or drainage was not contrary to the provisions and requirements of this article. (Ord. 57-23. Passed 12-10-57.)

#### 1729.33 FIRST TEST.

When drain, soil, waste, vent and other pipes in a building connected to or to be connected with the sewer have been placed in position, a preliminary water or air test of the same shall be applied in the presence of the Code Enforcement Officer. (Ord. 57-32. Passed 12-10-57.)

#### 1729.34 FINAL INSPECTION.

When the work has been completed, a final notice will be filed in the office of the Code Enforcement Officer when a final test shall be made in the presence of the Code Enforcement Officer and when, if found satisfactory, a certificate of approval of the work shall be issued. But no such plumbing or drainage work or system shall be used until the test has been made and certificate issued. If for any reason the Officer must make more than the two visits designated (first and final), the charge shall be as provided in Section 1705.03.

When work is ready for inspection the contractor shall make such arrangements as will enable the proper officer to reach all parts of the building easily and readily, and also present the proper apparatus and appliances that may be necessary to the proper application of same.

In any case of any dispute or difference of opinion existing between the Code Enforcement Officer and any person, firm or corporation, regarding the construction of plumbing, house drainage or septic tanks, the same shall be submitted by either party to Council or their designee who shall pass upon the same and whose findings therein after the hearing shall be final and conclusive upon all parties.

(Ord. 57-32. Passed 12-10-57.)

1729.99 PENALTY.

Any person, firm or corporation violating any provision or regulation of this article shall be fined not more than one hundred dollars (\$100.00). Each day a violation is permitted to exist after notice in writing has been served by the authorities shall constitute a separate offense. (Ord. 57-32. Passed 12-10-57.)

Article 1735  
Housing - Property Maintenance Code

1735.01 BOCA Code adopted; file copies.                      1735.03 Modifications.  
1735.02 Administration and enforcement.

CROSS REFERENCES

Adoption by reference - see 3rd Class §1014 (53 P.S. §36014); §2403 (67) (53 P.S. §37403 (67)); §4130 et seq. (53 P.S. §39130 et seq.)  
Prohibiting nuisances - see 3rd Class §2403 (16) (53 P.S. §37403 (16))

---

1735.01 BOCA CODE ADOPTED; FILE COPIES.

(a) There is hereby adopted and incorporated by reference as if set out at length herein for the purpose of establishing minimum standards for buildings used for human occupancy and habitation, that certain code known as the BOCA Basic Housing - Property Maintenance Code, 1975 edition, published by Building Officials and Code Administrators International, Inc., subject to the modifications hereinafter provided.

(b) Three copies of the BOCA Basic Housing - Property Maintenance Code adopted herein are on file with the City Clerk, kept with the City ordinance book, and available for public use, inspection and examination. In addition, the City Clerk has copies available for distribution to the public at cost.

1735.02 ADMINISTRATION AND ENFORCEMENT.

All of the provisions of Code Enforcement are hereby adopted with this article. The administration and enforcement of this article and of the BOCA Basic Housing - Property Maintenance Code herein adopted shall be carried out by the Office of Code Enforcement in accordance with the procedures established by Article 1705 and by the BOCA Basic Housing - Property Maintenance Code herein adopted. Article 1705 provides for certain powers and duties of the Code Enforcement Officer, for the creation of a Code Hearing Board and for procedures relative to applications, fees, permits, inspections, appeals and penalties. (Ord. 70-22. Passed 8-19-70.)

1735.03 MODIFICIATIONS.

(a) Deletions. The following sections of the BOCA Basic Housing - Property Maintenance Code herein adopted are hereby deleted in their entirety:

Section H-105.0 Right of Appeal.

(b) Amendments. The following sections of the BOCA Basic Housing - Property Maintenance Code are hereby amended to read as follows:

Section H-102.1 Enforcement Officer. It shall be the duty and responsibility of the Code Enforcement Officer of the Municipality to enforce the provisions of this article and of the Housing - Property Maintenance Code herein adopted.  
(Ord. 70-22. Passed 8-19-70; Ord. 71-5. Passed 2-24-71.)

(c) Additions. There are hereby added the following new sections to the BOCA Basic Housing - Property Maintenance Code herein adopted:

Section H-304.0 Protective Coating for Surfaces. All exterior and interior surfaces of a structure that are not of a species inherently resistant to decay, rust, tarnish or other form of deterioration shall be treated periodically with paint, preservative or other suitable protective coating to prevent or control such form of deterioration. Surfaces shall be deemed to be in need of such a protective coating if there is evidence of excessive peeling of paint, chipping or scaling of plaster, or weathering or deterioration of any protective coating previously applied.

Section H-444.0 Approved Means of Egress. Every dwelling unit shall have one or more approved means of egress, with minimum head room of six feet six inches, leading to safe and open space at ground level and every dwelling unit in a multiple dwelling shall have immediate access to two or more approved means of egress with minimum head room of six feet six inches, leading to safe and open space at ground level, as required by the laws of this State and this City.  
(Ord. 70-22. Passed 8-19-70.)

Article 1741  
Nonresidential Property Maintenance Code

|         |                                 |         |                                   |
|---------|---------------------------------|---------|-----------------------------------|
| 1741.01 | Applicability and findings.     | 1741.04 | Responsibilities and duties.      |
| 1741.02 | Administration and enforcement. | 1741.05 | Compliance with other ordinances. |
| 1741.03 | Definitions.                    |         |                                   |

CROSS REFERENCE

Garbage and rubbish collection - see S.U. & P.S. Art. 947

1741.01 APPLICABILITY AND FINDINGS.

(a) Findings and Declaration of Policy. It is hereby declared that there exists in the City structures used for nonresidential purposes which are, or may become in the future, substandard with respect to structure, equipment and maintenance; and it is further found that such conditions, which include but are not limited to structural deterioration, lack of maintenance and appearance of exterior of premises, infestation, lack of essential heating, plumbing, storage or refrigeration equipment, lack of maintenance or upkeep of essential utilities and facilities, existence of fire hazards, inadequate provisions for light and air, and unsanitary conditions and overcrowding, constitute a menace to the health, safety, morals, welfare and reasonable comfort of the citizens and inhabitants of the Municipality. It is further found and declared that by reason of lack of maintenance and progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and removed, the aforesaid conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate the same, and that by reason of timely regulations and restrictions as herein contained, the growth of slums and blight may be prevented and the neighborhood and property values thereby maintained, the desirability and amenities of residential and nonresidential uses and neighborhoods enhanced and the public health, safety and welfare protected and fostered.

(b) Purposes. The purpose of this article is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance, condition and occupancy of nonresidential premises; to establish minimum standards governing utilities, facilities and other physical components and conditions essential to make the aforesaid facilities fit for human habitation, occupancy and use; to fix certain responsibilities and duties upon owners and operators, and distinct and separate responsibilities and duties upon occupants, and to authorize and establish procedures for administration and enforcement. This article is hereby declared to be remedial and essential for the public interest and it is intended that this article be liberally construed to effectuate the purposes as stated herein.

(c) Applicability. Every building and the premises on which it is situated shall comply with the provisions of this article whether or not such building has been constructed, altered or repaired before or after the enactment of this article, and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the building or premises for the construction or repair of the building or for the installation or repair of equipment or facilities prior to the effective date of this article. This article establishes minimum standards for the initial continued occupancy and use of all such buildings, and does not replace or modify standards otherwise established for the construction, repair, alteration or use of the building, equipment or facilities contained therein. (Ord. 71-2. Passed 2-24-71.)

#### 1741.02 ADMINISTRATION AND ENFORCEMENT.

All of the provisions of Code Enforcement are hereby adopted with this article. The administration and enforcement of this article shall be carried out by the Office of Code Enforcement in accordance with the procedures established by Article 1705. Article 1705 provides for certain powers and duties of the Code Enforcement Officer, for the creation of a Code Hearing Board and for procedures relative to applications, fees, permits, inspections, appeals and penalties. (Ord. 71-2. Passed 2-24-71.)

#### 1741.03 DEFINITIONS.

The following terms wherever used herein shall have the respective meanings assigned to them unless a different meaning clearly appears from the context:

- (a) "Accessory structure" means a structure the use of which is incidental to that of the main building and which is attached thereto or located on the same premises.
- (b) "Building" means a structure adapted to permanent or continuous occupancy or use for public, institutional, business, industrial or storage purposes.
- (c) "Deterioration" means the condition of a building or part thereof, characterized by holes, breaks, rot, crumbling cracking, peeling, rusting or other evidence of physical decay or neglect, lack of maintenance or excessive use.
- (d) "Fire hazard" means:
  - (1) Any device or condition likely to cause fire and which is so situated as to endanger either persons or property.
  - (2) The creation, maintenance or continuance of any physical condition by reason of which there exists a use, accumulation or storage of combustible or explosive material sufficient in amount or so located or in such a manner as to put in jeopardy, in event of ignition, either persons or property.
  - (3) The obstruction to or of fire escapes, ladders which may be used as escapes, stairways, aisles, exits, doors, windows, passageways or halls, likely, in the event of fire, to interfere with the operations of the Fire Department or of the safety and ready egress of occupants.
- (e) "Garbage" means all kitchen refuse of residence, hotels, restaurants or other places where food is prepared for human consumption, and all offal from fish, meat and vegetable markets, and all vegetable or organic substances unfit for food that are subject to immediate decay.



- (f) "Infestation" means the presence of insects, rodents, vermin or other pests on the premises which constitute a health hazard.
- (g) "Operator" means any person who has charge, care or control of a premises, or a part thereof, whether with or without the knowledge and consent of the owner.
- (h) "Owner" means any person who, alone or jointly or severally with others, has legal or equitable title to any premises, with or without accompanying actual possession thereof; or has charge, care or control as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee, receiver or guardian of the estate, or as a mortgagee in possession regardless of how such possession was obtained.
- (i) "Plumbing" means all of the following supplies, facilities and equipment: gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes-washing machines, catch basins, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines, and water pipes and lines utilized in conjunction with air-conditioning equipment.
- (j) "Premises" means a lot, plot or parcel of land including the building or structures thereon.
- (k) "Rest rooms" means an enclosed space containing one or more toilets and one or more lavatories or fixtures serving similar purposes.
- (l) "Rubbish" means all combustible and noncombustible waste materials, except garbage; and the term shall include, but not be limited to, the residue from the burning of wood, coal, coke and other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, plastic or other synthetic materials, tree branches, trimmings, tin cans, metals, mineral matter, glass, crockery, abandoned automobiles and dust.
- (m) "Structure" means any combination of any materials, whether fixed or portable, forming a construction, including buildings.
- (n) "Ventilation" means supply and removal of air to and from any space by natural or mechanical means.
  - (1) "Mechanical ventilation" means ventilation by power-driven devices.
  - (2) "Natural ventilation" means ventilation by opening to outer air through windows, skylights, doors or stacks with or without wind-driven devices.
- (o) "Weathering" means deterioration, decay or damage caused by exposure to the elements. (Ord. 71-2. Passed 2-24-71.)

#### 1741.04 RESPONSIBILITIES AND DUTIES.

(a) Requirements for Owners and Operators. The following duties and responsibilities are hereby imposed upon every owner and operator of any building or structure and no owner or operator shall be relieved from any such duty and responsibility nor be entitled to defend against any charge of violation thereof by reason of the fact that the occupant is also responsible therefor and in violation thereof:

- (1) The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazard to the safety of occupants, pedestrians and persons using the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator.

The items prohibited hereby shall include, but not be limited to: brush, weeds, broken glass, stump roots, obnoxious growths, filth, garbage, trash, refuse, debris, dead and dying trees and limbs or other natural growth, loose and overhanging objects, and ground surface hazards.

- (2) Foundation walls shall be kept structurally sound, free from defects and damage, and capable of bearing imposed loads safely.
- (3) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with bannisters or railings properly designed and maintained to minimize the hazard of fallings, and the same shall be kept structurally sound, in good repair, and free from defects.
- (4) Chimneys and all flue and vent attachments thereto shall be maintained structurally sound, free from defects, and so maintained as to capably perform at all times the functions for which they were designed. Chimneys, flues, gas vents or other draft producing equipment shall provide sufficient draft to develop the rated output of the connected equipment, shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases.
- (5) The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with standards of the neighborhood.
- (6) Premises shall be kept landscaped and lawns, hedges and bushes shall be kept trimmed.
- (7) All exterior and interior surfaces of a structure including fences, sheds, signs and other accessory structures, that are not of a species inherently resistant to decay, rust, tarnish or other form of deterioration shall be treated periodically with paint, preservative or other suitable protective coating if there is evidence of excessive peeling of paint or plaster, chipping or scaling of plaster or weathering or deterioration of any protective coating previously applied.
- (8) All display windows or store fronts constructed of plate glass shall be kept clean and free of cracks and no storage shall be permitted therein unless shielded from public view.
- (9) All permanent signs and billboards exposed to public view permitted by reason of other ordinances or laws shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall with their supporting members, be removed forthwith or put into a good state of repair by the owner of the sign.
- (10) All store fronts shall be kept in good repair, painted where required, and shall not constitute a safety hazard or nuisance. In the event repairs to a store front become necessary, such repairs shall be made with the same, similar or compatible materials used in the construction of the store front in such a manner as to permanently repair the damaged area or areas. Any cornice visible above a store front shall be kept painted, where required and in good repair.
- (11) Except for "For Rent" and "For Sale" signs, any temporary sign or other paper advertising material glued or otherwise attached to a window, or windows, or otherwise exposed to public view shall be removed at the expiration of the event or sale for which it is erected, or within sixty days after erection, whichever occurs first.

- (12) Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be maintained in good repair and shall not constitute a nuisance or a safety hazard. In the event such awnings or marquees are not properly maintained in accordance with the foregoing, they shall together with their supporting members, be removed forthwith. In the event awnings or marquees are made of cloth, plastic or of similar materials, such cloth or plastic where exposed to public view shall be maintained in good condition and shall not show evidence of excessive weathering, ripping, tearing or other holes. Nothing herein shall be construed to authorize any encroachment on streets, sidewalks or other parts of the public domain.
- (13) The exterior of every structure or accessory structure shall be kept in good repair and maintained as necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance.
- (14) Restrooms shall be surfaced with waterproof floors and shall be kept dry, clean and sanitary at all times. Sufficient restrooms shall be installed and maintained for each sex commensurate with the use of the premises. Every restroom shall be provided with a permanently installed artificial lighting fixture, and a wall switch therefor which is free from danger of short circuiting.
- (15) All premises shall be properly connected to and provided with electrical equipment which shall be installed and maintained in conformity with the provisions of the National Electrical Code and other applicable ordinances.
- (16) Maximum fuse sizes consistent with safety shall be posted conspicuously, and no fuse shall be installed in a fuse box in excess of the stated maximum except that owners and operators shall not be responsible for violation in fuse installations without their knowledge where the correct maximum is stated and the fuse box is located within any part of the premises which is in the exclusive possession of occupants other than the owner, in which case such occupant shall be responsible for such violations.

(b) Requirements for Occupants. The following duties and responsibilities are hereby imposed upon every occupant of any building or structure covered by the provisions of this Article. No owner or operator shall be relieved from any such duty and responsibility nor be entitled to defend against any charge of violation thereof by reason of the fact that the occupant is also responsible therefor and in violation thereof.

- (1) Upon discovery by an occupant of any condition on the premises which constitutes a violation of the provisions of this article, the occupant shall first report the same to the owner or operator and upon failure of the owner or operator to act in five days, then the occupant shall report the same to the Office of Code Enforcement immediately.
- (2) All parts of the premises under the control of the occupant shall be kept in a clean and sanitary condition.
- (3) Storage bins, rooms and areas shall not be used for the accumulation of garbage or refuse.

- (4) Every occupant shall be responsible for the elimination of infestation in and on the premises subject to his control.
- (5) No occupant shall install electrical fuses in a fuse box in excess of the posted limit.

(c) Limitations on Responsibilities. Unless expressly provided to the contrary in this article, the respective obligations and responsibilities of the owner and operator on one hand and the occupant on the other shall not be altered or affected by any agreement or contract by and between any of the aforesaid or between them and other parties.

(Ord. 71-2. Passed 2-24-71.)

#### 1741.05 COMPLIANCE WITH OTHER ORDINANCES.

No license or permit or other certification of compliance with this article shall constitute a defense to any violation of any other ordinance of the Municipality applicable to any structure or premises, nor shall any provision herein relieve any owner, operator or occupant from complying with any such other provision, nor any official of the Municipality from enforcing any such other provision.