

OFFICIAL

**TOWNSHIP OF JACKSON
ORDINANCE NO. 25-04**

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, BUTLER COUNTY,
PENNSYLVANIA, CHAPTER 5, CODE ENFORCEMENT, TO UPDATE
PART 1, CONSTRUCTION CODE TO THE MOST CURRENT UNIFORM
CONSTRUCTION CODE AND AMENDING THE INTERNATIONAL FIRE
CODE

WHEREAS, Chapter 5, Part 1 of the Jackson Township Code of Ordinances, Code Enforcement, authorizes the Township of Jackson (the "Township") to regulate construction codes in the Township, and

WHEREAS the Township Board of Supervisors desires to amend the Construction Code Ordinance to update the requirements and maintain consistency in enforcement of the ordinance in order to maintain, preserve, and protect the public safety and welfare, and

NOW, THEREFORE, the Board of Supervisors of the Township of Jackson hereby ordains and enacts as follows, incorporating the above recital by reference:

Section 1. Part 1, Construction Code, §5-103.D Modification to standards, International Fire Code shall be amended by replacing the existing text and adding the following underlined text, all subsequent numbering shall be modified to follow in sequential order:

Fire prevention and safety regulations.

A certain document, three copies of which are on file in the office of the Township Secretary of Jackson Township, being marked and designated as the International Fire Code, 2021 Edition, including Chapter 80, Appendixes B, C, D, E, F, G, H and I (see International Fire Code Section 101.2.1, 2021 Edition), as published by the International Code Council, be and is hereby adopted as the Fire Code of Jackson Township in the Commonwealth of Pennsylvania regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Township Secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in § 5-103 of this chapter.

D. International Fire Code.

The following sections are hereby revised:

A. Section 101.1 is revised to read as follows: "These regulations shall be known as the Fire Prevention Code of Jackson Township, (hereinafter referred to as "Fire Code")."

B. Section 103 shall be revised as follows:

(1) The heading shall be revised to read as follows:

(2) Section 103.3 shall be revised to read as follows:

§ 103.3 Designee. In accordance with the prescribed procedures of Jackson Township, the Building Code Official shall have the authority to appoint designee(s), other related technical officers, inspectors and other employees.

C. Section 104.1 and 104.2 are hereby revised to read as follows:

§ 104.1 General. Subject to the approval of the Township Supervisors, the Code Official, or their designee, is hereby authorized to enforce the provisions of this Code and shall have the authority to render interpretations of this Code, to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this Code and shall not have the effect of waiving requirements for which provision is specifically made in this Code.

D. Section 104.2, Applications and permits, is hereby amended to read as follows:

§ 104.2. Applications and Permits. The Building Code Official is authorized to receive applications, review construction documents and issue permits for construction regulated by this Code, issue permits for operations regulated by this Code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code.

E. Section 104.9, Modifications, is hereby revised to read as follows:

§ 104.9 Modifications. The Building Code Official shall have authority to grant modifications for individual cases in accordance with the procedures and guidelines set forth in the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended.

F. Section 104.9, Alternative materials and methods, shall be revised to read as follows:

§ 104.10 Alternative Materials and Methods. The Building Code Official shall have authority to authorize the use of alternative materials and methods in accordance with the procedures and guidelines set forth in the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended.

G. Section 105.1, Permits, is revised to read as follows:

§ 105.1.1 Permits Required. Any property owner or authorized agent of a property owner who intends to conduct an operation or business or install or modify systems and equipment which is regulated by the International Fire Code, 2021 Edition, or cause any such work to be done, shall first make application to Jackson Township and obtain the required permit. In the event the proposed activity involves construction of facilities regulated by the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, application for necessary permits shall also be made to the Building Code Official. In the event of inconsistent language between the Pennsylvania Uniform Construction Code and the International Fire Code, 2021 Edition, the provisions of the Pennsylvania Uniform Construction Code shall apply.

§ 105.1.2 Types of Permits, Certificate of Use. There shall be two types of permits as follows:

(1) Occupancy permit. An occupancy permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.6 for either:

1.1. A prescribed period.

1.2. Until renewed or revoked.

§ 105.1.3 Multiple permits for the same location. Where more than one permit is required for the same location, the Building Code Official is authorized to consolidate such permits into a single permit provided that each provision listed is in the permit.

§ 105.1.4 Emergency repairs. Where equipment replacement and repairs must be performed in an emergency situation, the permit application shall be submitted within 3 (three) business day to the

Building Code Official.

§ 105.1.6 Annual permit. Instead of an individual construction permit for each alternation to an already approved system or equipment installation, the Building Code Official is authorized to issue an annual permit on application therefor to any person, firm, or corporation regularly employing one or more qualified tradespersons in the building, structure, or on the premises owner or operated by the applicant for the permit.

§ 105.2 Application. Application for permit required by the code shall be made to the Building Code Official in such form and detail as prescribed by the Building Code Official. Applications for permits shall be accompanied by such plans as prescribed by the Building Code Official.

§ 105.2.1 Refusal to issue permit. If the application for permit describes a use that does not conform to the requirements of this code and other pertinent laws and ordinances, the Building Code Official shall not issue a permit, but shall return the application to the applicant with the refusal to issue such permit. Such refusal shall, where requested, be in writing and shall contain the reasons for refusal.

§ 105.2.3 Time limitation of application. An application for a permit for any proposed work or operation shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been diligently prosecuted or a permit shall be been issued; except that the Building Code Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

§ 105.2.4 Action on application. The Building Code Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do no conform to the requirements of pertinent laws, the Building Code Official shall reject such application in writing, stating the reasons therefor. If the Building Code Official is satisfied that the proposed work or operation conforms to the requirements of this code and laws and ordinances applicable thereto, the Building Code Official shall issue a permit therefor as soon as practicable.

§ 105.3.2 Extensions. A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit where work is unable to be commenced within the time required by this section for good and satisfactory reasons. The Building Code Official is authorized to grant, in writing, one or more extensions of the time period or a permit for periods not more than 180 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

§ 105.3.6 Compliance with code. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Build Code Official from requiring the correction or errors in the construction documents and other data. Any addition to or alteration of approved construction documents shall be approved in advance by the Building Code Official, as evidenced by the issuance of a new or amended permit.

§ 105.3.8 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other

ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents, operational documents, and other data shall not prevent the Building Code Official from requiring correction of errors in the documents or other data.

§ 105.4 Revocation. The Building Code Official is authorized to revoke a permit issued under the provisions of this code where it is found by inspection or otherwise that there has been a false statement or misrepresentation as to the material facts in the application or construction documents on which the permit or approval was based including, but not limited to, any one of the following:

§ 105.5 Required operational permits. The Building Code Official is authorized to issue operational permits for the operations set forth in sections 105.5.2 through 105.5.5

H. Section 106, Construction Documents, is revised to read as follows:

§ 106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Building Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

Exception: The Building Code Official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

§ 106.2 Examination. The Building Code Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations where the work indicated and described is in accordance with the requirements of this code.

§ 106.2.1 Information on construction documents. Construction documents shall be drawn to scale on suitable material. Documents in a digital format are allowed to be submitted where approved by the Building Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations as determined by the Building Code Official.

§ 106.2.4 Approved documents. Construction documents approved by the Building Code Official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the Building Code Official shall not relieve the applicant of the responsibility of compliance with this code.

§ 106.2.4.1 Phased approval. The Building Code Official is authorized to issue a permit for the construction of part of a structure, system, or operation before the construction documents for the whole structure, system, or operation have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of

such permit for parts of a structure, system, or operation shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure, system, or operation will be granted.

§ 106.4 Retention of construction documents. One set of construction documents shall be retained by the Building Code Official for a period not less than 180 days from date of completion of the permitted work, or as required by state or local laws. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

I. Section 111.1, Board of appeals established, is hereby revised to read as follows:

§ 111.1 Board of Appeals Established. Any owner or person who is aggrieved with the ruling or decision of the code official in any matter relative to the interpretation or enforcement of any of the provisions of this fire prevention code, may appeal such decision or interpretation to the Jackson Codes Review Board in accordance with the Jackson Ordinance, and the bylaws of such board. The decisions of the Codes Review Board shall be subject to the appropriate appeal procedures as provided by the law.

J. Section 112, Violation, is revised to read as follows:

§ 112.3 Notice of Violation. When the Building Code Official, or designee, finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this Code, the Building Code Official, or designee, is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, when compliance is not immediate, specifying a time for re-inspection.

§ 112.4 Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements hereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under the provisions of this Code, shall be guilty of a summary offense, punishable by a fine of not more than \$1,000. Each day that a violation of this Code continues shall be considered a separate violation.

§ 112.4.1. Abatement of Violation. In addition to the imposition of the penalties herein described, the Township Fire Code Official is authorized to institute appropriate action to prevent unlawful construction or restrain, correct, or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

K. Section 113, Stop Work Order, is revised as follows:

§ 113.1 Authority. Where the Building Code Official finds any work regulated by this code being performed in a manner contrary to the provisions of this code, or in a dangerous or unsafe manner, the Building Code Official is authorized to issue a stop work order.

L. Section 114, Unsafe Structures or Equipment, is revised to read as follows:

§ 114.1 General. If, during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the Fire Code Official shall issue such notice or orders to remove, abate or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the Building Department for any repairs, alterations, remodeling, removing or demolition required.

§ 114.1.1 Unsafe Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress, inadequate light and ventilation, or constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Code Official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe,

§ 114.1.2 Structural Hazards. When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this Code, the Fire Code Official shall immediately notify the Building Code Official.

M. Section 320 Additive Manufacturing (3D Printing) is revised as follows:

§ 320.3.1 Permits Required. Permits shall be obtained from the Building Code Official in accordance with Section 105.5 prior to engaging in industrial additive manufacturing.

N. Section 505, Premises Identification, is hereby revised to read as follows:

§ 505.1 Address Identification. All residential dwellings and commercial structures which now have or may subsequently receive an identification as a street number shall visually display said designated street number as set forth herein.

§ 505.1.1 Residential Dwellings. Where any residence has a single mailbox at the street, said mailbox shall have the assigned identification number affixed to both sides of the mailbox, post or framework. In addition, all residences shall have their assigned identification number affixed to the residence in the vicinity of a front porch light if such light is available. For multiple-family dwellings, only the main building number must be posted where observable from the nearest public right-of-way, and all interior apartment unit doors must be numbered.

§ 505.1.2 Commercial Occupancies. All freestanding business signs which identify a business or group of businesses shall have an identification number posted thereon. Said number can be posted on the framework of the sign or be included in the graphics thereof. Each individual business, building or suite that fronts a right-of-way shall display an exterior identification number facing the right-of-way. The number shall be placed, permanently mounted, in a window or on the front of the structure. Businesses or suites which do not front a right-of-way need not post an exterior identification number. All businesses, buildings or suites which have common entrances with other occupants must post an identification number on their respective interior doors.

§ 505.1.3 Numeral Specifications. All numerals shall be Arabic (i.e., 1, 2, 3, 4). All numerals shall be contrasting in color from their background. All numerals which are displayed in accordance herewith shall be maintained in a clear and readable manner. It shall be the responsibility of the owner or other person in charge of said facility to repair and/or replace said numerals upon written notification from the Township.

a. Residential Numerals. All numerals on mailboxes shall be reflective and shall be a minimum of four inches in height and 1/2 inch in width. All numerals displayed on the residential structures shall be a minimum of four inches in height and 1/2 inch in width.

b. Commercial Numerals. All numerals on the exterior buildings or in windows shall be a minimum of six inches in height and 3/4 inch in width. All numerals on interior doors must be a minimum of three inches in height and 1/2 inch in width.

O. Section 506 Key Boxes is hereby revised to read as follows:

§ 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighter purposes the fire code official is authorized to require a rapid entry box to be installed in an approved location. The rapid entry box shall be a KnoxBox® listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

P. Section 901.6.3 Records is hereby revised to read as follows:

§ 901.6.3 Records. Records of all system inspections, tests, and maintenance required by the referenced standard shall be maintained on the premises for a minimum of three (3) years and shall be provided to the fire department, by the company performing the inspections and maintenance via the Jackson Township Fire Department's third-party inspection reporting system, Brycer, LLC.

Q. Section 1103 Fire Safety Requirements for Existing Buildings is hereby revised as follows:

§ 1103.5.3 Group I-2, Condition 2. In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the adopting ordinance INCLUDE THE DATE

R. Section 5704 Storage is hereby revised as follows:

§ 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within twenty-five (25) feet of existing buildings and existing property lines.

S. Section 5706 Special Operations is hereby revised as follows:

§ 5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within twenty-five (25) feet of existing buildings and existing property lines.

T. Section 5806 Flammable Cryogenic Fluids is hereby revised as follows:

§ 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within twenty-five (25) feet of existing buildings and existing property lines.

U. Section 6104 Location of LP-Gas Containers is hereby revised as follows:

§ 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallon (7570 L) in accordance with Title 34 Chapter 12 of the Pennsylvania Code.

§ 7-402 Deletions to 2021 Edition of International Fire Code.

The following sections of the International Fire Code, 2021 Edition, are hereby deleted:

- A. Sections 105.3.2 through 105.5 and the subsections thereunder.
- B. Section 105.7.
- C. Sections 105.7.1 through 105.7.14.
- D. Section 107.3
- E. Chapter 36.

§ 7-403 Effect of Act 45 of 1999, as amended.

- A. To the extent the Commonwealth of Pennsylvania has adopted regulations as part of the implementation of Act 45 of 1999, as amended, which is known as the "Pennsylvania Uniform Construction Code," which differ from the 2021 Edition of the International Fire Code, the regulations of the Commonwealth of Pennsylvania, Department of Labor and Industry, shall prevail.
- B. The effective Fire Prevention Code in Jackson Township shall at all times be the most current edition of the International Fire Code published by the International Code Council and incorporated by the Commonwealth of Pennsylvania as part of the Pennsylvania Uniform Construction Code as revised and supplemented by regulations issued from time to time by the Pennsylvania Department of Labor and Industry. The following specific sections from the 2021 Edition of the International Fire Code are adopted and revised as indicated. An asterisk appearing before a respective code section indicates that the section has been incorporated by the Pennsylvania Uniform Construction Code.

§ 7-404 Geographical limits.

- A. The geographical limits referred to in certain sections of the 2021 International Fire Code are hereby established as follows:
 - (1) Section 5704.2.9.6.1. Geographic limits in which the storage of Class I and Class II liquids in aboveground tanks outside of buildings are prohibited within twenty-five (25) feet of the closest building or structure.
 - (2) Section 5706.2.4.4. Geographic limits in which the storage of Class I and Class II liquids in aboveground tanks are prohibited within those areas set forth in Section 5706.2.4.3.
 - (3) Section 5806.2. Geographic limits in which the storage of flammable cryogenic fluids in stationary containers are prohibited within those areas set forth in Table 3504.2.1 of the 2021 International Fire Code.
 - (4) Section 6104.2. Geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas are prohibited in those areas set forth in Table 6104.3.
- B. In the event the Jackson Township Zoning Ordinance setback and spacing requirements are greater than those set forth above, the Jackson Township Zoning

Ordinance shall apply.

§ 7-405 Fire and life safety and emergency equipment inspection.

- A. Inspection program authority. A program of fire and life safety and emergency equipment inspection is authorized for the following: commercial facilities, retail facilities, retail businesses, banks and all other facilities used for retail, wholesale, storage facilities, manufacturing facilities, processing facilities, auto repair shop, educational and day cares, places of worship and multifamily, three or more units served by common hallway. Exception: one and two single-family dwellings.
- B. Program as cooperative endeavor. The program will be a cooperative endeavor between the Fire Department and community under the jurisdiction of the Jackson Township Fire Department Building Code Official.
- C. Annual fire and life safety and emergency equipment inspection. The fire and life safety and emergency equipment inspection shall be performed annually, or more frequently, if at the discretion of the Jackson Township Fire Department Building Code Official or designee, a property or properties subject to this chapter requires more frequent inspections. It shall be the responsibility of the property owner to have said inspection performed. The facilities will be evaluated in accordance with the 2021 International Fire Code. The inspection shall include, but is not limited to the following matters:
 - (1) Fire suppression and fire alarm system.
 - (2) Means of egress.
 - (3) Fire Department access.
 - (4) Electrical service and panels.
 - (5) Utility and storage area.
 - (6) Room occupancy loads.
 - (7) Chapter 11 of the 2021 International Fire Code.
 - (8) Storage and handling of hazardous substance and materials.
 - (9) Any other aspect of a building or operation regulated by the 2021 International Fire Code.

Process of cooperation. The owner or tenant or authorized agent shall complete application for fire and life safety inspection. The property owner, tenant or authorized agent shall cooperate with the Jackson Township Fire Department Building Code Official or designee. Once all fees have been paid to Jackson Township, an inspection can be scheduled. The Jackson Township Fire Department Building Code Official or designee will perform an inspection of the facility. All violations will be noted and a report will be prepared and sent to the property owner, tenant or authorized agent within five business days. Based off of violation severity, a reasonable timeline for correction will be assigned. Once all violations have been repaired, the property owner, tenant or authorized agent will contact the Jackson Township Fire Department Building Code Official or designee to schedule re-inspection. At the completion of the inspection or re-inspection, the Jackson Township Fire Department Building Code Official or designee will issue a certificate to the property owner, tenant or authorized agent to display in unit. Section 2.

Section 2. §5-103.H(4) International Residential Code shall be amended by deleting the strikethrough text and adding the underlined text:

(a) Ground snow load: ~~"25 inches"~~ "25# for structure load"

(b) Wind design:

[1] Speed: ~~"90 mph"~~ "115 mph"

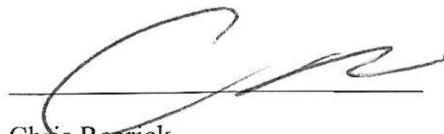
Section 3. All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

Section 4. This Ordinance shall take effect in accordance with applicable law.

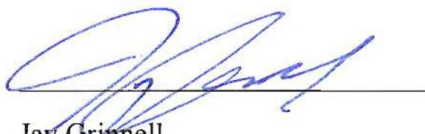
ORDAINED and **ENACTED** this 16th day of October 2025, by the Board of Supervisors of the Township of Jackson, in lawful sessions duly assembled.

ATTEST:

TOWNSHIP OF JACKSON



Chris Rearick
Township Manager/Secretary



Jay Grinnell
Chairman, Board of Supervisors

(Seal)



