CHAPTER 63

RESIDENTIAL BUILDING CONSTRUCTION

Borough of Wyalusing
Bradford County
ORDINANCE NO. 63

AN ORDINANCE, RESIDENTIAL BUILDING CONSTRUCTION, OF THE CODE OF THE BOROUGH OF WYALUSING, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA.

Wyalusing Borough hereby ordains and enacts as follows:

The purpose of this Ordinance is to regulate Residential Building Construction as authorized under the Borough Code found at Uniform Construction Code 8 Pa.C.S.A. 32A05.

This Ordinance shall automatically update and Council shall automatically adopt the current International Codes Council.

Section 1. **Adoption of standards.**

Certain documents, one copy of which is on file in the office of the third party code administrator and one copy of which is on file with the Wyalusing Borough Secretary, being marked and designated as the "International Residential Code," including Appendix Chapters, as published by the International Code Council is hereby adopted as the code of the Borough of Wyalusing for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the Borough of Wyalusing, and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2009 Edition, published by the International Code Council and amendments on file in the office of the Borough Secretary are hereby referred to, adopted and made a part hereof as if fully set out in this article. As modified as set forth below:

International Residential Code 2015 Sections:

- Section N1101.6 only to the extent that this section contains the definition of "insulated siding."
- Section N1102.2.4 (relating to access hatches and doors).
- Section N1102.2.8 (relating to floors).
- Table N1102.4.1.1 only to the extent that amendments were made to the "Floors" row of this table.
- Section N1102.1.3 (relating to r-value computation).
- Table R302.1(1) (relating to requirements for exterior walls).
- Section R316.5.11 (relating to sill plates and headers).
- Section R317.1.4 (relating to wood columns).
- Section R507.1 (relating to decks).
- Section R507.2.4 (relating to deck lateral load connection).
- Section R507.4 (relating to decking).

- Section R507.5 (relating to deck joists).
- Section R507.5.1 (relating to lateral restraint at supports).
- Section R507.6 (relating to deck beams).
- Section R507.7 (relating to deck joist and deck beam bearing).
- Section R507.7.1 (relating to deck post to deck beam).
- Section R507.8 (relating to deck posts).
- Section R507.8.1 (relating to deck post to deck footing).
- Table R507.4 (relating to maximum joist spacing).
- Table R507.5 (relating to deck joist spans for common lumber species).
- Table R507.8 (relating to deck post height).
- Figure R507.2.3(2) (relating to deck attachment for lateral loads).
- Figure R507.5 (relating to typical deck joist spans).
- Figure R507.6 (relating to deck beam span lengths).
- Figure R507.7.1 (relating to deck beam to deck post).
- Figure R507.8.1 (relating to typical deck posts to deck footings).
- Section M1503.4 (relating to "make-up air required" for range hoods).
- Section M1601.4.1 (relating to "joints, seams, and connections" for duct construction) is adopted only with regards to Exception No. 3. International Residential Code 2009 (code for one- and two-family dwellings no more than 3 stories in height)
- Only Appendix G (Swimming Pools, Spas and Hot Tubs) is adopted.

Section 2. **Modification of standards.**

The following sections are hereby revised:

A. In Section R101.1 insert: "Borough of Wyalusing."

B. Section R113.3-113.4 is added to read as follows:

R113.3-113.4 Violations and penalties: Any person who violates a provision of this Code is subject to the following:

Civil Enforcement: Any person, firm or corporation who shall violate any provision of this ordinance shall, upon being found in violation thereof, be subject to a civil penalty not to exceed Six Hundred Dollars ($600.00) per violation for each day of violation and for violation of each applicable section of the Ordinance. If the penalty is not paid, the Borough shall initiate a civil action for collection in accordance with the Pennsylvania Rules of Civil Procedure.

In addition, if found in violation, the violator shall be subject to the assessment for court costs and reasonable Attorney fees incurred by the Borough in enforcement proceedings.

The Council delegates the initial determination of the Ordinance violation and service of notice of violation to the Code Enforcement Officer. The Borough may enforce the Ordinance in equity in the Bradford County Court of Commons.

C. In Table R301.2(1) insert: "Minimum design loads for buildings and other structures (ASCE-

7) and Appendix A-K."

D. Section P2603.6. Insert: "Sewer depth 36 inches and 36 inches."

Section 3. **Repealer.**

Any ordinance previously adopted by the Borough of Wyalusing, entitled "CABO One and Two Family Dwelling Code, 1992 Edition," and all other parts of ordinances in conflict herewith are hereby repealed. This Ordinance shall automatically update and Council shall automatically adopt the current International Codes Council.

Section 4. **Severability.**

In the event that any individual section or provision within this article shall be found invalid, the invalidity shall pertain only to the specific section, and all other aspects of this article shall remain in full force and effect.

THIS ORDINANCE shall take effect immediately upon adoption.

ENACTED AND ORDAINED BY THE BOROUGH OF WYALUSING, this 7th, day of August, 2017.

George Anderson

George Anderson, President

Susan Burgess

Susan Burgess, Mayor

ATTEST:

Joanne M. Vago

Joanne M. Vago, Secretary