

BOROUGH OF BELLEVUE
COUNTY OF ALLEGHENY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 18 - 09

AN ORDINANCE OF THE BOROUGH OF BELLEVUE, A HOME RULE MUNICIPALITY IN THE COUNTY OF ALLEGHENY, IN THE COMMONWEALTH OF PENNSYLVANIA; ADOPTING THE 2015 CODES FOR THE BOROUGH OF BELLEVUE, WITH CERTAIN AMENDMENTS;; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING EXISTING INCONSISTENT ORDINANCES

THE TOWN COUNCIL OF THE BOROUGH OF BELLEVUE HEREBY ORDAINS:

Section 1. That certain 2015 Codes are on file in the Borough of Bellevue, specifically in the Office of the Code Enforcement Officer, being marked and designated as:

- 2015 International Building Code
- 2015 International Residential Code for One- and Two-Family Dwellings
- 2015 International Mechanical Code
- 2015 International Plumbing Code (IPC)
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code
- 2015 International Wildland Urban Interface Code
- 2015 ICC Performance Code for Buildings and Facilities
- 2015 International Property Maintenance Code
- 2015 International Zoning Code
- 2015 International Private Sewage Disposal Code
- 2015 International Swimming Pool and Spa Code (ISPSC)
- 2015 International Green Construction Code (IgCC)

Section 2. The following sections of the 2015 Codes are hereby amended from the text of said Code
[section numbers refer to the corresponding sections of the 2015 Code]

2015 IBC:

Delete Section 913.2.2 Circuits supplying fire pumps.

Modify Section 2609.4, Exception 3:

“...occupied for growing or maintaining plants...”

2015 IECC :

Delete Section C104.2.6

Delete Section C408.2.4

2015 IEBC:

Add exception to Section 101.2 Scope:

“Exception: Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories above grade plane* in height with a separate *means of egress* and their accessory structures shall comply with this code or the *International Residential Code*.”

2015 IFGC:

Add new:

“Section 310.1.2 Arc-resistant CSST. This section applies to corrugated stainless steel tubing (CSST) that is listed with an arc-resistant jacket or coating system in accordance with ANSI LC 1/CSA 6.26. The CSST shall be electrically continuous and bonded to an effective ground fault current path. Where any CSST component of a piping system does not have an arc-resistant jacket or coating system, the bonding requirements of Section 310.1.1 shall apply. Arc-resistant-jacketed CSST shall be considered to be bonded where it is connected to an appliance that is connected to the appliance grounding conductor of the circuit that supplies that appliance.”

2015 IRC:

Amend Section R302.5.1:

“R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~”

Delete Section R322.2.1

Delete Section R322.3.2

Amend Section R325.5:

“R325.5 Openness. Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than ~~42 inches (1067 mm)~~ 36 inches (914mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.
2. ~~In buildings that are not more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with NFPA 13R or NFPA 13D, a mezzanine having two or more means of egress shall not be required to be open to the room in which the mezzanine is located.”~~

Delete Table R507.6 and replace with Table R507.5 from 2018 IRC.

Amend Section R602.3.1 by adding

Exception 3:

"3. Exterior load-bearing studs not exceeding 12 feet (3658 mm) in height provided in accordance with Table R602.3(6). The minimum number of full height studs adjacent to openings shall be in accordance with Section R602.7.5. The building shall be located in Exposure B, the roof live load shall not exceed 20 psf (0.96 kPa), and the ground snow load shall not exceed 30 psf (1.4 kPa). Studs and plates shall be No. 2 grade lumber or better."

Add new Table R602.3(6).

Amend Section R602.7.5:

"R602.7.5 Supports for headers. Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four-16d nails (3.5 inches \times 0.135 inches). ~~The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5."~~

Delete Table R602.7.5.

Delete Section E3901.7

Amend Section E3901.11:

"E3901.11 Foyers. Foyers that are not part of a hallway in accordance with Section E3901.10 and that have an area that is greater than 60 square feet (5.57 m²) shall have a receptacle(s) located in each wall space that is ~~3 feet (914 mm)~~ 6 feet (1829 mm) or more in width, but a minimum of one receptacle. Doorways, door-side windows that extend to the floor, and similar openings shall not be considered as wall space."

2015 IRC-P:

Delete Section P2503.5.1

2015 IRC-M:

Amend Section M1601.4.1,

Exception 3:

"3. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and locking-type joints and seams. This exception shall not apply to snap-lock and button-lock type joints and seams that are located outside of conditioned spaces." changes identified here shall also apply to the corresponding sections of the IRC

Amend Section M1602, item 2:

"2. The amount of return air taken from any perimeter room or space shall be not greater than the flow rate of supply air delivered to such room or space."

2015 IECC-R:

Delete Section R102.1.1

Chapter RE 2 Add definition:

“Framing Factor. The fraction of the total building component area that is structural framing.”
Amend Table R402.1.2, Climate Zone 6 Wood Frame Wall R-value to add: “or 18 + 6.5h”

Amend Table R402.1.2 by adding footnote: “j. R-18 insulation shall be permitted in place of R-20 requirement provided the wall framing factor is 20% or less or exterior walls with 24” o.c. nominal vertical stud spacing.”

Add new Sections R403.3.6 and R403.3.7

Amend Section R402.4.1.2:

“**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour in ~~Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8.~~”

Delete Section R403.3.5

Delete Section R403.5.2 Demand recirculation systems.

Amend Section R405.2 to add:

“.....shall be insulated to a minimum of R-6. Compliance with this section requires that the mandatory provisions identified in Section R402.4.1.2 be met.”

Amend Table R406.4 and add footnote “a”:

TABLE R406.4

MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE ENERGY RATING

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2 52 57

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8 53 58

a. Where on-site renewable energy is included for compliance using the ERI analysis of Section R406.4, the building shall meet the mandatory requirements of R406.2 and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or Table R402.1.4.

2015 IPMC:

Section 101.1. – Title – The name “**BOROUGH OF BELLEVUE**” is hereby inserted.

Section 103.5. – Fees – There shall be no specific fees for activities and services performed by the Office of Code Enforcement in carrying out its responsibilities under this code except as set for thin other ordinances or resolutions of the Borough of Bellevue related to the inspection and review of facilities and structures.

Section 106.4 – Violation Penalties – Any person who shall violate a provision of this code or fail to comply therewith, or shall fail to comply with any of the requirements thereof, shall be guilty of a summary offense

punishable by a fine of not more than \$1,000.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.2 – Membership of Board – The board of appeals shall consist of three members appointed by the Town Council of the Borough of Bellevue by Resolution as follows: one member to be appointed for not more than three years, one for not more than two years and one for not more than one year. Thereafter, appointments are to be made so that each new member will serve for three years or until a successor has been appointed. The Town Council shall make appointments such that the members' terms will expire on the first Monday of January in the year their term expires.

Add Section 111.2.1 – Qualifications – Each member shall be a licensed professional engineer, architect or a builder or superintendent of building construction for at least seven years, three years of which that board member shall have been in responsible charge of work.

Renumber Section 111.2.1 to 111.2.2 – Alternate Member – The Town Council of the Borough of Bellevue may appoint one alternate member who shall be called by the Board Chairperson to hear appeals during the absences or disqualification of a member. An alternate member shall possess the qualifications required for board membership and shall be appointed for not more than three years, or until a successor has been appointed.

Renumber Sections 111.2.2 through 111.2.5 to Section 111.2.3 through 111.2.6.

Section 302.3 – Sidewalks and Driveways – addition:

“Section 302.3.1 – Snow and Ice Removal – All sidewalks and similar public thoroughways for pedestrian use shall be maintained free from accumulations of snow and ice. The owner, tenant or occupant of any premises which abuts said public thoroughway shall be responsible for removal within twenty-four (24) hours of receipt of notice.”

Section 302.3 Sidewalks and driveways – addition:

“Section 302.3.2 – Obstruction of Sidewalks – It shall be unlawful for any person (*natural person, partnership, association, firm or corporation*) to occupy any portion of any street, parking lots, alleys or sidewalk with any goods, food, wares or merchandise, or with boxes or other containers thereof, or stands tables or racks for the display thereof except as permitted by Borough of Bellevue Ordinances Nos. 02-08, 02-13 and 03-12. This prohibition includes, but is not limited to, any crate, keg, lumber, bricks or other articles on any sidewalk that obstructs the free use of such sidewalk, except goods, food, wares or merchandise may be placed on the sidewalk for the purpose of loading and unloading, removing or storing any of same except as set forth in other ordinances of the Borough of Bellevue relating to the use of sidewalks.”

Section 302.4 – Weeds – the phrase “six (6) inches” is hereby inserted.

Section 302.10 – Trees and Shrubs – addition:

“Section 302.10 Trees and Shrubs – It shall be unlawful for any person, firm co-partnership or corporation owning property within the confines of the Borough of Bellevue to permit trees, shrubs or other bushes upon his or its property or properties to overhang public sidewalks and driveways within the Borough, unless said trees, shrubs or other bushes be so trimmed by such property owner in such manner as to permit no overhang on said sidewalks or driveways at a height of less than nine (9) feet above said sidewalks or driveways. It shall further be unlawful for any person, firm co-partnership or

corporation to permit trees, shrubs or other bushes to encroach upon said sidewalks or driveways from the sides thereof, in such manner as to cause less than a full width of said sidewalk or driveway to be freely available for unrestricted public travel thereover and thereupon”.

Section 302.11 – Repair of Sidewalk and Curbing – addition:

“Section 302.11 – Repair of Sidewalk and Curbing – It shall further be unlawful for any person, firm, partnership, or corporation, owning property, or having the right to occupy and having custody of property within the confines of the Borough of Bellevue to remove tree(s) from the berm of any property without repairing sidewalk slabs or curbing damaged by the growing tree or damaged as a result of its removal. It shall also be unlawful to fail to remove the remaining tree stump by grinding or other means. Sidewalks, curbs and berms must be returned to acceptable Borough standards prior to vacating the site.”

Section 304.14 – Insect Screens – “May 1 to October 1” is hereby inserted.

Section 308.2 Disposal of Rubbish – addition:

“Section 308.2.1 – Location of Rubbish Storage Facilities – Such containers shall be stored or located at the rear of the structure.”

“Section 308.2.3 – Relocation of Containers for Garbage Pickup – All garbage/rubbish containers and/or recycling bins shall not be placed at the designated trash pickup location prior to eighteen (18) hours of the designated pickup time, and subsequent to being emptied shall be removed from the designated pick-up location within twelve (12) hours.”

Section 403 Ventilation – addition:

“Section 403.6 – Carbon Monoxide Detectors Required – Carbon monoxide detectors shall be installed in all residential structures where garages are located within the primary dwelling unit. Detectors may be battery operated and shall provide an alarm which will be audible in all sleeping areas. All detectors shall be UL approved and listed and shall be installed in accordance with manufacturer’s instructions.”

Section 602.3 – Heat Supply – insert the dates, “September 1 to June 1”.

Section 602.4 – Occupiable work spaces – insert the dates “September 1 to June 1”.

Section 702 – Means egress – addition:

“Section 702.1.1 – Accumulation – Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.”

“Section 702.1.2 – Hazardous Material – Combustible, flammable, explosive or other Hazardous materials, such as paint, volatile oils and cleaning fluids, or combustible rubbish, such as wastepaper, boxes and rags, shall not be accumulated or stored unless such storage complies with the applicable requirements of the International Building Code and the International Fire Code.”

“Section 702.1.3 – Prosecution – In the event after notice as provided herein, the owner or occupant of the premises where storage of the items referred to in Section 702.1.1 and 702.1.2 is prohibited, the Code Official shall cause the prohibited materials to be removed through any available public agency

or by contract arrangement by private persons and the cost thereof, including storage cost if storage is necessary, shall be charged against the real estate upon which the structure is located and shall be alien upon such real estate; and further, the amount of such lien shall include court costs and reasonable attorney's fees."

Boarding Standards – addition:

"Boarding Standards – The Boarding Standards set forth in Appendix A of the 2012 International Property Maintenance Code are hereby adopted and enacted as part of this Ordinance and are made mandatory and numbered as A101 through A103.5.


Section 3. Inconsistent Ordinances.


Any ordinance, or part of any ordinance, conflicting with the provisions of this ordinance is hereby repealed, insofar as the same affects this ordinance, are hereby repealed.

ORDAINED AND ENACTED THIS 27th DAY OF December, 2018.

ATTEST:

BOROUGH OF BELLEVUE


Borough DAS

By: 
Tom Fodi, President
Bellevue Town Council

Examined and approved this 27 day of December, 2018.


Hon. Emily Marburger, Mayor

