

**WEST PIKELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2019- 01

**AN ORDINANCE AMENDING WEST PIKELAND TOWNSHIP ORDINANCE 2004-203
TO ADD ADMINISTRATIVE PROVISIONS WHICH EXCEED THE MINIMUM
PROVISIONS OF THE UNIFORM CONSTRUCTION CODE.**

WHEREAS, the purpose of this ordinance is to promote the general health, safety and welfare of the citizens of this Municipality 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 (hereinafter sometimes collectively referred to as the “Code”); and

WHEREAS, the Pennsylvania Construction Code Act requires the enactment of an appropriate ordinance by municipalities electing to administer and enforce the building code provisions of the Code;

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of West Pikeland Township, Chester County, Commonwealth of Pennsylvania, that:

SECTION I. West Pikeland Township Ordinance No. 98-02, known as the West Pikeland Township Building Code which adopted the “BOCA National Building Code, Twelfth Edition, 1993” as published by the Building Code Officials and Code Administrators International, Inc., is hereby repealed in its entirety.

SECTION II. West Pikeland Township Ordinance No. 2004-203, which adopted and incorporated the Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, shall remain in full force and effect and shall serve as the minimum regulations governing the municipal building code of this Municipality.

SECTION III. Pursuant to the statutory authority afforded West Pikeland Township as contained in the Pennsylvania Construction Code, 35 P.S. § 7210.503, West Pikeland Township Ordinance No. 2004-203 (The Pennsylvania Uniform Construction Code Adoption Ordinance) is hereby amended by adding a new Section 9 entitled “Amendments to Code” as follows:

Section 9. Permit Requirements.

In addition to all types of construction, placement of structures, repairs and alterations for which the Uniform Construction Code requires a permit, the Township, pursuant to the authorization of Act 92 of 2004 shall require persons to obtain permits under the West Pikeland Township Uniform Construction Code for all of the following:

- A. The construction, erection or placement of any accessory structure which is equal to or greater than 400 square feet, whether or not such accessory structure is connected to any utility.

- B. The construction, erection or placement of any accessory structure which is less than 400 square feet if such accessory structure is provided with any utility service. The applicant shall obtain a permit only for the purpose of inspection for the utility or utilities being installed or provided to the accessory structure.
- C. All alterations or repairs to residential buildings which are exempt from the UCC by Act 92 of 2004; provided, however, that the following types of alterations and repairs shall continue to be exempt and no permit will be required.
 - a. Replacement of windows and doors when there is no change in the size of the existing opening.
 - b. Replacement of roof coverings.
 - c. Replacement of hot water heater, boiler, or furnace, or the replacement of any part of a hot water heater, boiler or furnace with the same efficiency rating, electrical and plumbing requirements.
 - d. Addition or replacement of siding on the exterior of the residential structure.
 - e. Repair or replacement of any nonstructural portion of a deck, porch or stoop.
 - f. Replacement of a receptacle or switch with one of the same electrical characteristics.
 - g. The repair or replacement of any nonstructural member.
 - h. The repair or replacement of any sink, toilet, tub, shower, or similar plumbing fixture without relocation of any drain or venting device.

SECTION IV. All other sections, parts or provisions of the West Pikeland Township Ordinance 2004-203 shall remain unchanged.

SECTION V. All ordinances or parts of ordinances thereof conflicting with any provisions of this ordinance are hereby repealed, rescinded, canceled and annulled.


SECTION V. 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 hereof. 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.

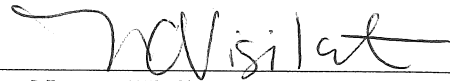
SECTION VI. This ordinance shall become effective upon enactment.

DULY ORDAINED AND ENACTED this 6th day of May, 2019 by the Board of Supervisors of West Pikeland Township in public session duly assembled

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**BOARD OF SUPERVISORS
OF WEST PIKELAND TOWNSHIP**

By: 
Charlie Humphreys, Chairman


By: 
Noreen Vigilante, Vice Chairman

By: 
Pam Conti, Member

By: _____
Richard Bright, Jr., Member

By: 
Ernie Holling, Member

Attest:


Jonathan Slaven
Township Secretary