

AN ORDINANCE OF THE MUNICIPALITY OF)
 MONROEVILLE ESTABLISHING MINIMUM)
 REGULATIONS GOVERNING THE DESIGN,)
 ALTERATIONS, ENLARGEMENT, REPAIR,)
 DEMOLITION, REMOVAL, MAINTENANCE AND)
 USE OF ALL BUILDINGS AND STRUCTURES) NO. 2021
 AND PREMISES: PROVIDING FOR THE ISSUANCE)
 OF PERMITS, COLLECTION OF FEES: DECLARING)
 AND ESTABLISHING FIRE LIMITS: KNOWN AS)
 THE BUILDING CODE: AND REPEALING EXISTING)
 ORDINANCE #1582 OF THE MUNICIPALITY OF)
 MONROEVILLE.)

BE IT ORDAINED BY Municipal Council as follows:

Section 1: ADOPTION OF BUILDING CODE

That a certain document, three (3) copies of which are on file in the office of the Municipal Manager of the Municipality of Monroeville being marked and designated as “The BOCA National Building Code/1996, 13th Edition” as published by the Building Officials and Code Administrators International, Inc., and modified by this ordinance be and is hereby adopted as the Building Code of the Municipality of Monroeville in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this ordinance.

Section 2: INCONSISTENT ORDINANCES REPEALED

That Ordinance Number 1582 of the Municipality of Monroeville and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3: ADDITIONS, INSERTIONS AND CHANGES

1. That the following sections are hereby revised as follows:

Section 102.4 **Exception 1:** Where differences occur between this code and the Allegheny County Department of Health Article XV Plumbing Rules and Regulations the more stringent provision shall apply. As approved by the Allegheny County Health Department Plumbing Division.

Section 113. 2.1.1. **Approved Electrical Inspection Agencies:** Only Electrical Inspection Agencies fulfilling and conforming to the requirements of Monroeville Ordinance 1939 list in Appendix “A1” shall be deemed to satisfy the requirements as to qualifications and reliability for the purpose of performing electrical inspections.

Section 113.2.1.1.2 **Approved Plumbing Inspection Agencies:** Only plumbing inspectors employed and/or approved under the Allegheny County Health Department Plumbing Division Article XV Plumbing Rules and Regulations listed in Appendix "A1" shall be deemed to satisfy the requirements as to qualifications and reliability for the purpose of performing plumbing inspections.

Section 121.2.1 **Qualifications:** Qualifications of the Board of Appeals shall conform to Monroeville Ordinance 1614.

Section 202.0 **Amusement Arcades:** An area where 4 or more mechanical, electrical, physical devices are present such as, but not limited to games of chance for amusement only, jukeboxes, amusement rides, and devices used for similar purposes.

Section 303.2 **Use Group A-2 structures:** This use group shall include all buildings and places of public assembly, without theatrical stage accessories, designed for occupancy as dance halls, nightclubs, amusement arcades and for similar purposes, including all rooms, lobbies, and other spaces connected thereto with a common means of egress and entrance.

**Table 417.2
PERMITTED CONTROL AREAS^{a,b}**

Floor level	Percent of allowable exempt quantities per control area	Control areas per floor	Fire resistance rating of fire separation assemblies (hours)
1	100	4	2
2	75	3	2
3	50	2	2
4	12.5	2	2
5	12.5	2	2
6	12.5	2	2
7-9	5	2	2
Higher than 9	5	1	2

Note a. Control areas shall not be located more than two floor levels below grade. The first floor level below grade shall be limited to 75 percent of the maximum allowable exempt quantity per control area with a maximum of three control areas. The second floor level below grade shall be limited to 50 percent of the maximum allowable exempt quantity per control area with a maximum of two control areas.

Note b. In mercantile occupancies, a maximum of two control areas per floor shall be permitted in retail sales rooms.

SECTION 506.0 AREA MODIFICATIONS

Section 506.1 **Street frontage increase:** Where a building or structure has more than 25 percent of the building perimeter fronting on a street or other unoccupied space, the area limitations specified in table 503 shall be increased 2 percent for each 1 percent of such excess frontage. The unoccupied space shall be on the same lot or dedicated for public

use, shall not be less than 30 feet (9144 mm) in width and shall have access from a street posted by a fire lane not less than 20 feet (5486 mm) in width.

Section 903.1.A **Installations:** Before any fire alarm, detection or fire suppression system is installed, enlarged or extended a permit shall be secured from the Fire Official. Plans and specifications shall be required per section 903.1.2. A fee for each plan examination, building permit, occupancy permit, and inspection shall be paid in accordance with the annual fee ordinance of the Municipality of Monroeville, PA.

Section 904.3 **Use Group A-2:** Where a Use Group A-2 is more than 2,000 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-2 fire area, an automatic fire suppression system shall be provided as follows:

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

Section 904.5.1 **Fuel Dispensing Areas:** In all fuel dispensing areas for motor vehicles shall be provided throughout with an automatic fire suppression system at each dispensing device, in accordance with NFPA #17 listed in appendix "A1" of this code.

SECTION 917A.0 WATER SUPPLIES

Per Section F-502.0A **BOCA Fire Prevention Code;** 1996; 10th Edition

SECTION 921.0 FIRE EXTINGUISHERS

Section 921.2 **Where required:** A portable fire extinguisher shall be installed in the following locations in accordance with NFPA 10 listed in Chapter 35:

1. In all occupancies in Use Group A-1, A-2, A-3, A-4, E, F, I-2, M, R-1, R-2, and S;
2. In all areas containing commercial kitchen exhaust hood systems;
3. In all areas where fuel is dispensed;
4. In all areas where a flammable or combustible liquid is used in the operation of spraying, coating or dipping;
5. In all occupancies in Use Group I-3 at staff locations. Access to portable extinguishers shall be permitted to be locked;
6. On each completed floor of buildings under construction, other than occupancies in Use Group R-3;
7. In any laboratory, shop or other room occupied for similar purposes; and
8. Where required by the fire prevention code listed in Chapter 35.

Section 922.1.1 All single story buildings shall comply with section 923.0.

Section 113.2.1.1.2 **Approved Plumbing Inspection Agencies:** Only plumbing inspectors employed and/or approved under the Allegheny County Health Department Plumbing Division Article XV Plumbing Rules and Regulations listed in Appendix "A1" shall be deemed to satisfy the requirements as to qualifications and reliability for the purpose of performing plumbing inspections.

Section 121.2.1 **Qualifications:** Qualifications of the Board of Appeals shall conform to Monroeville Ordinance 1614.

Section 202.0 **Amusement Arcades:** An area where 4 or more mechanical, electrical, physical devices are present such as, but not limited to games of chance for amusement only, jukeboxes, amusement rides, and devices used for similar purposes.

Section 303.2 **Use Group A-2 structures:** This use group shall include all buildings and places of public assembly, without theatrical stage accessories, designed for occupancy as dance halls, nightclubs, amusement arcades and for similar purposes, including all rooms, lobbies, and other spaces connected thereto with a common means of egress and entrance.

Table 417.2
PERMITTED CONTROL AREAS^{a,b}

Floor level	Percent of allowable exempt quantities per control area	Control areas per floor	Fireresistance rating of fire separation assemblies (hours)
1	100	4	2
2	75	3	2
3	50	2	2
4	12.5	2	2
5	12.5	2	2
6	12.5	2	2
7-9	5	2	2
Higher than 9	5	1	2

Note a. Control areas shall not be located more than two floor levels below grade. The first floor level below grade shall be limited to 75 percent of the maximum allowable exempt quantity per control area with a maximum of three control areas. The second floor level below grade shall be limited to 50 percent of the maximum allowable exempt quantity per control area with a maximum of two control areas.

Note b. In mercantile occupancies, a maximum of two control areas per floor shall be permitted in retail sales rooms.

SECTION 506.0 AREA MODIFICATIONS

Section 506.1 **Street frontage increase:** Where a building or structure has more than 25 percent of the building perimeter fronting on a street or other unoccupied space, the area limitations specified in table 503 shall be increased 2 percent for each 1 percent of such excess frontage. The unoccupied space shall be on the same lot or dedicated for public

Exception

1. All R use groups.

SECTION 923.0 SMOKE AND HEAT VENTS

Section 923.1 **GENERAL:** In all buildings and cell use groups 10,000 square feet in area not exceeding one story or 65 feet in height shall be equipped with smoke and heat vents constructed and installed in accordance with this section.

Exception

1. Buildings of R Use Group.

Section 923.2.1 **RELEASING DEVICES:** Smoke and heat vents shall open automatically by activation of a photocell smoke detector and a heat-responsive device rated at 135°F to 220°F above ambient. The releasing mechanism shall be capable of operation such that the vent shall fully open when the vent is exposed to a time-temperature gradient that reaches an air temperature of 500 degrees F, within 5 minutes. Vents shall also be capable of being opened by an approved manual operation.

Table 923.2
SMOKE AND HEAT VENT SIZE AND SPACING^b

Use Group	Hazard classification of contents ^a	Vent height above the floor, H (feet)	Minimum curtain board depth from vent bottom (feet)	Maximum area formed by curtain boards (square feet)	Vent area to floor area ratio	Maximum spacing of vent centers (feet)	Maximum distance from wall of curtain boards (feet)	Maximum distance between curtain boards
All	-----	-----	0.2 X H But \geq	15,000	1:100	120	60	8 X H But \geq 250 ft.
All	I thru IV	20 or Less	6	10,000	1:100	100	60	8 X H
All	I thru IV	Over 20 to 40	6	8,000	1:75	100	55	8 X H But \leq 250 ft.
All	I thru IV	20 or Less	4	3,000	1:75	100	55	8 X H
All	I thru IV	Over 20 to 40	4	3,000	1:50	100	50	8 X H But \leq 250 ft.
All	V	20 or Less	6	6,000	1:50	100	50	8 X H But \leq 250 ft.
All	V	Over 20 to 40	6	6,000	1:40	90	45	8 X H
All	V	20 °	4	2,000	1:30	75	40	8 X H But \leq 100 ft.

Note a. See NFPA 231C listed in Chapter 35 for classification of Contents Class I through IV. Class V commodities are products that present special fire hazards beyond those of Class I, II, III or IV, such as aerosols, foam plastic, PVC, PU, PS and asphalt paper.

Note b. 1 foot = 304.8 mm; 1 square foot = 0.093 m².

SECTION 924.0 SUPERVISION

Section 924.1 **Fire Suppression Systems:** All automatic fire suppression systems required for occupancies in Use Groups A, B, E, F, H, I, M, R, or S shall be secured by:

1. Locking open all valves on connections to water supply pipes to fire protection devices.
2. In compliance with Municipality of Monroeville fire system alarm ordinance as approved.

Exceptions

1. Underground gate valves with roadway valves.
2. Halogenated extinguishing systems that are not an integral part of a required automatic fire suppression system.
3. Carbon dioxide extinguishing systems that are not an integral part of a required automatic fire suppression system.
4. Limited area sprinkler systems (see Section 907.6.3).
5. Occupancies in Use Group R complying with Section 906.2.2 and supervised in accordance with N.F.P.A. 13R listed in Chapter 35.

Section 924.2 **Fire Alarm System:** All required fire alarm systems shall transmit alarm and trouble signals to an approved central-station system, proprietary system or remote-station system.

Exceptions

1. Fire alarm and automatic fire detection systems in occupancies in Use Group R in buildings that are less than five stories in height.
2. Single- and multiple-station detectors as required by Section 920.0.
3. Smoke detectors in occupancies in Use Group I-3 (see Section 918.7.1).
4. Smoke detectors in patient sleeping rooms in occupancies in Use Group I-2 (see Section 409.5.1).

SECTION 1008.0 OCCUPANT LOAD

Section 1008.1 **Design Occupant load:** In determining required facilities, the number of occupants for whom exit facilities shall be provided shall be established by the largest number computed in accordance with Section 1008.1.2.

Section 1008.1.1 **Actual number:** Deleted

**Table 1008.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

Occupancy	Floor area ^a in square feet per occupant
Assembly with fixed seats	See Section 1008.1.6
Assembly without fixed seats	
Concentrated (chairs only - not fixed)	7 net
Standing space	3 net
Unconcentrated (tables and chairs)	15 net
Arcade (per device)	100 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	100 gross
Courtrooms - other than fixed seating areas	40 net
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Mercantile, basement and grade floor areas	30 gross
Areas on other floors	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Stages and platforms	15 net
Storage areas, mechanical equipment room	300 gross

Note a. 1 foot = 304.8 mm; 1 square foot = 0.093 m².

Section 1008.1.3 **Number by combination:** Deleted

Section 1010.4 **Emergency escape and rescue:** Every sleeping room below the fourth story in occupancies in Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency escape or rescue. Each emergency escape and rescue window shall have a minimum net clear opening of 5.7 square feet (0.53m²). The net clear opening shall be at least 24 inches (610 mm) in height and at least 20 inches (508 mm) in width. The net clear opening dimensions shall be obtained by the normal operation of the window from the inside. Where windows are provided for emergency escape and rescue, the windows shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor.

Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the window.

Exceptions

1. The minimum net clear opening for grade floor windows shall be 5 square feet (0.47m²).
2. An outside window or an exterior door for emergency escape is not required in buildings where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions.

Section 2901.1 **Scope:** (After plumbing code listed in Chapter 35) And to the requirements of the Allegheny County Department of Health Article XV Plumbing Rules and Regulations listed in Appendix "A1" pursuant to Exception 1 of 102.4 of this code.

Section 2909.0 **Grease Traps and Interceptors:** Grease traps and interceptors shall be installed where required and in conformance to Monroeville Ordinance 1940 listed in Appendix "A1", in addition to the Allegheny County Department of Health Plumbing Rules and Regulations Article XV listed in Appendix "A1".

Section 3102.4.3 **Permit Exceptions:** (And Add), except as required by Monroeville Ordinance 1443 listed in Appendix "A1".

Section 3102.13.1 **Certificates:** (And Add), and to the requirements of Monroeville Ordinance 1939 listed in Appendix "A1".

2. A fee for each plan examination, building permit, occupancy permit, and inspection shall be paid in accordance with the annual fee ordinance of the Municipality of Monroeville, PA.
3. Any person who shall violate a provision of this ordinance or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a summary offense, punishable by a fine of not more than \$500 or by imprisonment not exceeding sixty (60) days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.
4. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine on not less than \$300 or more than \$500.
5. Compensation of board of survey: The third member of the Board shall receive for services a fee of \$200.00 to be paid by the appellant.

6. Area limit: The area limitations specified in Table 501 shall apply to the maximum horizontally projected area of all buildings fronting on a street, or public space not less than 30 feet (9144 mm) in width accessible to a public street. Must be within entire boundaries of the Municipality of Monroeville.

Section 4: SAVING CLAUSE

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5: DATE OF EFFECT

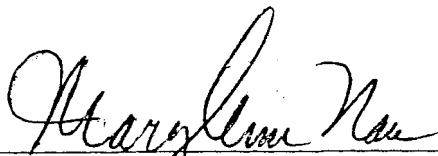
That the office of the Manager shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect immediately after this date of final passage and approval. With the exception that buildings or structures, or portions thereof of which plans have previously been submitted to the Building Department of the Municipality of Monroeville or the Pennsylvania Department of Labor and Industry, shall be permitted to be constructed under the provisions of the code in force at the time of approval by the involved departments.

All plans not previously submitted for approval or already approved as of the legal adoption of this ordinance shall meet the provisions of the BOCA National Building Code 1996.

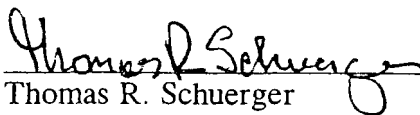
ORDAINED AND ENACTED this 11th day of February, 1997

(SEAL)

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager



Thomas R. Schuerger
Mayor

Entered into
Legal Book on
February 21, 1997

Appendix "A1"

1. N.F.P.A. No. 291 "Fire Flow Testing and Marking of Hydrants". 1995
2. A.W.W.A C502
3. Manual of Water Works Practice.
4. "Standard Schedule for Grading Cities and Towns of the United States with reference to their Fire Defenses and Physical Condition." Edition of 1995 current edition.
5. N.F.P.A. #14 "Standpipe and Hose Systems". 1993
6. N.F.P.A. #24 "Installation of Private Fire Service Mains". 1995
7. National Board of Fire Underwriters Bulletin No. 268 of 1948 "Water Requirements for High Value and other Buildings."
8. N.F.P.A. "Fire Protection Handbook" Seventeenth Edition Ref. (Kurshling, Schedd, Freeman)
9. U.L.I. Standard #262, 1966 "Gate Values for Fire Protection".
10. U.L.I. Standard No. 789 - 1966 "Indicator Posts for Fire Protection Service".
11. U.L.I. Standard No. 763 "Alarm Accessories for Automatic Water Supply Control Values for Fire Protection.
12. A.W.W.A. H3, U.S.A.S. A21.50-1965 "Standard for the Thickness Design of Ductile - Iron Pipe".
13. A.W.W.A. C151, U.S.A.S. A21.51 - 1965 "Standard for Ductile - Iron Pipe, Centrifugally Cast in Metal Molds, for Water or Other Liquids".
14. N.F.P.A. No. 22 "Water Tanks for Private Fire Protection". 1993
15. A.S.M.E. "Boiler and Pressure Vessel Code" and all addendum.
16. N.F.P.A. No. 20, "Installation of Centrifugal Fire Pumps". 1993
17. N.F.P.A. No. 13, "Installation of Sprinkler Systems". 1994
18. N.F.P.A. No. 15, "Water Spray Fixed Systems for Fire Protection". 1990

19. N.F.P.A. No. 16, "Installation of Deluge Foam-Water Sprinkler and Foam-Water Spray Systems". 1995
20. N.F.P.A. No. 21, "Standard for the Operation and Maintenance of National Standard Steam Fire Pumps". 1963
21. N.F.P.A. No. 22, "Water Tanks for Private Fire Protection". 1993
22. Municipality of Monroeville Fire Department Standards.
23. Ordinance 1935
An Ordinance of the Municipality of Monroeville, providing for the establishment and enforcement of Fire Lanes and repealing Ordinance No's. 713 and 1812.
24. Ordinance 1939
An Ordinance of the Municipality of Monroeville Allegheny County Pennsylvania repealing Ordinance Nos. 1308, 874,738 and 690 and establishing the requirements, standards and qualifications for approved Electrical Inspection Agencies within the Municipality of Monroeville. Ordained and enacted into law the 11th day of April 1995, and entered into the legal book April 21, 1995.
25. Ordinance 1940
An Ordinance of the Municipality Council of the Municipality of Monroeville Allegheny County, Pennsylvania, deleting Ordinance No. 1669, defining restaurant and food preparation facility; requiring the installation of grease traps and/or interceptors by restaurants and food preparation facilities within the Municipality of Monroeville. Ordained and enacted into law the 11th day of April, 1995 and entered into the legal book April 21, 1995.
26. Article XV
Allegheny County Department of Health Plumbing Rules and Regulations Article XV 1992 Edition.
27. Ordinance 1443 As Amended
An Ordinance of the Municipality of Monroeville adopting a Zoning Ordinance for the Municipality and repealing Ordinance 1091 and all Amendments thereto Ordained and enacted this 11th day of December 1984.
28. Ordinance 1979
An Ordinance of the Municipality of Monroeville amending Ordinance No. 1912 and Ordinance No. 1583 of the Municipality of Monroeville amending the 1987 BOCA National Fire Prevention Code.