

CHAPTER II

BUILDINGS

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PART 1
BUILDING CODE

§101 Adoption of Building Code. In order to adopt regulations, inter alia, for the construction of new buildings and the alteration and repair of old ones, to require that before the work begins Municipal approval of the plans and specifications therefore be secured, to classify buildings or parts of buildings according to the use to be made of them, to specify the mode of construction of such different classes of buildings, and to require that before any use or occupancy be changed from any plans and specifications therefore be secured, the Commission hereby adopts the National Building Code of the Building Officials and Code Administrators International, Inc., Twelfth Edition, 1993 (hereinafter referred to as the “Building Code”), as fully and completely as though the Building Code were set forth herein at length, except and unless otherwise provided to the contrary in the statutes of the Commonwealth of Pennsylvania, the rules and regulations of the County of Allegheny, and §2 of this Chapter, in which event the contrary provisions of the said statutes, rules and regulations or other section of this chapter shall control. Copies of the Building Code may be examined during regular business hours at the office of the Manager.

§102 Amendments Made in BOCA Basic Building Code.

The Building Code shall be amended as follows:

302.1 Section 302.1.1 shall be amended as follows:

302.1.1 Specific occupancy areas: Specific occupancy areas which are incidental to the main use group shall be separated and protected in accordance with Table 302.1.1 and shall be classified in accordance with the main use group of the portion of the building in which the specific occupancy area is located.

Exception: Specific occupancy areas within and serving a *dwelling unit* are not required to comply with this section.

302.2 Table 302.1.1 shall be amended as follows:

**TABLE 392.1.1
SPECIFIC OCCUPANCY AREAS**

All use groups:

Paint shops in other than Use Group F employing hazardous materials in system quantities less than those which cause classification as Use Group H	1 hour and automatic fire suppression
Waste and soiled linen collection rooms and chute termination room	1 hour and automatic fire suppression system
Waste and soiled line chute access rooms	1 hour and automatic fire suppression system
Boiler and furnace rooms	1 hour; or automatic fire suppression system
Incinerator rooms	2 hours and automatic fire suppression system

Use Groups A, B, E, I-1, M, R-1, R-2, R-3:

Storage rooms more than 50 square feet in area but not more than 100 square feet in area	automatic fire suppression system with smoke partitions
Storage rooms more than 100 square feet in area	automatic fire suppression system with smoke partitions
Physical plant maintenance shop and workshop	1 hour and automatic fire suppression system

Use Groups 1-2; 1-3:

Boiler and furnace rooms	1 hour and automatic fire suppression system
Handicraft shops, kitchens and employee locker rooms	automatic fire suppression system with smoke partitions
Laundries greater than 100 square feet in area	1 hour and automatic fire suppression system
Storage rooms more than 50 square feet in area but not more than 100 square feet in area	Automatic fire suppression system with smoke partitions
Storage rooms more than 100 square feet in area	1 hour and automatic fire suppression
Physical plant maintenance shop and workshop	1 hour and automatic fire suppression system

Use Groups 1-2:

Gift/retail shops and laboratories employing hazardous quantities less than those which cause classification as Use Group H	automatic fire suppression system with smoke partitions
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Group I-3 padded cells	1 hour and automatic fire suppression system
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302.3 Section 308.0 shall be amended by amending subsection 108.2 and by inserting new subsections 108.3, 108.4, 108.5 and 108.6 and renumbering the subsequent subsections accordingly as follows (new language is underlined and deleted language is in brackets):

108.2 Suspension of permit: Any permit issued for construction of a structure in any Use Group hereunder shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. If the permit becomes invalid pursuant to this subsection 108.2, owner shall immediately remove from the site any construction materials.

108.3 The Code Official may grant one three (3) month extension of time beyond the original six (6) months to commence work if owner establishes that conditions beyond his control prevented commencement of work within the original six (6) month period.

108.4 Prior to the expiration of eighteen (18) months from the date of commencement of work, owner shall complete the enclosure of all structures, including roof, windows and doors, and the installation of approved exterior coverings.

108.5 Prior to the expiration of twelve (12) months from the date of commencement of work, owner shall complete rough grading of the site, seeding with contractors' mix to control erosion and installation of public sidewalks and private driveways.

108.6 The Code Official may grant reasonable extensions of time beyond the time requirements set forth at subsections 108.4 and 108.5 if owner establishes that conditions beyond his control, including inclement weather, prevented completion of the required work within the required time period.

302.4 Section 305 shall be amended as follows:

305.1 General: All structures other than those occupied for business training or vocational training, which accommodate more than five persons for educational purposes through the 12th grade, shall be classified as Use Group E.

Exception: A room or space occupied for educational purposes by less than 50 persons, 5 years of age or more, and which is accessory to another use group shall be classified as a part of the main use group.

305.2 Business or vocational training: Structures occupied for business training or vocational training shall be classified in the same use group as the business or vocation taught.

302.5 A new section 308.2.1 shall be added as follows:

308.2.1 Day Care Facilities: A day care facility which provides care for more than five persons more than 2 1/2 years of age for less than 24 hours per day shall be classified as Use Group I-1.

302.6 A new section 308.2.2 shall be added as follows:

308.2.2 Personal Care Facility: Any facility which is required to be licensed by the Commonwealth of Pennsylvania or the County of Allegheny for the care of any number of individuals who must live in a supervised environment but who are capable of responding to an emergency situation without personal assistance shall be classified as Use Group I-1. Such facilities shall include, but not be limited to community living arrangements (CLA's), community residential rehabilitations (CRR's), personal care homes for adults, juvenile and adolescent homes, and personal care shelters.

302.7 Section 308.3 shall be amended as follows:

308.3 Use Group I-2: This use group shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of six or more persons who are not capable of self-preservation. Where accommodating persons of the above description, the following types of facilities shall be classified as I-2 facilities: hospitals, nursing homes (both intermediate care facilities and skilled nursing facilities), mental hospitals and detoxification facilities. A facility such as the above with five or less occupants shall be classified as Use Group I-1.

302.8 A new section 308.3.2 shall be added as follows:

308.3.2 Day Care Facilities, handicapped: A day care facility which provides care for more than five persons more than 2 1/2 years of age who are not capable of self preservation for less than 24 hours per day shall be classified as Use Group I-2. A facility such as the above with five or less occupants shall be classified as Use Group I-1.

302.9 Section 403.1 shall be amended as follows:

403.1 Applicability: The provisions of this section shall apply to all buildings having occupied floors located more than 50 feet (15240 mm) above the lowest level of fire department vehicle access.

Exception: The provisions of this section shall not apply to the following buildings and structures:

1. Airport traffic control towers conforming to the requirements of Section 414.0.
2. Open parking structures (see Section 406.0).
3. Buildings with an occupancy in Use Group A-5 (see Section 303.6).
4. Low-hazard special occupancies where approved by the code official (see Section 503.1.1).
5. Buildings with an occupancy in Use Group H-1, H-2 or H-3.

302.10 Section 404.4 shall be amended as follows:

404.4 Smoke Control: A smoke control system complying with Section 921.0 shall be installed in all atriums.

Exception: A smoke control system is not required in atriums connecting less than three stories provided that automatic smoke and heat vents or manually operable skylights are provided. The smoke and heat vents or skylights shall be located so as to be no further than 60 feet from any vertical wall/ceiling intersection and no more than 120 feet between vent openings. Vent area to floor area ratio shall be no greater than 1:100.

302.11 Section 407.4 shall be amended as follows:

407.4 Attached to rooms: Private garages attached side-by-side to rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be completely separated from the interior spaces and the attic area by fire partitions and floor/ceiling assemblies which are constructed with not less than a 1-hour fire resistive rating.

302.12 Section 412.7.1 shall be deleted.

302.13 Section 421.4 shall be amended as follows:

421.4.1 Location: A Residential Swimming Pool including Appurtenant Equipment, walks and railings shall be located in accordance with the applicable zoning regulations contained in Chapter XX, Part 2 of the Mt. Lebanon Code, for zoning district in which the proposed pool is located; provided however that Appurtenant Equipment which is entirely at or below grade may be located in a required yard.

Height: The top edge of the structure containing the water shall project no more than four (4) feet in height above the adjacent grade anywhere around the perimeter of the Above Ground Pool. The top of the railing around the

walk shall project no more than seven (7) feet in height above the adjacent grade anywhere around the perimeter of the Above Ground Pool. Where the Above Ground Pool is within ten (10) feet of any property line the height of the railing shall be measured from the grade at the property line to the top of the railing at the closest part of the Above Ground Pool to said property line. Any Above Ground Pool exceeding these height requirements is prohibited.

302.14 Section 421.54 shall be amended as follows:

421.5.4 Walk Areas: Unobstructed walk areas not less than three (3) feet wide, as measured from the edge of the water, shall extend entirely around every swimming pool, provided, however, that where a diving board is installed, the walk area shall extend not less than two (2) feet beyond the rear edge of such diving board, and at said end it shall extend not less than two (2) feet from each side of such board. The walk area shall be constructed of impervious materials which are easily cleaned, slip resistant and arranged to prevent the return of surface water to the pool. Protective railings thirty-six (36) inches in height shall be placed at the outside edge of walks around Above Ground Pools.

302.15 Section 904.2 shall be amended as follows:

904.2 Use Groups A-1, A-3 and A-4: Where a Use Group A-1, A-3 or A-4 fire area is more than 5,000 square feet (465 m²) in area or is located either above or below the level of exit discharge of exits that serve the Use Group A-1, A-3 or A-4 fire area, an automatic fire suppression system shall be provided as follows:

1. Throughout the entire story or floor level where the A-1, A-3 or A-4 Use Group is located.
2. Throughout all stories and floor levels below the A-1, A-3 or A-4 Use Group; and
3. Throughout all intervening stories and floor levels between the A-1, A-3 or A-4 Use Group and the highest level of exit discharge that serves Use Group A-1, A-3 or A-4 fire areas, including the highest level of exit discharge.

Exception: Naves and chancels of Use Group A-4 where the main floor of the nave or chancel is at the level of exit discharge of the main entrance.

302.16 Section 904.4 shall be amended as follows:

904.4 Use Group E: An automatic fire suppression system shall be provided throughout all buildings with a Use Group E fire area.

Exception: Fire areas less than 5,000 square feet 465 m² in area.

302.17 Section 904.6 shall be amended as follows:

904.6 Use Group I: An automatic fire suppression system shall be provided throughout all buildings with a Use Group I fire area.

Exceptions:

1. Use Group 1-2 child care facilities located at the level of exit discharge which accommodate 50 children or less. Each child care room shall have an exit door directly to the exterior.
2. Use Group I-I occupancies which house or accommodate less than 6 persons.

302.18 Section 904.7 shall be amended as follows:

904.7 Use Groups B, M, S-1 and F-1: Throughout all buildings with a Use Group B, M, S-1 or F-1 fire area, an automatic fire suppression system shall be provided as follows:

1. Where any Use Group B, M, S-1 or F-1 fire area exceeds 5,000 square feet (465 in²) in area:
2. Where the total combined area of all Use Group B, M, S-1 and F-1 fire areas on all floors exceeds 15,000 square feet (1395 m²)
3. Where any Use Group B, M, S-1 or F-1 fire area is more than three stories above grade.

Exception: Public garages shall conform to Section 408.0.

302.19 Section 904.8 shall be amended as follows:

904.8 Use Group R-1 and R-2: An automatic fire suppression system shall be provided throughout all buildings with a Use Group R-1 and R-2 fire area in accordance with Section 906.2.1 or 906.2.2.

302.20 Section 904.9 shall be amended as follows:

904.9 Use Group R-3: An automatic fire suppression system shall be provided throughout all buildings of Use Group R-3 in accordance with Section 906.2.3.

302.21 Section 904.10 shall be amended as follows:

904.10 Windowless story: An automatic fire suppression system shall be provided throughout every story or basement of all buildings where there is not provided at least one of the following types of openings:

1. An exterior stairway that conforms to the requirements of Section 1014.0, or an outside ramp that conforms to the requirements of Section 1016.0 leading directly to grade in each 50 lineal feet (15240 mm) or fraction thereof of exterior wall in the story or basement, on at least one side of the building.
2. Openings entirely above the adjoining ground level totaling 20 square feet (1.9 m²) in each 50 lineal feet (15240 mm) or fraction thereof of exterior wall in the story or basement, on at least one side of the building. Openings shall have a least dimension of not less than 22 inches (559 mm), and shall have a minimum net clear opening of 5 square feet (0.5 m²). Access to such openings from the exterior shall be provided to the fire department and such openings shall be unobstructed to allow firefighting and rescue operations from the exterior.

Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22860 mm) from such openings, the story shall be equipped throughout with an automatic sprinkler system or openings as specified herein shall be provided on at least two sides of the exterior walls of the story. If any portion of a basement is located more than 75 feet (22860 mm) from the openings required in this section, the basement shall be equipped throughout with an automatic sprinkler system.

302.22 Section 906.5 shall be amended as follows:

906.5 Sprinkler alarms: Approved audible or visual alarm devices shall be connected to every water sprinkler system. Such alarm devices shall be activated by water flow and shall be located in an approved location on the exterior of the building and an additional audible or visual alarm device shall be installed within the building.

Exceptions:

1. Alarms and alarm attachments shall not be required on the exterior of buildings for limited area sprinkler systems (see Section 907.5).
2. Audible or visual alarm devices shall not be required on the exterior of the building for fire sprinkler systems supervised by method 1 or 2 of Section 923.1.
3. Audible or visual alarm devices shall not be required on the exterior of buildings of Use Groups R-3.

302.23 Section 907.5 shall be amended as follows:

907.5 Sprinkler alarms: Alarms and alarm attachments shall not be required, on the exterior of buildings.

302.24 Section 914.2.1 shall be amended as follows:

914.2.1 Building height: Standpipe systems shall be installed throughout all buildings more than three stories above the lowest level of fire department vehicle access or where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access. Standpipe systems shall be installed throughout all buildings more than three stories below the highest level of fire department vehicle access or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

302.25 Section 9 14.2.2 shall be amended as follows:

914.2.2 Building area: Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet (61 m) of travel from the main building entrance.

Exceptions:

1. Occupancies in Use Group A-4, A-5, F-2, or U
2. Buildings less than 10,000 square feet (930 m²).

302.26 Section 914.3.1 shall be amended as follows:

914.3.1 Type of system required: Buildings required by Section 914.2 to be equipped with standpipe systems shall be provided with a wet standpipe system that complies with Section 914.3, item 1.

Exceptions:

1. Buildings in which the highest floor is located not more than 50 feet (15240 mm) above the lowest level of fire department vehicle access, shall be permitted to use a standpipe system that complies with Section 914.3, item 2 or 3.
2. Buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1 and in which the highest floor is located not more than 50 feet (15240 mm) above the lowest level of fire department access, shall be permitted to use a standpipe system complying with Section 914.3, item 2 or 3.

3. Open parking structures in which the highest floor is located not more than 150 feet (45720 mm) above the lowest level of fire department access, shall be permitted to use a standpipe system complying with Section 914.3, item 2, or 3.

302.27 Section 914.7 shall be amended as follows:

914.7 Hose connection: A standpipe hose connection shall be located at each floor level at every exit stairway, and on each side of the wall adjacent to the exit opening of a horizontal exit.

Exceptions:

1. Where floor areas adjacent to the horizontal exit are reachable from exit stairway outlets by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the horizontal exit.
2. Standpipe hose connections for systems required by Section 914.2.2 shall be permitted to be located only at exits such that all portions of the building floor area are reachable from exit stairway outlets by a 30-foot (9144mm) hose stream from a nozzle attached to 100 feet (30480mm) of hose.

302.28 Section 915.3 shall be amended as follows:

915.3 Location: Fire department connections shall be located in a location approved by the fire department. Such connections shall be located so that immediate access is provided to the fire department. Fire Department connections shall not be obstructed by fences, bushes, trees, walls or any other similar object.

302.29 Section 917.4 shall be amended as follows:

917.4 Where required: A fire protective signaling system shall be installed and maintained in full operating condition in the locations described in Sections 917.4.1 through 917.4.7.

302.30 Section 917.4.1 shall be amended as follows:

917.4.1 Use Group E: A fire protective signaling system shall be installed in all new and existing occupancies of use group E.

302.31 Section 917.4.2 shall be amended as follows:

917.4.2 Use Group B, M, S-1 or F-1: A fire protective signaling system shall be installed and maintained in all occupancies in Use Group B, M, S-1, or F-1 as follows:

1. Where any Use Group B, M, F-1 or S-1 fire area exceeds 5,000 square feet (465 m²);
2. Where the total combined area of all Use Group B, M, F-1 or S-1 fire areas exceeds 15000 square feet (1395 m²); or
3. Where any Use Group B, M, F-1 or S-1 fire area is two or more stories above the lowest level of exit discharge or two or more stories below the highest level of exit discharge.

302.32 Section 917.4.6 shall be amended as follows:

917.4.6 Use Group R-2: A fire protective signaling system shall be installed and maintained in all occupancies in Use Group R-2:

302.33 A new section 917.4.7 shall be added as follows:

917.4.7 Use Groups A-1, A-2, A-3 or A-4: A fire protective signaling system shall be installed and maintained in all occupancies in Use Groups A-1, A-2, A-3 or A-4 with a fire area in excess of 2,500 square feet (233 m²)

302.34 Section 917.5 shall be amended as follows:

917.5 Location: Manual fire alarm boxes shall be located not more than five feet (1524 mm) from the entrance to each exit.

302.35 Section 917.7.3 shall be amended as follows:

917.7.3 Zones: Each floor shall be zoned separately and a zone shall not exceed 10,000 square feet (930 m²). The length of any zone shall not exceed 150 feet (45720 mm) in any direction. A zoning indicator panel and the associated controls shall be provided in an approved location. The visual zone indication shall lock in until the system is reset and shall not be canceled by the operation of an audible alarm-silencing switch. In buildings that have floors located more than 50 feet (15240 mm) above the lowest level of fire department vehicle access which are occupied for human occupancy, a separate zone by floor shall be provided for the following types of alarm initiating devices where provided:

1. Smoke detectors;
2. Sprinkler water-flow devices;
3. Manual fire alarm boxes; and
4. Other approved types of automatic fire detection devices or suppression systems.

Exception: Automatic sprinkler system zones shall not exceed the area permitted by NFPA 13 listed in Chapter 35.

302.36 A new section 917.7.4 shall be added as follows:

917.7.4 Remote indication: Alarm initiating devices located in obscure areas shall be separately annunciated or have remote indicators installed in a location approved by the fire department.

302.37 A new section 917.7.5 shall be added as follows:

917.7.5 City disconnect: All required fire protective signaling systems shall have an approved switch or other device to disconnect the system from the remote-station signaling system. Upon activation of the city disconnect, the system shall transmit a trouble signal to the remote-station and the system shall indicate a trouble condition.

302.38 A new section 917.11 shall be added as follows:

917.11 Existing buildings: Existing buildings of Use Groups A-1, A-2, A-3, A-4, I-1, I-2, I-3, R-1 or R-2 shall install a fire protective signaling system in accordance with Section 917.0 as required for new buildings.

302.39 Section 918.4 shall be amended as follows:

918.4 Where required: An automatic fire detection system shall be installed and maintained in full operating condition in the locations described in Sections 918.4.1 through 918.4.7.

302.40 Section 918.4.2 shall be amended as follows:

918.4.2 Use Group 1-2: An automatic fire detection system shall be installed and maintained in all occupancies in Use Group 1-2.

302.41 A new section 918.4.5 shall be added as follows:

918.4.5 Use Group R-2: An automatic fire detection system shall be installed and maintained in all occupancies in Use Group R-2.

302.42 A new section 918.4.6 shall be added as follows:

918.4.6 Use Groups B, M, S-1 or F-1: An automatic fire detection system shall be installed and maintained in all occupancies in Use Groups B, M, S-1 or F-1 having occupied floors more than 50 feet (15,240 mm) above the lowest level of exit discharge or more than one story below the lowest level of exit discharge serving that floor level.

302.43 A new section 918.4.7 shall be added as follows:

918.4.7 Use Groups A-1, A-2, A-3 or A-4: An automatic fire detection system shall be installed and maintained in all occupancies in Use Groups A-1, A-2, A-3 or A-4 with a fire area in excess of 2,500 square feet (233 m²)

Exception: Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 906.0, an automatic fire detection system shall be installed and maintained in all occupancies in Use Groups A-1, A-2, A-3 or A-4 as follows:

1. Where the Use Group A-1, A-2, A-3 or A-4 fire area exceeds 10,000 square feet (930 m²).
2. Where the Use Group A-1, A-2, A-3 or A-4 fire area is either above or below the level of exit discharge of exits that serve the Use Group A-1, A-2, A-3 or A-4 fire area.

302.44 Section 918.5 shall be deleted in its entirety and shall be replaced with new Section 918.5 as follows:

918.5 Existing buildings: Existing buildings of Use Groups A-1, A-2, A-3, A-4, I-1, I-2, I-3, R-1 or R-2 shall install an automatic fire detection system in accordance with Section 918.0 as required for new buildings.

302.45 Section 919.3.2 shall be amended as follows:

919.3.2 Use Groups R-2, R-3 and R-4: Single or multiple station smoke detectors shall be installed and maintained in all occupancies in Use Groups R-2, R-3 and R-4 at the following locations:

1. In the immediate vicinity of bedrooms;
2. In all bedrooms; and
3. In each story within a dwelling unit, including basements.

Exception: In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

302.46 Section 919.3.3 shall be amended as follows:

919.3.3 Use Group I-1: Single or multiple-station smoke detectors shall be installed and maintained in all sleeping areas in occupancies in Use Group I-1.

302.47 Section 919.4 shall be amended as follows:

919.4 Interconnection: Where more than one detector is required to be installed within an individual dwelling unit in an occupancy in Use Group I-1, R-2, R-3 or 4 or within an individual guest room or suite in an occupancy in Use Group R- 1, the detectors shall be wired in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

302.48 Section 919.5 shall be amended as follows:

919.5 Battery backup: In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3, R-4 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

302.49 A new Section 919.7 shall be added as follows:

919.7 Existing buildings: Single or multiple-station smoke detectors shall be installed and maintained in full operating condition in locations in existing buildings in the locations described in Sections 919.7.1 through 919.7.2

302.50 A new Section 919.7.1 shall be added as follows:

919.7.1 Use Group I-1: Single-or multiple-station smoke detectors shall be installed and maintained in all sleeping areas in existing occupancies in Use Group I-1.

302.51 A new Section 919.7.2 shall be added as follows:

919.7.2 Use Group R-2, R-3 and R-4: Single-or multiple-station smoke detectors shall be installed and maintained in all existing occupancies in Use Groups R-2, R-3 and R-4 at the following locations:

1. In the immediate vicinity of bedrooms; and
2. In each story within a dwelling unit, including basements.

302.52 A new Section 919.8 shall be added as follows:

919.8 Power source: In existing occupancies in Use Groups I-1, R-2, R-3 and R-4, required detectors may be powered by either AC current or battery, so long as they are of an approved type and installed in accordance with the provisions of this code and NFPA 74 listed in Chapter 35.

302.53 A new Section 919.9 shall be added as follows:

919.9 Interconnection: Single-or multiple-station smoke detectors required in existing buildings in Use Groups I-1, R-2, R-3 or R-4 are not required to be interconnected.

302.54 Section 923.1 shall be amended as follows:

923.1 Fire suppression systems: All automatic fire suppression systems required for occupancies in all Use Groups shall be supervised by method 1 below.

Method 1. Mt. Lebanon Emergency Communications Center remote-station alarm receiving system

Exceptions:

1. Underground gate valves and roadway boxes
2. Halogenated extinguishing agents in buildings not required to have a fire protective signaling system.
3. Carbon dioxide extinguishing systems in buildings not required to have a fire protective signaling system.
4. Dry-and wet-chemical extinguishing systems in buildings not required to have a fire protective signaling system.
5. Limited area sprinkler systems (see Section 907.6.3) in buildings not required to have a fire protective signaling system.
6. Occupancies in Use Groups R-3 and R-4.

All automatic fire suppression systems not required to be supervised by method 1 above shall be supervised by locking open all valves on connections to water supplies, sectional control valves and other valves in supply pipes to fire protection devices.

302.55 Section 923.2 shall be amended as follows:

923.2 Fire protective signaling systems: All required fire protective signaling systems shall transmit alarm, trouble, 24 hour report and restore signals to the Mt. Lebanon Emergency Communications Center remote-station system.

Exceptions:

1. Single-and multiple-station smoke detectors as required by Section 919.0

2. Smoke detectors in occupancies in Use Group I-3 (see Section 917.7.1)
3. Smoke detectors in patient sleeping rooms in occupancies in Use Group I-2 (see Section 409.5.1)
4. Fire protective signaling systems in occupancies in Use Groups H-2, H-3 and H-4 as required by Section 917.4.3

302.56 A new Section 923.3 shall be added as follows:

923.3 Existing buildings: All required fire protective signaling systems in existing buildings shall transmit alarm, trouble, 24-hour report and restore signals to the Mt. Lebanon Emergency Communications Center remote-station system. All such buildings shall comply with the requirements of this section within three years of the effective date of this code.

302.57 A new section 1000.4 shall be added as follows:

1000.4 Fire department access: Where access into or within a building or structure is locked or otherwise unduly difficult; or, where immediate access for life saving or firefighting is necessary; or, where the building or structure contains elevators, HVAC systems, automatic fire suppression or fire protective signaling systems with controls located in secured locations, as determined by the fire department, a Knox Box brand key box shall be required. The box shall be of an approved design and shall be installed in a location approved by the fire department. The box shall contain necessary keys to access the common areas of the building or structure, any secure entrances to the building or structure and any secured areas containing controls to automatic fire suppression systems, fire protective signaling systems, HVAC systems, public utility systems, elevators and elevator fireman service.

Knox boxes may also be used to gain access to or within buildings or structures for purposes of fire code compliance inspections where the owner of the building has consented to such use, or where an administrative warrant permitting entry for such inspection has been obtained.

Exception: Buildings or structures in Use Group R-3 or R-4.

302.58 Section 1015.2 shall be amended as follows:

1015.2 Where required: All exit stairways serving occupants of a floor level located more than 50 feet (15240 mm) above the level of exit discharge, or located more than 30 feet (9144 mm) below the level of exit discharge serving such floor levels shall be protected by a smoke proof enclosure.

Exception: Occupancies in Use Group 1-2.

302.59 Section 1023.1 shall be amended as follows:

1023.1 Location: In all buildings, rooms or spaces required to have more than one exit or exit access, all required means of egress shall be indicated with approved signs reading “Exit”, visible from the exit access and, where necessary, supplemented by directional signs in the exit access corridors indicating the direction and way of egress. All “Exit” signs shall be located at exit doors or exit access areas, so as to be readily visible. Sign placement shall be such that any point in the exit access shall not be more than 100 feet (30480 mm) from the nearest visible sign. In occupancies in Use Groups A-1, A-2, A-3, B, I-2, M or R- 1, at locations deemed necessary by the fire department, additional low level “Exit” signs, meeting the requirements of Section 1023.0 shall be installed. Low level “Exit” signs shall be of a durable design and shall be mounted as follows: as close to the floor as is practical but in no case more than 16” above the finished floor; the maximum allowed horizontal distance from the exit door jamb to the leading edge of the “Exit” sign shall be 8”.

Exceptions:

1. “Exit” signs are not required in sleeping room areas in occupancies in Use Group I-3.
2. Main exterior exit doors which are obviously and clearly identifiable as exits are not required to have “Exit” signs where approved.

PART 2
FLOOD PLAIN REGULATIONS

See Ordinance 3251 on file in the office of the Manager.

PART 3
HOURS AND CONDITIONS OF WORK

- §301 All public and private exterior construction demolition and grading work shall be performed between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless the Permittee obtains written consent from the Manager or his/her agent to do the work at an earlier or later hour. Such permission shall be granted only in the case of an Emergency or in the event the work authorized by the permit is to be performed in traffic-congested areas.
- §302 In granting any permit, the Manager may attach such other conditions thereto as may be reasonably necessary to prevent damage to public or private property or to prevent the operation from being conducted in a manner hazardous to life or property or in a manner likely to create a public nuisance, including without limitation, the following:
- 302.1 limitations on the period of the year in which the work may be performed;
 - 302.2 restrictions as to the size, weight, and type of equipment;
 - 302.3 designation of routes upon which materials may be transported;
 - 302.4 designation of the place and manner of disposal of excavated materials;
 - 302.5 requirements as to the control of dust, the cleaning of Streets, the prevention of noise, and other results offensive or injurious to the neighborhood, the general public, or any portion thereof; and
 - 302.6 regulations as to the use of Streets in the course of the work.
- §303 The use of a mechanical device for the breaking of pavement, such as a hydra-hammer or headache ball, will be permitted only under special written permission of the Manager.

PART 4
BUILDING CODE

- §401 The Municipality of Mt. Lebanon hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. §§ 7210.101-7210.1103, as amended from time to time, and its regulations.
- 401.1 The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, as amended from time to time is hereby adopted and incorporated herein by reference as the municipal building code of the Municipality of Mt. Lebanon.
- 401.2 Administration and enforcement of the Code within the Municipality shall be undertaken by the Chief Inspector of the Municipality who will serve as the municipal employee and code official to act on behalf of Mt. Lebanon
- 401.3 A Board of Appeals shall be established by ordinance of the Commission of Mt. Lebanon in conformity with the requirements of the relevant provisions of the Code, as amended from time to time, and for the purposes set forth therein.
- 401.4 All building code ordinances or portions of ordinances which were adopted by Mt. Lebanon on or before July 1, 1999, and which equal or exceed the requirements of the Code shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the Code, as amended from time to time.
- 401.4.1 All building code ordinances or portions of ordinances which are in effect as of the effective date of this ordinance and whose requirements are less than the minimum requirements of the Code are hereby amended to conform with the comparable provisions of the Code.
- 401.4.2 All relevant ordinances, regulations and policies of Mt. Lebanon not governed by the Code shall remain in full force and effect.
- 401.5 Fees assessable by Mt. Lebanon for the administration and enforcement undertaken pursuant to this ordinance and the Code shall be established by the Commission by resolution from time to time.
- 401.6 If any section, subsection, sentence, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

PART 5
PLUMBING CODE

§501 In lieu of the International Plumbing Code, Mt. Lebanon adopts the Allegheny County Health Department Plumbing Code as its standard plumbing code as permitted by 35 P.S. section 7210.503(a). Mt. Lebanon shall enforce the Allegheny County Health Department Plumbing Code through its contractual relationship with the Allegheny County Health Department Plumbing Section, a duly certified plumbing inspection third party agency, meeting all of the statutory requirements set forth in the Uniform Construction Code Act, 35 P.S. section 7210.701 et. seq.