

BOROUGH OF BROOKHAVEN, DELAWARE COUNTY, PENNSYLVANIA

Ordinance No. 813

AN ORDINANCE OF THE BOROUGH OF BROOKHAVEN, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE 2015 EDITION OF THE *INTERNATIONAL RESIDENTIAL CODE* REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN THE BOROUGH OF BROOKHAVEN; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH, AND CREATING CHAPTER 1403 "ADOPTING OF INTERNATIONAL RESIDENTIAL CODE; FILE AND DISTRIBUTION COPIES."

WHEREAS, Borough Council is empowered under the Borough Code to enact, revise, repeal, and amend ordinances and resolutions as it deems beneficial to the Borough; and

WHEREAS, the Borough Council of Brookhaven Borough deems it necessary to adopt this ordinance regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the Borough of Brookhaven;

BE IT ENACTED and it is hereby enacted and ordained by the Council of Brookhaven Borough, Delaware County, Pennsylvania, as follows:

1. CHAPTER 1403: INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION

- § 1403.01 2015 Edition Adopted; File and Distribution Copies
- § 1403.02 Conflict of Laws
- § 1403.99 Penalty

§ 1403.01 2015 EDITION ADOPTED; FILE COPIES

(A) There is hereby adopted by and for the Borough of Brookhaven, in its entirety, the *International Residential Code*, 2015 edition, as published by the

International Code Council, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the Borough of Brookhaven, save and except such provisions as may be hereinafter deleted or amended.

(B) The following sections of the *International Residential Code, 2015* edition, are hereby revised as follows:

Section R101.1 *Insert:* [NAME OF JURISDICTION] Brookhaven Borough.

Table R301.2(1) *Insert:* [APPROPRIATE DESIGN CRITERIA]

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ¹	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ⁸	ICE BARRIER UNDERLAYMENT REQUIRED ⁹	FLOOD HAZARDS ²	AIR FREEZING INDEX	MEAN ANNUAL TEMP ⁷
	Speed ⁵ (mph)	Topographic effects ⁶	Special wind region	Wind-borne debris zone ¹⁰		Weathering ³	Frost line depth ⁴	Termite ^c					
30lbs	115	No	No	No	B	Severe	36"	Moderate to High	14° F	Yes	(a) June 6, 1977; (b) July 5, 2017 (42045CV002C); (c) Maps 42045C0181F; 42024C0182F; 42045C0094F; Panels 181 of 250, 182 of 250, and 094 of 250.	1,000	55.8° F

Section R302.5.1 *Revise:* 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) in thickness, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~

Section R322.2.1 *Delete:* Section R322.2.1 in its entirety.

Section R322.3.2 *Delete:* Section R322.3.2 in its entirety.

Section R325.5 *Revise:* 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 (914 mm) 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.

Table R507.6

Delete and replace with Table R507.6 "Joist Spans for Common Lumber Species (ft. - in.)" from 2018 edition International Residential Code:

TABLE R507.6
DECK JOIST SPANS FOR COMMON LUMBER SPECIES (ft. - in.)

SPECIES ^a	SIZE	ALLOWABLE JOIST SPAN ^b			MAXIMUM CANTILEVER ^{c,1}		
		SPACING OF DECK JOISTS (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS ^c (inches)		
		12	16	24	12	16	24
Southern pine	2 x 6	9-11	9-0	7-7	1-3	1-4	1-6
	2 x 8	13-1	11-10	9-8	2-1	2-3	2-5
	2 x 10	16-2	14-0	11-5	3-4	3-6	2-10
	2 x 12	18-0	16-6	13-6	4-6	4-2	3-4
Douglas fir-larch ^d , hem-fir ^e , spruce-pine-fir ^g	2 x 6	9-6	8-8	7-2	1-2	1-3	1-5
	2 x 8	12-6	11-1	9-1	1-11	2-1	2-3
	2 x 10	15-8	13-7	11-1	3-1	3-5	2-9
Redwood, western cedars, ponderosa pine ^h , red pine ^a	2 x 12	18-0	15-9	12-10	4-6	3-11	3-3
	2 x 6	8-10	8-0	7-0	1-0	1-1	1-2
	2 x 8	11-8	10-7	8-8	1-8	1-10	2-0
	2 x 10	14-11	13-0	10-7	2-8	2-10	2-8
	2 x 12	17-5	15-1	12-4	3-10	3-9	3-1

Section R602.3.1

Add to List of Exceptions: 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 Table R602.3(6) "Alternate Wood Bearing Wall Stud Size, Height and Spacing" from 2018 edition International Residential Code:

TABLE R602.3(6)
ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING

STUD HEIGHT	SUPPORTING	STUD SPACING ^a	ULTIMATE DESIGN WIND SPEED					
			115 mph		130 mph ^b		140 mph ^b	
			Maximum roof/floor span ^c		Maximum roof/floor span ^c		Maximum roof/floor span ^c	
			12 ft.	24 ft.	12 ft.	24 ft.	12 ft.	24 ft.
11 ft.	Roof Only	12 in.	2 x 4	2 x 4	2 x 4	2 x 4	2 x 4	2 x 4
		16 in.	2 x 4	2 x 4	2 x 4	2 x 6	2 x 4	2 x 6
		24 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
	Roof and One Floor	12 in.	2 x 4	2 x 6	2 x 4	2 x 6	2 x 4	2 x 6
		16 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
		24 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
12 ft.	Roof Only	12 in.	2 x 4	2 x 4	2 x 4	2 x 6	2 x 4	2 x 6
		16 in.	2 x 4	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
		24 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
	Roof and One Floor	12 in.	2 x 4	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
		16 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
		24 in.	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mph = 0.447 m/s, 1 pound = 4.448 N.

DR = Design Required.

a. Wall studs not exceeding 16 inches on center shall be sheathed with minimum 1/2-inch gypsum board on the interior and 3/4-inch wood structural panel sheathing on the exterior. Wood structural panel sheathing shall be attached with 8d (2.5" x 0.131") nails not greater than 6 inches on center along panel edges and 12 inches on center at intermediate supports, and all panel joints shall occur over studs or blocking.

b. Where the ultimate design wind speed exceeds 115 mph, studs shall be attached to top and bottom plates with connectors having a minimum 300-pound lateral capacity.

c. The maximum span is applicable to both single- and multiple-span roof and floor conditions. The roof assembly shall not contain a habitable attic.

Section R602.7.5

Revise: 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 x 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 in its entirety.

Section E3901.7

Delete: Section E3901.7 in its entirety.

Section E3901.11

Revise: 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.

Section P2503.5.1 *Delete:* Section P2503.5.1 in its entirety.

Section M1601.4.1 *Revise Exception:* 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.

Section M1602 *Revise Item:* 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.

(C) At least three copies of such Code shall be on file with the Borough Secretary for inspection by the public, and copies shall be supplied upon demand, at cost.

§ 1403.02 CONFLICT OF LAWS

(A) In the event of a conflict between any of the provisions of the *International Residential Code*, 2015 edition, as adopted in § 1460.01, and a provision of any local ordinance, resolution, rule, or regulation, the local ordinance, resolution, rule, or regulation shall control.

(B) In the event of a conflict between any of the provisions of the *International Residential Code*, 2015 edition, as adopted in § 1403.01, and a provision of any state law, rule, or regulation, the state law, rule, or regulation shall control.

(C) In the event of a conflict between any of the provisions of the *International Residential Code*, 2015 edition, as adopted in § 1403.01, and a provision of any other technical code adopted by reference by the Borough, the stricter or higher standard shall control.

§ 1403.99 PENALTY


See § 202.99.

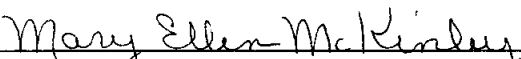
2. **Effective Date.** This Ordinance shall be effective upon its adoption by Brookhaven Borough Council and its approval by the Mayor.

3. **Repealer.** All Ordinances, Resolutions, or parts thereof, inconsistent herewith are repealed, rescinded, cancelled, and annulled to the extent of such inconsistency.

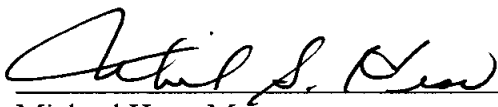
4. Severability. The provisions of this Ordinance and Code sections adopted hereby are severable, and if any clause, sentence, or section thereof shall be adjudged invalid or unconstitutional, such decision or judgment shall not affect the validity of the remaining provisions.

DULY ENACTED THIS 4th DAY OF March, 2019,
2019, BY THE COUNCIL OF THE BOROUGH OF BROOKHAVEN.

By: 
Vawn Donaway, President
Brookhaven Borough Council

Attest: 
Mary Ellen McKinley, Borough Secretary

EXAMINED AND APPROVED THIS 4th DAY OF
March, 2019.

By: 
Michael Hess, Mayor