

**ORDINANCE NO. 99-9**  
**HILLTOWN TOWNSHIP**  
**BUCKS COUNTY, PENNSYLVANIA**

AN ORDINANCE ESTABLISHING AN OFFICE OF BUILDING INSPECTOR; AUTHORIZING THE APPOINTMENT OF A BUILDING INSPECTOR AND DETERMINING THE DUTIES AND POWERS THEREOF; ESTABLISHING A CODE HEARING BOARD TO HEAR APPEALS; ADOPTING THE 1999 BOCA NATIONAL BUILDING CODE (14<sup>th</sup> EDITION); ADOPTING THE ICC INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, 1998 EDITION; ADOPTING THE 1997 ICC INTERNATIONAL PLUMBING CODE; ADOPTING THE 1999 BOCA NATIONAL FIRE PREVENTION CODE; ADOPTING THE NFPA 70 NATIONAL ELECTRICAL CODE 1999 EDITION; ADOPTING THE 1998 ICC INTERNATIONAL MECHANICAL CODE; ADOPTING THE 1998 ICC INTERNATIONAL PROPERTY MAINTENANCE CODE; PROVIDING FOR ISSUANCE OF PERMITS, COLLECTION OF FEES, INSPECTIONS, AND PRESCRIBING PENALTIES FOR VIOLATION OF THE FOREGOING CODES.

Preamble

Pursuant to 53 P.S. 66601, the Hilltown Township Board of Supervisors hereby ordains as follows:

**Section 1. BUILDING CODE:**

- A. That a certain document, three (3) copies of which are on file in the Township Building of Hilltown Township, Bucks County, Pennsylvania, being marked and designated as "The BOCA National Building Code/Fourteenth Edition, 1999" as published by the Building Officials and Code Administrators International, Inc., and all other referenced Codes, be and are hereby adopted as the Building Codes of Hilltown Township for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the BOCA National Building Code/1999, are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes prescribed in Section 1B of this Ordinance.

B. **Additions, Insertions and Changes** – The following Sections of the above referenced BOCA National Building Code/1999 are hereby revised as follows:

- (1) Chapter 1 Administration, Section 101 Scope, Subsection 101.1 (in the second line). **INSERT:** “Hilltown Township.”
- (2) Chapter 1 Administration, Section 107 Application For Permit, Subsection 107.2 Form Of Application, **ADD** new Subsection 107.2.1 as follows:

**107.2.1** Other Permits Required. At the time of filing an application for a permit, the applicant shall present to the Building Inspector, evidence that he has obtained all necessary permits, licenses, approvals and/or variances as may be required by the laws of Hilltown Township, and the Commonwealth. Individuals, agencies, boards and commissions issuing aforesaid permits, licenses, approvals and/or variances shall include, but not be limited to the Zoning Officer or Zoning Hearing Board, County Planning Commission, Sewage Enforcement Officer, Fire Chief, State Police Fire Marshal, Pennsylvania Department of Labor and Industry and the Pennsylvania Department of Community Affairs.

- (3) Chapter 1 Administration, Section 107 Application For Permit, Subsection 107.6 Site Plan, **ADD** new Subsections 107.6.2, 107.6.3, and 107.6.4 as follows:

**107.6.2 Erosion and Sedimentation Control Plan:** An erosion and sedimentation plan shall be submitted with all applications wherein excavation, placement of fill, and/or grading activities are proposed. The plan shall include a construction staging narrative indicating the sequence of earth-moving activities, and proposed erosion and sedimentation control procedures. Measures used to control erosion and reduce sedimentation during construction activities shall conform to the standards and specifications of the Bucks Conservation District. At a minimum, the following measures shall be included where applicable:

- a. Stripping of vegetation, regarding construction, or other activities shall be done in a way that will minimize erosion and resulting sedimentation.
- b. Cut and fill operations shall be kept to a minimum. Wherever feasible, natural vegetation shall be retained, protected and supplemented.
- c. All erosion and sedimentation control measures shall be installed per the approved plan prior to any earth-moving activities.

- d. The disturbed earthen area and the duration of exposure shall be kept to a practical minimum, but shall not exceed twenty (20) days. All disturbed soils and topsoil stockpile areas shall be stabilized as quickly as possible and, if necessary, seeded with temporary vegetation and mulched. If stockpile areas are located on sloping ground or near waters of the Commonwealth, same shall be enclosed with silt fencing.
- e. Permanent vegetation shall be installed as soon as practical on all sites.
- f. All runoff from project areas shall be collected and diverted to facilities for removal of sediment.
- g. Runoff from a project area shall not be discharged into the waters of the Commonwealth without means to prevent sedimentation.
- h. Sedimentation in the runoff water shall be trapped and filtered until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.
- i. Sediment barriers shall be properly installed with silt fencing trenched and haybales staked.
- j. Tire cleaning areas constructed of AASHTO #1 stone and at least fifty (50) feet in length shall be provided at each point of access to the lot.
- k. During construction activities, necessary measures for dust control must be exercised.
- l. It shall be the responsibility of each person, corporation or other entity performing grading and/or building activities to install and maintain erosion and sedimentation controls until the site is stabilized. In the event any mud and/or debris is transported from the site onto a public roadway, the debris shall be removed and the roadway swept and/or washed as deemed necessary by the Township at the owner's expense.

**107.6.3 Grading Plans:** Applications for building permits wherein excavation, placement of fill and/or grading activities are proposed on any residential lot less than 50,000 square feet in area; all non-residential applications; and all applications for any residential lot where, in the opinion of the Building Inspector, lot features such as slope, soils, or other natural features require special consideration of on-lot grading; shall be accompanied by a site plan providing the following information:

- a. A plot plan prepared by an engineer or surveyor licensed in the Commonwealth of Pennsylvania showing the proposed and existing topography of the site; all existing improvements to the site; dimensions, first floor elevations, and setbacks from property lines for all existing and proposed buildings; and location of all existing and proposed wells, water lines, utility lines, septic systems, sewer lines, storm sewers, sump pump drains, easements, trees to be removed, trees to remain, etc. The plan shall bear the imprint of the responsible licensed engineer or surveyor.
- b. Plot plans shall include sufficient off-site topographic information to determine the impact of any off-site runoff draining onto or through the property.
- c. A statement signed and sealed by a licensed engineer indicating that, to the best of his/her knowledge and belief, the proposed grading activities shall not significantly increase runoff to, and/or otherwise adversely impact, downstream properties except as may be part of an approved stormwater runoff collection and management plan.

**107.6.4 Site Plan Review:** The site plan shall be reviewed by the Building Inspector and shall conform in every respect to the approved subdivision and/or land development plan for the site. If, in the opinion of the Building Inspector, the proposed grading activities do not conform to previously approved plans, the application shall be referred to the Township Engineer for review.

In the event the Township Engineer determines that the proposed grading activities do not conform to previously approved drawings, issuance of the building permit shall not occur unless and until the revised grading plan is reviewed and approved by the Board of Supervisors.

- (4) Chapter 1 Administration, Section 111 Conditions Of Permit, **ADD** new Subsections as follows:

**111.5 First Floor Certification:** prior to approval to commence with construction of any new dwelling or non-residential building; the owner/builder shall submit certification that the first floor elevation of the proposed structure conforms to the site plan. The certification shall be submitted to the Township Building Inspector on a form approved by the Township.

**111.6 General Grading Requirements:** All building construction wherein excavation, placement of fill, and/or grading activities are performed shall conform to the following general requirements:

- a. No excavation or fill shall be made with a face steeper than three (3) horizontal to one (1) vertical, except under one or both of the following conditions:
  - (1) The material is sufficiently stable to sustain a steeper slope. A written statement to that effect from a civil engineer licensed in the Commonwealth of Pennsylvania and experienced in erosion control shall be submitted to the Building Inspector. The statement shall affirm that the site has been inspected and the deviation from the slope restriction shall not result in injury to persons or damage to property. A detail of the treatment of the slope (proposed grade, seeding, erosion protection, etc.) shall be submitted with the application.
  - (2) A concrete, masonry, or other approved retaining wall constructed in accordance with approved standards is provided to support the face of the excavation or fill.
- b. Edges of slopes shall be a minimum of five (5) feet from property lines or right-of-way lines of streets in order to permit the normal rounding of the edge without encroachment on abutting property.
- c. Adequate provision shall be made to prevent surface water from damaging the cut face of excavation and the sloping surfaces of fills.
- d. No person, corporation, or other such entity shall block, impede the flow of, alter, construct any structure, or deposit

any material or thing or perform any work that will affect the normal or flood flow in any stream or water course without having obtained prior approval from the Township and/or Department of Environmental Protection, whichever is applicable.

- e. All lots, tracts, or parcels shall be graded to provide positive drainage away from buildings and dispose of it without ponding, except where ponding (detention basins, swales, etc.) is part of the stormwater management plan for the site.
- f. Concentration of surface water runoff shall be permitted only in swales, watercourses, or detention basins.
- g. All plans wherein a sump pump or basement drain is proposed to be installed, shall provide for discharge of the sump pump/drain to a natural watercourse, drainage swale, stormwater easement, or storm sewer system.
- h. Each person, corporation, or other entity which makes any surface changes shall be required to:
  - (1) Collect on-site surface runoff and control it to a point of discharge into the natural water course of the drainage area, stormwater easement, or storm sewer system.
  - (2) Control existing off-site runoff draining through the property by designing it to discharge to the natural water course of the drainage area, stormwater easement, or storm sewer system.
- i. In no case shall grading be done in such a manner as to divert water onto the property of another land owner unless part of a stormwater management plan.
- j. During grading operations, necessary measures for dust control must be exercised.
- k. No grading equipment shall be permitted to be loaded and/or unloaded on a public street, and no grading equipment shall be permitted to travel on or across a public street unless licensed for operation on public thoroughfares.

1. Grading equipment shall not be permitted to cross live streams. Temporary crossings shall only be permitted where application is made, and approval received, from DEP (where applicable) and Hilltown Township.

**111.7 As-Built Drawings:** For all applications required to prepare a site plan in accordance with Section 111.6.3, “as-built” plans indicating compliance with the site plan shall be prepared by a licensed surveyor or engineer and submitted to the Township prior to issuance of a Use and Occupancy Permit. In the event the site grading does not conform to the approved site plan; the applicant shall either re-grade the site to conform to the plan, or submit the as-built plan to the Township Supervisors for review and approval. No Use and Occupancy of the structure constructed pursuant to the building permit shall be permitted until the final grading is approved by the Township.

- (5) Chapter 1 Administration, Section 112 Fees, Subsection 112.3.1 Fee Schedule, **DELETE** the complete sentence after the title “Fee Schedule”, and **INSERT**: “No permit to begin work for new construction, alteration, removal, demolition, or other building operation shall be issued until the fees which shall be prescribed from time to time by Resolution of the Board of Supervisors of Hilltown Township shall have been paid to the Township Building Official or other authorized Hilltown Township employees, nor shall any amendment to a permit necessitating an additional fee because of an increase in the scope of work involved be approved until the additional fee shall have been paid.”
- (6) Chapter 1 Administration, Section 116 Violations, Subsection 116.4 Violation Penalties (in the sixth, seventh and eighth lines). **INSERT**: “summary offense and a fine of not more than One Thousand Dollars (\$1000.00) or by imprisonment not exceeding thirty (30) days...”
- (7) Chapter 1 Administration, Section 117 Stop Work Order, Subsection 117.2 Unlawful Continuance (in the fifth line). **INSERT**: “...not less than Fifty Dollars nor more than One Thousand Dollars (\$1000.00).”
- (8) Section 118.4 Certificate of Occupancy, Contents of Certificate. **DELETE**: Specifications #4, #5, and #6 in their entirety.
- (9) Chapter 4 Special Use or Occupancy, Section 407.0 Private Garages, Subsections 407.4 Attached to rooms: **DELETE** the words “Private garages attached side-by-side to rooms in occupancies in Use Groups R-1, R-2, R-3 or I-1 shall be completely separated from the interior spaces and the attic area by means of ½” gypsum board” and **INSERT**: “Private

garages in occupancies in Use Groups R-1, R-2, R-3, or I-1 shall have all wall and ceiling surfaces, against both interior spaces and the exterior of the structure, within the garage area provided with 5/8" Type X fire-rated gypsum board."

- (10) Chapter 5 General Building Limitations, Section 506.0 Area Modifications Subsection 506.2 Street Frontage Increase – **ADD** after the last sentence: "This increase shall be permitted only when there exists a fire lane having a minimum width of eighteen (18') feet which surrounds the entire building or facility."
- (11) Chapter 6 Types of Construction, Table 602 Fire Resistance Ratings of Structure Elements – **AMEND** line 4 "Fire Partitions" to provide a minimum of one (1) hour fire resistance rating for all types of construction.
- (12) Chapter 7 Fire-resistant Material and Construction, Section 713.0 Floor/Ceiling and Roof/Ceiling Assemblies – **INSERT** new Section: "713.6 Pre-engineered Wood Floor Trusses: All pre-engineered wood floor trusses (i.e. Open-web wood floor trusses, Wood I-Beam type floor joists) shall be protected by ½" gypsum board minimum in all locations within all Use Groups."
- (13) Chapter 9 Fire Protection Systems, Section 904.0 Fire Suppression Systems, Subsection 904.9 Use Group R-2 – **DELETE** the exception in its entirety.
- (14) Chapter 9 Fire Protection Systems, Section 904.0 Fire Suppression Systems – **INSERT** new Section - "904.13 Use Group R-3 and R-4: An automatic fire suppression system shall be provided throughout all new dwellings, except detached accessory structures, with an occupancy in Use Groups R-3 and R-4 in accordance with Section 906.2.2.

**Exceptions:**

- 1.) An automatic fire suppression system shall not be required in buildings when a public or community water system is not required.
  - 2.) An automatic fire suppression system shall not be required where the restrictions of this Code or other regulations prevent the structure from being placed within fifty feet (50') of another principal structure."
- (15) Chapter 10 Means of Egress, Section 1017.4 Door Hardware - **DELETE** the fourth sentence and **INSERT**: "All means of Egress doors serving an occupant load of 50 or more persons or where serving a high-hazard



occupancy shall swing in the direction of egress and be equipped with panic hardware complying with Section 1017.4.2 Panic Hardware.”

- (16) Chapter 14 Exterior Wall Coverings, Section 1406.0 Veneers, Subsection 1406.3.6 Building Paper - **INSERT** after last sentence: “All other veneers shall be backed by an approved vapor barrier.”
- (17) Chapter 16 Structural Loads, Section 1606.0 Live Loads, Table 1606 Residential: Attics [Uniform Live Load (psf)] - **DELETE** “20” and **INSERT** “30.” Residential: One and Two Family Dwelling, Sleeping Rooms [Uniform Live Load (psf)] **DELETE** “30” and **INSERT** “40.”
- (18) Chapter 16 Structural Loads, Section 1606.0 Live Loads, Subsection 1606.2.2 Residential attics and joists – **DELETE**: “10 psf” and **INSERT**: “20 psf.”
- (19) Chapter 16 Structural Loads, Section 1606.0 Live Loads, Subsection 1606.2.3 Residential attics and trusses – **DELETE**: “10 psf” and **INSERT**: “20 psf.”
- (20) Chapter 16 Structural Loads, Section 1608. Snow Loads, Section 1608.1 General - **ADD** to the end of the final sentence: “or 30 lbs. psf live loading, whichever is greater.”
- (21) Chapter 18 Foundations and Retaining Walls, Section 1810 - **DELETE** Subsection 1810.6 Forming of Concrete in its entirety and **INSERT** new Subsection “1810.6 Forming of Concrete: Concrete footings shall be formed.”
- (22) Chapter 21 Masonry, Section 2113.0 Fireplaces and Chimney Flues –**INSERT** new Subsection; “2113.9 Pre-engineered fireplace unit: Where a fireplace unit is not provided with a masonry flue (i.e., “B” vent or other approved vent) the framed chimney and/or chase enclosing the flue shall be protected with 5/8” Type X fire-rated gypsum board applied to the interior framing of the chase/chimney on all faces. Where a fireplace unit is placed over a combustible flooring material, the fireplace unit and the associated hearth shall be separated from the floor with a minimum ½” non-combustible layer of material (i.e. Tile backer board or other approved material).”
- (23) Chapter 23 Wood, Section 2303.0 Performance Requirements – **INSERT** new Section: “2303.1.2 Minimum lumber grade; The minimum lumber grade for any structural member shall be number (2) two as certified by the Western Wood Association.”

- (24) Chapter 23 Wood, Section 2302.0 Definitions, Subsection 2302.1 General- under the definition for 'Particleboard' **ADD** after the last sentence: "This shall also include oriented strand board (OSB)."
- (25) Chapter 23 Wood, Section 2302.0 Definitions, Subsection 2302.1 General- **DELETE** the definition for Wood Structural Panels in its entirety and **INSERT** new definition: "Wood Structural Panels: Panels manufactured from veneer, bonded together with synthetic resins or other suitable bonding systems."
- (26) Chapter 23 Wood, Section 2302.0 Definitions, Subsection 2302.1 General- **ADD** the following term and definition: "Band Joist: A wood structural member making up any part of the perimeter of a deck assembly, whether running parallel to, or perpendicular to, or at any other angle to the direction of the joist making up the deck assembly. This definition shall apply to all perimeters both exterior and interior (i.e. stairwells and rooms with vaulted ceilings, etc.)."
- (27) Chapter 23 Wood, Section 2303.0 Performance Requirements - **ADD** new Subsection: "2303.5 Band Joist. All wood floor deck assemblies, including but not limited to those consisting of solid wood joist, wood I-beam type joist, or open web trusses shall be completely banded about all interior and exterior perimeters with band joist consisting of either solid dimensional lumber or manufactured laminated veneer type wood structural members a minimal thickness of two inches (2") nominal and a depth equal to that of the structural members which they are banding. Where a section of a band joist serves also as a required header or beam in conjunction with one or more other members, then those additional members shall also meet the requirements of this Section."
- (28) Chapter 23 Wood, Section 2305.0 Wood Frame Construction, Subsection 2305.4.2 Double Top plates – **DELETE** the exception in its entirety.
- (29) Chapter 23 Wood, Section 2305.0 Wood Frame Construction, Subsection 2305.11 Framing over openings – **ADD** the following after the last sentence: "Wood I-joist may not be used as headers over openings in either loadbearing or non-loadbearing walls and partitions."
- (30) Chapter 23 Wood, Section 2305.0 Wood Frame Construction, Subsection 2305.13 Wall Sheathing - **ADD** after last sentence: "Notwithstanding anything else in this Code, exterior wall sheathing shall have a minimum thickness of seven-sixteenths inch (7/16"). Foam plastic may be used to veneer wall sheathing, but may not be utilized as wall sheathing".

- (31) Chapter 23 Wood, Section 2305 Wood Frame Construction, Subsection 2305.14.1 Floor Spans - at the end of the last sentence, **ADD**: “ and all metal plate connectors shall be laminated with a minimum half-inch plywood; the required lamination shall completely face over the metal plate and be secured by a minimum of four (4), seven penny (7p) common nails per joined member.”
- (32) Chapter 23 Wood, Section 2305 Wood Frame Construction, Subsection 2305.15 Roof spans - **ADD** to the end of the last sentence: “Additionally, all metal plates shall be laminated as specified in Section 2305.14.1.
- (33) Chapter 23 Wood, Section 2307.0 Wood Structural Panels, Subsection 2307.1 Standards – **ADD** the following: “Notwithstanding anything else in this Article, the use of oriented strand board (OSB) shall be governed by the provisions of Section 2308 and shall not be allowed as roof or floor sheathing.”
- (34) Chapter 23 Wood, Section 2307.0 Wood Structural Panels, Subsection 2307.3.1 Floor and Roof Sheathing – **ADD** the following: “Notwithstanding anything else within this Article, plywood sheathing over roof supports spaced at sixteen inches (16”) on center shall not be less than one-half inch (1/2”) in thickness and when placed over roof supports spaced twenty-four inches (24”) on center shall not be less than five-eighths inch (5/8”) in thickness.”
- (35) Chapter 34 Existing Structures, Section 3408 Compliance Alternatives, Subsection 3408.2 Applicability (in the first line), **INSERT**: “the adoption of this Ordinance”.
- (36) INTERNATIONAL One and Two Family Dwelling Code, Chapter 2 Building Definitions, Section 202 General Building Definitions. – **DELETE** the definition for ‘Wood Structural Panel’ in its entirety and **INSERT** new definition: “Wood Structural Panel. Panels manufactured from veneer, bonded together with synthetic resins or other suitable bonding systems.”
- (37) INTERNATIONAL One and Two Family Dwelling Code, Chapter 3 Building Planning, Table 301.4 Minimum uniformly distributed Live Loads – **REVISE** “Sleeping Rooms” to indicate a required 40 psf live load, and **DELETE** footnote ‘f’.
- (38) INTERNATIONAL One and Two Family Dwelling Code, Chapter 3 Building Planning, Table 301.2(1) - **INSERT** the following: “Roof Snow Load (pounds per square foot) equals 30; Wind Pressure (pounds per square foot) equals 80.”

- (39) INTERNATIONAL One and Two Family Dwelling Code, Chapter 3 Building Planning Section 309 Garages, Subsection 309.2 Separation required - **DELETE** this Section in its entirety and **INSERT** new section: “Garages shall have all wall and ceiling surfaces, against both interior spaces and the exterior of the structure, within the garage area provided with 5/8” Type X fire-rated gypsum board.”
- (40) INTERNATIONAL One and Two Family Dwelling Code, Chapter 3 Building Planning – **INSERT** new Section and Subsection: “SECTION 326 Fire Suppression, 326.1 Fire Suppression System required. An automatic fire suppression system shall be provided throughout all new dwellings, except detached accessory structures, with occupancy in Use Groups R-3 and R-4 in accordance with NFPA 13R referenced in Chapter 49, Standards.

**Exceptions:**

- 1.) An automatic fire suppression system shall not be required in buildings when a public or community water system is not required.
  - 2.) An automatic fire suppression system shall not be required where the restrictions of this Code or other regulations prevent the structure from being placed within fifty feet (50’) of another principal structure.”
- (41) INTERNATIONAL One and Two Family Dwelling Code, Chapter 4 Foundations, Section 406 Foundation Waterproofing and Dampproofing – **DELETE** Subsection 406.1 Concrete and Masonry Foundation Dampproofing, in its entirety and **INSERT** new Subsection: “406.1 General Requirements. All concrete and masonry foundations shall be waterproofed in accordance with Subsection 406.2.

**Exception:** Where certified, on a lot by lot basis, by an approved Soil Scientist, Geologist, or Hydrologist that a groundwater problem will not exist at a level of twenty-four inches (24”) below the elevation of the basement floor, a foundation is only required to be dampproofed.”

- (42) INTERNATIONAL One and Two Family Dwelling Code, Chapter 5, Section 502 Wood Floor Framing, Subsection 502.3.2.1 – **DELETE** all references to ‘Sleeping Areas’.
- (43) INTERNATIONAL One and Two Family Dwelling Code, Chapter 5 Floors, Section 502 Wood Floor Framing, Subsection 502.9 Floor Trusses. – **ADD** after the last sentence: “ Further, all metal plate connectors shall be laminated with a minimum half-inch (1/2”) plywood; the required

lamination shall completely face over the metal plate and be secured by a minimum of four (4) seven-penny (7p) nails.”

- (44) INTERNATIONAL One and Two Family Dwelling Code, Chapter 5 Floors, Section 502- **ADD** new Subsection: “502.11 Band Joist. All wood floor deck assemblies, including but not limited to those consisting of solid wood joist, wood I-beam type joist, or open web trusses shall be completely banded about all interior and exterior perimeters with band joist consisting of either solid dimensional lumber or manufactured laminated veneer type wood structural members a minimal thickness of two inches (2”) nominal and a depth equal to that of the structural members which they are banding. Where a section of a band joist serves also as a required header or beam in conjunction one or more other members, then those additional members shall also meet the requirements of this Section.”
- (45) INTERNATIONAL One and Two Family Dwelling Code, Chapter 5 Floors, Section 503 Floor Sheathing, Subsection 503.2 Wood Structural Panel Sheathing. – **ADD** after the last sentence: ““Notwithstanding anything else in this Article, the use of oriented strand board (OSB) shall be governed by the provisions of Section 503.3 and shall not be allowed as roof or floor sheathing.”
- (46) INTERNATIONAL One and Two Family Dwelling Code, Chapter 6 Wall Construction, Section 602 Wood Wall Framing, Subsection 602.2 Grade. – **DELETE** this Section and its exception in its entirety and **INSERT** new Section: “602.2 Grade. Studs shall be a minimum No.2, Standard or Stud grade lumber.”
- (47) INTERNATIONAL One and Two Family Dwelling Code, Chapter 6 Wall Construction, Section 602 Wood Wall Framing, Subsection 602.3.3 Top Plate. - **DELETE** the exception in its entirety.
- (48) INTERNATIONAL One and Two Family Dwelling Code, Chapter 6 Wall Construction, Section 602 Wood Wall Framing, Subsection 602.7 Headers. – **ADD** new Subsection: “602.7.4 Wood I-joist. Notwithstanding anything else in this Code, manufactured wood I-joist shall not be utilized as headers in either loadbearing or non-loadbearing walls.”
- (49) INTERNATIONAL One and Two Family Dwelling Code, Chapter 6 Wall Construction, Section 602 Wood Wall Framing, Subsection 602 Wall Construction – **ADD** new Subsection: “602.11 Wall Sheathing. Notwithstanding anything else in this Code, exterior wall sheathing shall have a minimum thickness of seven-sixteenths inches (7/16”). Foam

plastic may be used to veneer wall sheathing, but may not be used as sheathing.”

- (50) INTERNATIONAL One and Two Family Dwelling Code, Chapter 7 Wall Covering, Section 703 Exterior Covering, Subsection 703.2 Weather-Resistant Sheathing Paper. – **DELETE** Exceptions 2 and 3.
- (51) INTERNATIONAL One and Two Family Dwelling Code, Chapter 7 Wall Covering, Table 703.4 Weather-Resistant Siding Attachment And Minimum Thickness – **DELETE** the fourth column titled “SHEATHING PAPER REQUIRED”.
- (52) INTERNATIONAL One and Two Family Dwelling Code, Chapter 8 Roof-Ceiling Construction, Section 802 Wood Roof Framing, Subsection 802.9 Trusses. – **ADD** after last sentence add: “and all metal plate connectors shall be laminated with a minimum half-inch (1/2”) plywood; the required lamination shall completely face over the metal plate and be secured by a minimum of four (4), seven penny(7p) common nails per joined member.”
- (53) INTERNATIONAL One and Two Family Dwelling Code, Chapter 8 Roof-Ceiling Construction, Section 802 Wood Roof Framing, Subsection 803.2 Wood Structural Panel Sheathing. – **ADD** after the last sentence: “Notwithstanding anything else in this Code, oriented strand board (OSB) shall not be utilized as roof sheathing; further, plywood sheathing placed over roof supports spaced at sixteen inches (16”) on center shall not be less than one-half inch (1/2”) in thickness, and when placed over roof supports spaced at twenty-four inches (24”) on center shall not be less than five-eighths inch (5/8”) in thickness.”
- (54) INTERNATIONAL One and Two Family Dwelling Code, Chapter 10 Chimneys and Fireplaces, Section 1004 Factory-Built Fireplaces – **ADD** new Subsection: “1004.2 Lining of Wood-Framed Chimneys. Where a fireplace unit is not provided with a masonry flue, the interior of the shaft enclosure, and all exposed combustible framing creating the shaft, shall be protected with a single layer five-eighths inch (5/8”) type X fire-rated gypsum board. Where a fireplace unit is placed over a combustible flooring material, the fireplace unit and the associated hearth shall be separated from the floor with a minimum one-half inch (1/2”) of non-combustible material (i.e. tile backer board or other approved material).”
- (55) INTERNATIONAL One and Two Family Dwelling Code, Chapter 38 Private Sewage Disposal – **DELETE** Sections 3801 through 3810 in their entirety and **INSERT** new Section: “3801 Private Sewage Disposal. The installation and operation of private sewage disposal systems shall be in

accordance with the requirements and regulations of, and administered by, the Bucks County Health Department and/or the Pennsylvania Department of Environmental Protection.”

- (56) INTERNATIONAL One and Two Family Dwelling Code, Chapter 49 – **INSERT** the following under the NFPA heading: [Standard Reference Number] “13R”, [Title] “Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height”, [Referenced in Code Section number] “326.1”.
- (57) INTERNATIONAL Plumbing Code, Chapter 3 General Regulations, Section 301 General, **DELETE** Subsection 301.3 in its entirety, and **INSERT** new Subsection as follows:

**301.3** Connections to drainage system. All plumbing fixtures, drains, appurtenances and appliances used to receive or discharge liquid wastes or sewage shall be connected properly to the drainage system of the building or premises, in accordance with the requirements of this Code. This Section shall not be construed to prevent indirect waste systems provided for in Chapter 8.

**Exception:** Bathtubs, showers, lavatories, clothes washers and laundry sinks shall not be required to discharge to the sanitary drainage system where such fixtures discharge to an approved gray water recycling system.

### **SECTION 3. STATE LAWS AND REGULATIONS**

In all matters that are regulated by the laws of the Commonwealth of Pennsylvania, or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, as the case may be, shall be controlled where the requirements thereof are the same as or more limiting than the provisions of this Ordinance. The foregoing Codes shall control in all cases where the State requirements are not as strict as those contained in this Ordinance.

### **SECTION 4. PROVISIONS TO BE CONTINUATION OF EXISTING REGULATIONS**

The provisions of this Ordinance, so far as they are the same as those of Ordinances and/or Codes in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such Ordinances and Codes and not as new enactments.

The provisions of this Ordinance shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any of the repealed Ordinances.

**SECTION 5. SEVERABILITY**

If any sentence, clause, Section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, Sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, Section or part thereof not been included herein.



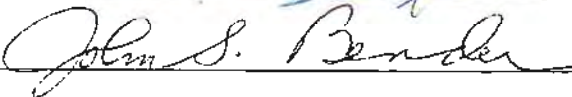
**SECTION 6. REPEALER**

All Ordinances or parts of Ordinances, which are inconsistent herewith, are hereby repealed. The following Ordinances or parts thereof are specifically repealed:

**SECTION 7. EFFECTIVE DATE**

This Ordinance shall become effective on October 16, 1999.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_