

**EAST GREENVILLE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2011- 01

AMENDING SECTION 403.62 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF LABOR AND INDUSTRY PROMULGATED TO ESTABLISH STANDARDS, ADMINISTER AND ENFORCE A UNIFORM CONSTRUCTION CODE, ADOPTED BY THE BOROUGH COUNCIL AS THE BUILDING CODE FOR THE BOROUGH OF EAST GREENVILLE BY ORDINANCE NO. 97-2 ENACTED ON MAY 5 1997, SAID AMENDMENT ESTABLISHING THOSE INSTANCES UPON WHICH A BUILDING PERMIT WILL HAVE TO BE OBTAINED FROM THE BOROUGH AND LISTING THE CIRCUMSTANCES AND SITUATIONS IN WHICH THE PROPERTY OWNER SHALL BE EXEMPT FROM THE NEED TO OBTAIN SUCH A PERMIT.

WHEREAS, the purpose of this Ordinance is to promote the general health, safety, and welfare of the citizens of the Borough of East Greenville and to conform to the requirements of the Pennsylvania Construction Code Act and regulations to the Act promulgated by the Pennsylvania Department of Labor and Industry; and

WHEREAS, the Borough of East Greenville is a densely populated community consisting of varying construction types.

Be it ordained by the Borough Council of the Borough of East Greenville as follows:

SECTION 1

Section 403.62 of the Uniform Construction Code, adopted by the Borough Council of the Borough of East Greenville as the Building Code of that Borough is amended to henceforth read as follows:

403.62. Permit requirements and exemptions.

(a) The following construction activities require a permit application to be filed with the Borough, the applicable fees paid to the Borough, and a permit to be issued:

(1) The construction, enlargement, alteration, repair, movement, demolitions or change in occupancy of a residential building or the erection, installation, enlargement, alteration, repair, removal, conversion or replacement of an electrical, gas, mechanical or plumbing system regulated by the Uniform Construction Code shall first apply to the building code official and obtain the required permit under 403.62a (relating to permit application).

(2) The construction, erection, or installation of a one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area equals or exceeds 200 square feet.

(3) The addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical.

(4) An emergency repair or replacement of equipment may be made without first applying for a permit, if a permit application is submitted to the building code official within three (3) business days of the repair or replacement.

(b) A permit is not required for the exceptions listed in 403.1(b) (relating to scope) and the following construction if the work does not violate a law or ordinance:

(1) Sidewalks and driveways that are 30 inches or less above the adjacent grade and not placed over a basement or story below;

(2) Exterior or interior painting, papering, tiling, carpeting, floor covering, cabinets, counter tops, and similar finishing work;

(3) Swings and other playground equipment accessory to a one-, or two-family dwelling;

(4) Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior walls and do not require additional support;

(5) Replacement of glass in any window or door, provided the replacement glass shall comply with the minimum requirements of the International Residential Code;

(6) Installation of a window, door, garage door, storm window, and storm door in the same opening, if the dimensions or framing of the original opening are not altered;

(7) Replacement of existing roof material that does not exceed 25% of the total roof area performed within a 12-month period;

(8) Replacement of existing siding;

(9) Repair or replacement of porch or stoop flooring which does not structurally support a roof located above the porch or stoop;

(10) Installation of additional roll or batt insulation;

(11) Replacement of exterior ran water gutters and leaders;

(12) Installation of an uncovered deck where the floor of the deck is no more than 30 inches above grade and the deck area does not exceed 200 square feet;

(13) Fences not over 6 feet high;

- (14) Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge;
- (15) Listed cord-and-plug connected temporary decorative lighting;
- (16) Reinstallation of attachment plug receptacles but not the outlets therefore;
- (17) Replacement of branch circuit over-current devices of the required capacity in the same location;
- (18) Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- (19) Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles;
- (20) Replacement of dishwashers and domestic clothes washers;
- (21) Replacement of kitchen range hoods;
- (22) Installation of battery-powered smoke alarms;
- (23) Replacement of a minor part that does not alter approval of the equipment or make the equipment unsafe;
- (24) Portable heating, cooking, or clothes drying appliances;
- (25) Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid;
- (26) Portable heating appliances;
- (27) Portable ventilation appliances;
- (28) Portable cooling units;
- (29) Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code;
- (30) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe;
- (31) Portable evaporative coolers;
- (32) Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less;
- (33) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be

considered as new work and a permit shall be obtained and inspection made as provided in this code;

(34) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures

(35) Replacement of hose bib valves, provided the replacement hose bib valves are provided with an approved atmospheric vacuum breaker, replacement of ball cocks, replacement of plumbing faucets or working parts of faucets, replacement of plumbing traps, replacement of plumbing valves other than shower or combination shower/tub valves;

(36) Replacement of a water closet, lavatory, or kitchen sink in its original location without changing the supply, drain, or vent piping;

(37) Repair and replacement of heating, supply, and return piping and radiation elements which do not require rearrangement of the piping system, and the repair and replacement of heating duct work;

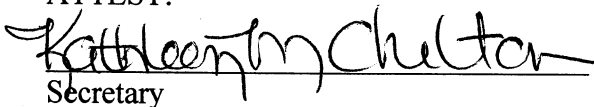
(38) Repair and replacement of air conditioning equipment and systems and control devices;

(39) Replacement of clothes dryers, if there is no change in the fuel type, location, or electrical requirement/characteristics.

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps, or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

ENACTED AND ORDAINED by the said Borough this _____ day of _____ 2011.

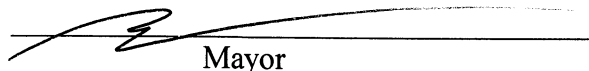
ATTEST:


Secretary



President of Council

APPROVED this 18 day of July 2011.



Mayor