

*No. 5*

CENTRE TOWNSHIP  
BERKS COUNTY, PA.

BUILDING ORDINANCE

AN ORDINANCE TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE TOWNSHIP OF CENTRE: TO GOVERN AND REGULATE THE CONSTRUCTION, ALTERATION, REPAIRS, OCCUPATION, MAINTENANCE, SANITATION, LIGHTING, VENTILATION, WATER SUPPLY, TOILET FACILITIES, DRAINAGE, USE AND INSPECTION OF ALL BUILDINGS, AND THE SANITATION AND INSPECTION OF LAND APPURTENANT THERETO.

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BE IT ENACTED AND ORDAINED by the BOARD OF SUPERVISORS of the Township of Centre, Berks County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

ARTICLE I

Definitions

SECTION 100. Unless otherwise expressly stated, the following terms have, for the purpose of this ordinance, the meanings indicated in this section.

Words used in the present tense include the future, words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.

Accessory Building: A building accessory to main building on the same lot, but of like exterior, style and construction.

Alteration as applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities; or an enlargement whether by extending on a side or by increasing in height; or in the moving from one location or position to another.

Apartment: A room, or a suite of two or more rooms, in a residence building occupied as the home or residence of an individual, family, or household.

Approved as applied to a material, device or mode of construction means approved by the building official under the provisions of this Ordinance, or by other authority designated by law to give approval in the matter in question.

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Approved Masonry: Masonry constructed of brick, stone, concrete, hollow block, solid block or other material approved after test, or a combination of these materials.

Area: as applied to the dimensions of a building, means the maximum horizontal projected area of the building at grade. Automatic as applied to a fire door or other opening protective, means normally held in an open position and automatically closed by releasing device that is actuated by abnormal high temperature or by a predetermined rate of rise in temperature.

Basement: A story partly underground with floor level being at least two (2) feet or more below finished grade. A basement shall be counted as a story if subdivided and used for dwelling or business purposes.

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Building: A structure, not including a trailer, or any part thereof, having a roof supported by columns or walls, and when separated by a division wall without openings, each portion of such building shall be deemed a separate building.

Building Line: The line established by law, beyond which a building shall not extend, except as specifically provided by law.

Building Official: Known as the "building inspector," the officer or other person charged with the administration and enforcement of this Ordinance, or his duly authorized representative.

Business Building: A building occupied for the transaction of business, for the rendering of professional service, for the display, sale or storage, if not exclusively storage of goods, wares or merchandise for the supplying of food, drink, or other bodily needs or comforts, or for the performance of work or labor, including among others, office buildings, stores, markets, restaurant, factories, workshops, laboratories.

Cellar: A story, the ceiling of which is entirely below or less than four feet six inches above grade.

Cost of Construction: The cost as applied to buildings or structures only, excluding the cost of land, landscaping and portable appliances.

Court: An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building.

Dead Load: The weight of walls, partitions, floors, roofs and all other permanent construction of a building

Display Sign: A structure that is arranged, intended, designed or used as an advertisement, announcement or direction, and includes a sign, sign screen, billboard and advertising devices of every kind.

Dwelling -- One Family: A detached building designed for or occupied exclusively by one family, but shall not include a trailer whether or not mounted on wheels.

Dwelling -- Two Family: A detached or semi-detached building designed for or occupied exclusively by two families.

Dwelling -- Multiple: A building used or designed as a residence for three or more families or households living independently of each other.

Dwelling -- Garden Type Apartments: At such locations as approved by the Board of Supervisors.

Elevator: A device within or in connection with a building used for carrying persons or things upward or downward; and includes dumbwaiter, escalator and similar devices. "Passenger elevator: means an elevator designed and used for carrying persons;

"Freight elevator: means an elevator designed and used for the carrying of things and such persons only as are necessary for its safe operation or the handling of things carried by it.

Fire Limits: That territory or those districts within the municipality described in this Ordinance in which, with certain specific exceptions, frame construction and unprotected metal construction are prohibited.

Fire Partition: A wall or partition which subdivides a story of a building to restrict the spread of fire or to provide an area of refuge.

Fireproof Construction as applied to buildings, means that in which walls are of approved masonry or reinforced concrete, all the structural members of which have fire resistance rating sufficient to withstand the hazard involved in the occupancy, but not less than a four hour rating for bearing walls, fire walls, party

walls, insulated piers, columns and wall supporting girders; a three hour rating for walls and girders other than already specified, and for beams, floors, roofs and floor fillings; and a two hour rating for fire partitions.

Firewall: A wall which subdivides a building or separates buildings to restrict the spread of fire, and which starts at the foundation and extends continuously through all stories to and 12" above the roof.

Floor Area: A floor space endorsed by exterior walls, firewalls, or fire partitions, or by a combination of them!

Footings are masonry structures in direct contact with ground designed to take the vertical pressure of a structure and prevent settling.

Foundation Wall: A wall or pier below curb level serving as support for a wall, pier, column or other structural part of a building.

Frame Construction as applied to buildings, means that in which exterior or party walls are wholly or partly of wood.

Note: Buildings of exterior masonry veneer or stucco on wooden frame constituting, wholly or in part, the structural supports of the building or its load, are frame buildings within the meaning of this definition.

Garage -- Private: A garage with capacity for not more than two (2) automobiles for storage only; provided, however, a private garage may exceed a two-vehicles capacity if the lot whereon such garage is located contains not less than two thousand (2,000) feet for each vehicle stored.

Garage -- Public: Any premises, except those described as a private or storage garage, used for the storage or care of automobiles or where any such vehicles are equipped for operation, repaired or kept for remuneration hire or sale.

Garage -- Storage: Any premises, except those defined as a private or public garage, used exclusively for the storage of automobiles.

Grade: with reference to a building, means when the curb level has been established, the mean elevation of the curb level opposite those walls that are located on, or parallel with and within fifteen feet of, street lines; or when the curb level has not been established, or all the walls of the building are more than fifteen feet from street lines, "grade" means the mean elevation of the ground adjoining the building on all sides.

Habitable Room: A room occupied by one or more persons for living, eating, or sleeping; and includes kitchens serving apartments or individual households, but does not include bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, and spaces that are not used frequently or during extended periods.

Heavy Timber Construction, as applied to buildings, means that in which walls are of brick, concrete or reinforced concrete and in which the interior structural elements, including posts, floors and roof construction, consist of heavy timbers with smooth, flat surfaces assembled to avoid thin sections sharp projections and concealed or inaccessible spaces; and in which wall-supporting girders and structural members of steel or of reinforced concrete if used in lieu of timber construction, have a fire resistance

rating of not less than three hours.

Height: as applied to a building, means the vertical distance from grade to the highest point of such building.

Height, as applied to a story, means the vertical distance from top to top of two successive tiers of floor beams.

Height, as applied to a wall, means the vertical distance to the top measure from the foundation wall, or from a girder or other immediate support of such wall.

Hereafter: After the times this Ordinance becomes effective.

Heretofore: Before the time this Ordinance becomes effective.

Institutional Building: A building in which persons are harbored to receive medical, charitable or other care or treatment or in which persons are held or detained by reason of public or civic duty, or for correctional purposes; including among others, hospitals, asylums, sanitariums, fire houses, police stations, jails.

Live Load: All loads except dead load.

Lot: Land occupied or to be occupied by a building and its accessory building, together with such open spaces as are required by the Zoning Ordinance, and having its principal frontage upon a street or officially approved place.

Lot Lines: The lines abounding a lot as defined herein.

Multifamily house: a building occupied as the home or residence of individuals, families or households living independently of each other, of which three or more are doing cooking within their apartments; including tenement house, apartment house, flat.



Ordinary Construction: as applied to buildings, means that in which the exterior walls are of approved masonry or of reinforced concrete; and in which the interior structural elements are, wholly, or partly, of wood of smaller dimensions than required for heavy timber construction, or of steel or iron that is not protected as required for fireproof construction or semi-fireproof construction.

Party Wall: A wall used or adopted for joint use between two buildings.

Public Building: A building <sup>in</sup> which persons congregate for civic, political, educational, religious, social or recreational purposes; including among others, court houses, schools, colleges, libraries, museums, exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, dance halls, theaters, bath houses, armories, recreation piers.

Reinforced Concrete: A special portland cement concrete in which steel is embedded in such a manner that the two materials act together in resisting forces.

Residence Buildings: Except when classed as an institutional building, means a building in which sleeping accommodations are provided; including among others, dwellings, tenements, multi-family houses, hotels, lodging houses, dormitories, convents, studios, club houses.

Semi-Fireproof Construction: as applied to buildings, means that in which all walls are of approved masonry or of reinforced concrete, and the structural members of which have fire resistance

ratings, not less than a four hour rating for firewalls and party walls, a three hour rating for other walls, isolated piers, columns, trusses, and wall supporting girders, and a two hour rating for fire partitions, girders not otherwise specified, exposed beams, floors, roofs, and floor fillings.

Shaft: An enclosed shaftway or space, extending through one or more stories of building, connecting a series of two or more openings in successive floors or floors and roof.

Sprinklered: Equipped with an approved automatic sprinkler system.

Stairway: One or more flights of stairs and the necessary landings and platforms connecting them to form a continuous and uninterrupted passage from one store to another in a building or structure.

Standard Fire Test: The fire test formulated under the procedure of the American Standards Association as "American Standard" or as Tentative American Standard.

Storage Building: A building for the housing, except for purely display purposes, of airplanes, automobiles, carriages, railway cars or other vehicles of transportation, for the sheltering of horses, livestock or other animals, or exclusively for the storage of goods, wares or merchandise, not excluding in any case offices, incidental to such use; including among others, garages, carriage houses, stables, banks, hangars, storage warehouses, freight depots, grain elevators.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it; or if

there be no floor above it, then the space between such floors and the ceiling above it.

Street Line: The line defining the legal width of a street, including areas reserved for sidewalk purposes, on which a lot abuts.

Structure: A combination of materials, other than a building, to form a construction that is safe and stable, including among others, stadiums, gospel and circus tents, reviewing stands, platforms, stagings, observation towers, radio towers, sheds, coal bins, fences and display signs; the term "structure" shall be construed as if followed by the words "of part thereof".

Unprotected Metal Construction, as applied to buildings, is that in which the structural supports are metal and in which the roofing and walls or other enclosures are of sheet metal, or other incombustible materials, or of masonry deficient in thickness or otherwise not conforming to approved masonry.

Width, as applied to a court, means the minimum average width taken along all sides, including lot lines, of the court, the width along each side being measured at right angles or normal to and from such side to the opposite side at the point of measurement.

Yard: A court that extends along the entire length of a lot line.

## ARTICLE II

### Administration

Section 200. Permits and Inspections. No wall, structure,

building or part thereof shall hereafter be built, enlarged or altered until a plan of the proposed work, together with a statement of the materials to be used, shall have been submitted in duplicate to the Township Building Inspector, who shall, if in accordance with the provisions herein contained, issue a permit for the proposed construction, which permit shall be openly displayed on the premises throughout the course of the work.

Where two or more residences of similar design are to be constructed by an operational builder, only one set (two copies) of base plans shall be required with each permit requested.

Structures hereafter erected without a permit, or not in conformity with this Ordinance, shall be removed.

No building shall be moved until a permit has been obtained from the Building Inspector or other designated official, and such official shall not issue such permit if in his judgment the proposed new location of the building would seriously increase the fire hazard of the surrounding buildings.

The Building Inspector shall, as often as practical, inspect all buildings or structures during construction for which a permit has been issued to see that the provisions of the law are complied with and that construction is prosecuted safely. Whenever, in his opinion, by reason of defective or illegal work in violation of a provision of this Ordinance, the continuance of a building operation is contrary to public welfare, he may order all further work to be stopped and may require suspension of work until the condition in violation has been remedied.

Section 201. Permit Fees. The applicant for a permit for any new building for any addition to an existing building, or for altering, repairing, moving, shoring or raising any building or structure shall, at the time of making application, pay to the Building Inspector for each and every building or addition, or the altering, repairing, moving, shoring or raising of any building or structure, the following fees, which shall be based on the contract price of any such work if a contract price has been agreed upon, otherwise to be based on the Building Inspector's estimated cost of the work:

Cost of Construction--

Under \$300.00	Fee \$1.00
\$301 to \$600.	Fee \$2.00
\$601 to \$1000	Fee \$3.00
Each additional \$1000 or fraction thereof up to a total of \$10,000	Fee \$1.00
Each additional \$1000 or fraction thereof above \$10,000	Fee \$ .50

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Provided that no permit shall be required and no fee shall be charged when the work to be done comprises minor interior or exterior repairs to any building or structure, or for deviation from the basic plan of new building where a permit has been issued, which do not involve any change in its supporting walls, members or structural parts, or in its stairways, elevators, fire escapes, or other means of communication, egress and ingress, light or ventilation, or class of occupancy, or the making of

additional openings or the closing of existing openings in its exterior or interior walls, and provided such repairs or damages do not exceed \$1000 in cost.

Provided, however, that the provisions of this Ordinance shall not apply to temporary habitations, such as may be used by farm laborers, if a fee of One Dollar has been paid and a permit issued by the Building Inspector for such building use. Such permit shall not be valid for more than three months; only one permit may be issued to any property in one calendar year.

Section 202. Qualifications of Building Inspector. To be eligible to appointment the Building Inspector shall have had at least five years' experience in a position of responsibility in general building construction. He shall be generally informed on the quality and strength of building material on the prevailing methods of building construction, on good practice in fire prevention, on the accepted requirements for safe exit facilities, and the proper installation of plumbing, electric wiring, elevators and other installations for the safety, comfort, and convenience of occupants. He shall be in good health, physically capable of making the necessary examinations and inspections of buildings in the course of construction. He shall not have any interest whatsoever, directly or indirectly, in the sale or manufacturing of any materials, process or device entering into or used in or in connection with building construction.

Section 203. Appointment and Term of Building Inspector. The Building Inspector shall be appointed by the Township Supervisors. The said Building Inspector may or may not be a resident of the Township. He shall hold office at the pleasure of the Township Supervisors.

Section 204. Compensation of Building Inspector. The Building Inspector shall receive as compensation for his services seventy-five per cent (75%) of all permit, license, and certificate fees collected under the provisions of this Ordinance and its accompanying Zoning Ordinance.

ARTICLE III

General Building Restrictions

Section 300. Zoning Restrictions. The restrictions of the zoning ordinance with respect to the location of trades and industries, the use and occupancy of buildings, the height and bulk of buildings, and the areas of yards, courts and other open spaces, shall not be deemed to be modified by any provisions of this Ordinance; and such restrictions shall be controlling except insofar as this Ordinance imposes greater restrictions by reason of the type of construction used in which the provisions of this Ordinance shall control.

Section 301. Fire Limits. The following shall be and are hereby declared to be fire limits:

All "B" Business Districts and "S" Shopping Districts as described and defined in the Zone Plan and Zoning Ordinance as adopted and as may have been subsequently amended

Section 302. Limitation within Fire Limits. No building or structure of frame wall, or of unprotected metal wall construction or which has a wooden cornice, shall be erected hereafter in the fire limits, except the following:

A building of frame construction or of unprotected metal construction occupied exclusively as a private garage or stable, not more than one story in height or more than seven hundred and fifty square feet in area, located on the same lot with a dwelling.

Out houses not more than eight feet in height nor more than one hundred square feet in area.

Greenhouses not more than fifteen feet in height erected on the same lot with and accessory to a dwelling or a store.

Sheds open on the long side, not more than fifteen feet in height nor more than five hundred square feet in area.

Builders' shanties not more than one story in height, for use only in connection with a duly authorized building operation and located on the same lot with such building operation, on a lot immediately adjoining, on an upper floor of the building under construction, or on a sidewalk shed.

Plazas or balconies on dwellings, not exceeding ten feet in width nor extending more than three feet above the second story floor beams; provided that no such structure shall extend to a lot line or be joined to a similar structure of another building.

Coal tipples, ice houses, material bins, trestles and water tanks, when built of planking and timbers of the dimensions acceptable for heavy timber construction.



Fences not exceeding ten feet in height.

Display signs.

Frame dwellings not exceeding two and one-half stories in height and separated by at least six feet from lot line of adjoining property.

Frame buildings, other than dwellings not exceeding two and one-half stories in height and separated by at least fifty (50) feet from lot line of adjoining property.

No building of frame construction or unprotected metal construction shall hereafter be moved from without to within the fire limits.

Section 303. Alterations and Additions within the fire limits, no building or structure of frame construction or of unprotected metal construction shall be hereafter extended on any side unless the construction of such extension conforms to the requirements of this Ordinance.

All ordinary construction buildings and all frame buildings hereafter built or altered in which the lower stories or portions thereof are used for business, the stories above for residence purposes, shall have all partitions and ceilings separating the business portions from the residence portions covered with metal lath and plaster or other equivalent fireproofing materials. Stairways shall conform to Section 800 of this Ordinance.

Section 304. Removal or Repair of Unsafe Buildings. A building or structure or part thereof that may be or shall at any time hereafter become dangerous or unsafe shall, unless made safe and secure, be taken down and removed.

A building or structure or part thereof declared structurally unsafe or hazardous by duly constituted authority may be restored to safe condition; provided, that if the damage or cost of reconstruction or restoration is in excess of fifty per cent of the value of the building or structure, exclusive of foundations, such building or structure, if reconstructed or restored shall be made to conform with respect to materials and type of construction, to the requirements for buildings and structures hereafter erected, but no change of use or occupancy shall be compelled by reason of such reconstruction or restoration.

Section 305. Limits of Height and Area. The height of buildings of fireproof construction is not limited by this Ordinance.

Section 305A. No building of semi-proof construction hereafter erected or altered shall exceed seventy-five (75) feet in height, and when of storage occupancy, shall not exceed fifty (50) feet.

Section 305B. Buildings of heavy timber construction shall not exceed thirty-five (35) feet in height; except that those of residence, business and storage occupancy may be seventy-five (75) feet in height. Storage buildings over thirty-five (35) feet in height are to be sprinklered.

Section 305C. Buildings of ordinary construction shall not exceed thirty-five (35) feet in height except that business buildings may be fifty (50) feet, Residence buildings shall not exceed four (4) stories nor fifty-five (55) feet; provided that the

floors immediately over the basement and over cellars are of a construction having a fire resistance rating of not less than two hours. Multi-family houses shall not exceed five (5) stories or sixty-five (65) feet, provided that all floors have a fire resistance rating of not less than one hour.

Section 305D. Buildings of frame construction for business or storage occupancy shall not exceed twenty-five (25) feet, nor one story for the latter; public buildings, thirty (30) feet, residence buildings, thirty-five (35) feet and not more than two stories, except dwellings of one or two families which may be three stories.

Section 305E. Churches of ordinary or heavy timber construction may be forty-five (45) feet but not more than two (2) stories in height. Schools of such construction shall not be more than two (2) stories high. Churches and schools of frame construction shall not exceed one (1) story.

Section 305F. Buildings of unprotected metal construction shall be of not more than one (1) story high; provided that this shall not prohibit mezzanine stories the aggregate floor area of which does not exceed twenty-five per cent of the area of the building.

Section 305G. Public garages of fireproof construction shall not exceed ten thousand (10,000) square feet; semi-fireproof construction, seven thousand five hundred square feet (7,500); and heavy timber construction, six thousand (6,000) square feet.

Section 305H. Business buildings and storage buildings of semi-fireproof construction shall not exceed ten thousand (10,000) square feet.

Section 305I. Ordinary (wood joint and masonry walls) construction shall not exceed five thousand (5,000) square feet when fronting one street; six thousand (6,000) square feet when fronting two streets, and seven thousand five hundred (7,500) square feet when fronting on three streets.

Section 305J. Buildings of heavy timber construction may have areas thirty-three per cent (33%) in excess of those allowed for ordinary construction.

Section 305K. Buildings of frame construction shall not exceed five thousand (5,000) square feet.

Section 305L. Multi-family houses, when subdivided by partitions of incombustible materials having a fire resistance rating of not less than two hours, shall not exceed two thousand five hundred (2,500) square feet.

The limiting areas fixed in this section may be increased by one hundred per cent (100%) when the building is sprinklered, and by two hundred per cent (200%) when the building is sprinklered and does not exceed one story nor an average of twenty-five feet in height to the roof, or to a ceiling which is unpierced and has a fire resistance rating of not less than one hour.

Outside the fire limits, when a hazardous condition is not created thereby, the area of public, business and storage buildings not over two stories high may be increased in excess of the areas fixed by this section, at the discretion of the Board of Supervisors and the Building Inspector; provided that buildings of combustible occupancy shall be sprinklered.

ARTICLE IV

LIGHT, VENTILATION AND SANITATION

Section 400. For the purpose of providing natural light and adequate ventilation, every building hereafter erected shall be constructed, arranged and equipped to conform to the provisions of this article.

No building shall hereafter be altered nor rearranged so as to reduce a room of the amount of window space to less than that required for building hereafter erected; or to create an additional room unless such additional room is made to conform to the requirements for rooms in buildings hereafter erected, except that such rooms may be of the same height as existing rooms in the same story.

No building shall hereafter be enlarged, nor shall the lot on which it is located be diminished so that the dimensions of a required court shall be less than prescribed for buildings hereafter erected.

Nothing in this article shall be construed to modify the provisions of any other ordinance, or of any rule authorized by law or ordinance, regulating yards, courts or other open spaces, but whenever the provisions of this article require greater yards, courts, or open spaces than prescribed in such ordinance or rule, the provision of this article shall control.

Section 401. Every habitable room shall have one or more windows opening directly on a street or on a court conforming to the requirements of this article. Such rooms shall be not less

than sixty (60) square feet of clear floor area and shall be not less than six (6) feet wide in any part. Such rooms shall have a clear height of not less than eight (8) feet for at least sixty (60) square feet of floor space. It shall be unlawful to divide a habitable room or enclose a part thereof by curtains, portieres, fixed or movable partitions, or other contrivances or devices unless each part of the room so divided or enclosed shall separately conform to the requirements of this section.

Every bathroom in or connected with an apartment shall be ventilated by one or more windows to a street or on a court conforming to the requirements of this article. Every other bathroom and every room containing one or more water closets or urinals shall be ventilated by one or more windows opening to a street or on a court conforming to the requirements of the article, or by a separate duct of incombustible and non-corrodible materials, not less than seventy-two square inches in cross section, extending independently of any other duct to the outside; or by a ventilating skylight; or by an approved means of mechanical ventilation.

In multi-family houses hereafter erected or altered, access shall be had to the living room, kitchens, and bedrooms without passing through a bedroom. Access without passing through a bedroom shall also be provided to at least one water closet, unless every bedroom has direct connection with a water closet or a bathroom having water closet accommodations.

If a room in a residence building is overcrowded, the Building Inspector may order the number of persons sleeping or living in said room to be so reduced that there shall be not less

than four hundred and eighty cubic feet of air to each adult and three hundred cubic feet of air to each child under twelve years of age occupying such room.

Section 402. The aggregate glass area of windows required by this article shall be not less than one-tenth of the floor area of the room served by them; provided that in habitable rooms such glass area shall be not less than ten square feet, and in the bathrooms, it shall be not less than six square feet.

In habitable rooms and in bathrooms such windows shall be so constructed that when fully open, the aggregate open space shall be not less than one-twentieth of the floor area of the room served by such windows. In other rooms, the aggregate openable area of windows, doors, transoms and ventilating skylights that open on a street or on a court conforming to the requirements of this article shall be not less than one-twentieth of the aggregate floor area of the rooms served thereby.

Section 403. Every court required by this article to serve habitable rooms shall have a width, at any given level, of not less than one-third of the height of such court, but not less than six feet. Every other required court shall have a width at any given level of not less than one-fourth of the height of such court, but not less than six feet.

The cross sectional area of a required court shall be not less than one and one-half the square of its width.

Every court shall remain unobstructed for its required width and full height, except that ordinary window sills or belt courses, projecting not more than four inches from a wall and drop

awnings, shall not be deemed obstructions; but this shall not prohibit in the open spaces at the ground level, in the case of residence buildings, institutional buildings, clothes poles, arbors, garden trellises and other such accessories, and, in the case of dwellings only, permissible private garages.

The bottom of every court shall be properly graded and drained and when required by the Building Inspector in the interest of public health, shall be paved with concrete or other suitable material.

#### ARTICLE V

##### CONSTRUCTION OF WALLS

Section 500. The thickness of masonry bearing walls shall not be less than twelve inches for the uppermost twenty-five feet of their height, and shall increase four inches in thickness for each successive thirty-five feet or fraction thereof measured downward from the top of the wall. Non-bearing walls may be twelve inches thick for the uppermost fifty feet.

Hollow walls of brick or walls of hollow burnt clay tile or concrete blocks shall not be used as bearing walls in buildings or structures exceeding forty feet in height.

Fire walls and party walls for business and storage buildings shall be four inches thicker than the above requirements for bearing walls and shall be of solid brick masonry or reinforced concrete.

The thickness of walls of reinforced concrete bearing walls shall not be less than three-fourths of the thickness required for masonry bearing walls.



In one-family and two-family dwellings, walls may be eight inches thick, when not more than thirty feet in height nor more than fifty feet in length between cross walls or adequate buttresses; provided that in a gable wall, the portion within five feet of the peak need not be considered in fixing the height.

Walls supported at each story by girders which are protected with not less than two inches of fireproofing material applied in a manner to afford a fire resistance rating of not less than three hours may be eight inches thick.

Walls of business buildings and storage buildings, other than fire wall or party walls, not more than one story high, may be eight inches thick; provided they are reinforced at intervals not exceeding twenty feet, by cross walls, piers or buttresses.

Outside of the fire limits, masonry walls, eight inches thick, may be used for buildings not exceeding thirty feet nor two stories in height, the walls of which, under this Ordinance, could be of frame construction; provided they do not exceed fifty feet in length or walls or hollow block or solid block masonry, eight inches thick, may be used when such buildings do not exceed one story in height.

Parapets shall be provided on all fire walls, party walls and exterior walls of masonry or reinforced concrete, where such walls connect with roofs other than roofs of fireproof construction; provided that a parapet shall not be required for a wall facing on a street having a width of fifty feet or more, nor on a wall of a building, the roof of which is ten feet lower than the roof of a building adjoining or adjacent to such wall, nor on the walls of a detached dwelling, nor on the walls of a

building which is fifty feet or more distant in all directions from other buildings. In dwellings and in buildings in which eight inch walls are permitted, such parapets shall be not less than eight inches thick, and carried at least two feet above the roof. In all other buildings such parapets shall be not less than twelve inches thick, and carried not less than three feet above the roof.

#### ARTICLE VI

#### MATERIALS, LOADS AND STRESSES

Section 600. Quality of Materials. All building materials shall be of good quality, and shall conform to the current editions of standard specifications of the American Society for Testing Materials, Veterans Administration & Federal Housing Authority.

New building materials, or materials not accepted as standard may be subject to such tests to determine their character and quality as the Building Inspector shall direct. Costs of such tests shall be borne by the applicant.

Section 601. Loads. Except as otherwise specifically provided in this Ordinance, or in rules duly promulgated by the Building Inspector, the "Building Code Recommended by the National Board of Fire Underwriters, Current Edition" shall be deemed to be the generally accepted good practice in designing and erecting buildings and structures of sufficient strength in all their parts to sustain safely all live loads depending thereon, whether permanent or temporary, in addition to the dead loads.

Section 602. Stresses.

1. Wood Construction: Except as otherwise specifically provided in this Ordinance, or in rules duly promulgated by the Building Inspector, the "Building Code Recommended by the National Board of Fire Underwriters, Current Edition" shall be deemed to be the generally accepted good practice of wood construction.

2. Steel and Iron: Except as otherwise specifically provided in this Ordinance or in rules duly promulgated by the Building Inspector, the "Standard Specification for Structural Steel for Buildings" and the "Code of Standard Practice" as adopted and amended from time to time by the American Institute of Steel Construction, shall be deemed to be the generally accepted good practice in steel construction.

3. Reinforced Concrete except as otherwise specifically provided in this Ordinance or in rules duly promulgated by the Building Inspector, the "Building Regulations for Reinforced Concrete" as adopted and amended from time to time by the American Concrete Institute shall be deemed to be the generally accepted good practice in reinforced concrete construction.

ARTICLE VII

PROTECTION OF WALL OPENINGS

Section 701. The aggregate width of all openings in a fire wall at any level shall not exceed twenty-five per cent of the length of the wall.

Every opening in a required firewall shall be protected on each side of the wall with an approved automatic fire door; provided that when a fire wall serves also as a horizontal exit, it

shall have no openings other than door openings not exceeding forty-eight square feet in area, and one of the automatic fire doors at each opening shall be replaced by self-closing fire door.

Every building, except dwellings, churches and buildings of frame construction shall have approved fire windows or other approved protective in every opening in the exterior walls when such opening faces on a street and is less than fifty feet from the opposite building line, or when such opening is less than fifty feet distant in a direct unobstructed line from an opening in another building, or when such opening is above and not more than fifty feet distant from any part of a neighboring roof, provided that such protection shall not be required for show windows facing on a street which does not extend above the first full story grade; and provided further that such protection shall not be required when the opening to be protected and the opening against which it is to be protected are situated in walls in the same place or in parallel planes and are facing in the same direction.

Fire doors, fire shutters and fire windows on exterior openings, when not required to be open, shall be closed by the occupant or occupants of the building having the use or control of them.

#### ARTICLE VIII

##### STAIRWAY, ELEVATOR AND OTHER SHAFTS

Section 800. In every building exceeding thirty feet to the floor of the topmost story or occupied by more than forty persons above or below the first story above grade and in multi-family

houses more than two stories high, interior stairways, including hallways connecting them to the doorway leading to the outside, shall be enclosed with a partition construction of incombustible material and covered on both sides with expanded metal lath and gypsum having a fire resistance rating of not less than one hour.

In all other buildings, except dwellings, interior stairways which are not enclosed in partitions as prescribed in the preceding paragraph, shall be enclosed in partitions of wood studs firestopped at every floor with incombustible material and covered on both sides with expanded metal lath and gypsum mortar not less than three-quarters of an inch thick, or of other construction having a fire resistance rating of not less than one hour.

When stairways, do not serve as required exits and do not connect more than two stories, the enclosure may be of a construction having a fire resistance rating of not less than one hour; and provided that an enclosure shall not be required for a flight of stairs from the main entrance floor to the next floor above when such stairs are not a part of a required stairway.

No openings, except the necessary doorways, shall be permitted in a stair enclosure. Such doorway shall be equipped with approved self-closing fire doors, except that when two hour fire rating partitions are not required for the enclosure, substantial self-closing metal or metal covered doors or wooden doors of the flush type of nominal thickness of one and three-eighths inches may be used. This shall not, however, prohibit windows opening to the exterior of the building.

Except in dwellings, no stair leading up from a basement shall be placed under a stairway leading from an upper story unless such stair and stairway are enclosed within the basement by a two hour fire rating partition, and with an unbroken ceiling construction having a fire resistance rating of not less than one hour, on the soffit of the flight through the lowest story of the stairway from above.

All shaftways through two or more successive floors, or floors and roof, hereafter constructed in a building, used for ventilation, light, elevator or other purposes except stairways as provided for in the preceding paragraphs, ducts, incinerator chutes and flues shaftways in buildings of frame construction and shaftways in residence buildings of ordinary construction extending from the ceiling of the top story to and above the roof, shall be enclosed to constitute a shaft. The walls of shafts, unless constructed of masonry or reinforced concrete shall be partitions of incombustible materials having a fire resistance rating of not less than two hours; provided that shafts in residence buildings of ordinary construction may be constructed of hollow clay tile, stone or cinder concrete, gypsum blocks, gypsum mortar or cement mortar or metal lath, or any material and form of construction that has fire resistance rating of not less than one hour; and provided further that such walls shall be not less than two inches thick and set in an angle iron otherwise substantially supported on incombustible construction properly protected.

Shafts shall have no openings other than such as are necessary for the purpose of the shaftway. Such openings shall be protected with approved fire doors, approved fire shutters or approved fire windows.

Every shaft extending into the top story of a building of heavy timber construction or ordinary construction shall be carried through and not less than three feet above the roof.

Every shaft extending above the roof, except open shafts, shall be covered at the top with a skylight of at least three-fourths of the area of the shaftway in the top story; provided that the skylight therein required may be replaced by a window of equivalent area in the side of the shaft if the sill of such window is not less than two feet above the roof and the window does not face a lot line within ten feet.

In an existing building in which there is a shaftway, not already enclosed as in this section prescribed, the openings in each floor shall be protected by substantial guards or gates and shall be provided with approved trapdoors as may be directed by the Building Inspector. Such trapdoors shall be constructed so as to form a substantial floor surface when closed; if there are elevators, they shall be so arranged as to open and close by the action of the elevator in ascending or descending. Guards or gates and trapdoors required by this section shall be kept closed at all times, when the shaftway is not in actual use.

Section 801. The requirement of the State of Pennsylvania with respect to the construction and maintenance of fire towers, fire escapes and other emergency exits shall govern and be applied to all buildings constructed, altered or repaired within the Township.

Evidence of the approval by the State of Pennsylvania of the above requirements shall be submitted to and filed with the Building Inspector at the time of making application) for the building permit.

In addition to securing the approval of the State, all other requirements of this Building Code shall be complied with.

#### ARTICLE IX

#### ROOF COVERING

Section 900. Every roof hereafter placed on a building shall be covered with an approved roofing of brick, concrete, tile, slate, metal, asbestos or built-up roofing finished with asphalt, slag or gravel, or with other approved material.

Other appropriate material may consist of asphalt shingles of Class C Fire Underwriter Classification (Minimum Rating).

Except where roofing is of a character permitting attachment direct to steel frame work it shall be applied to a solid or closely fitted deck.

Within the fire limits, buildings which are occupied as dwellings or buildings which are of frame construction, or outside the fire limits, dwellings, private garages and barns, separated by at least twelve feet from other buildings may be roofed with approved vertical grain or edge-grain wooden shingles, the combined thickness of each five shingles measured at the butts shall be not less than two inches. The exposure of such wooden shingles to the weather shall not exceed on roofs greater than one-third pitch, five inches for 16-inch shingles, five and one-half inches for 18-inch shingles, and seven and one-half inches for 24-inch shingles; nor, on roofs with less than one-third pitch but not



less than one-quarter pitch, four inches for 16-inch shingles, four and one-half inches for 18-inch shingles, and six and one-half inches for 24-inch shingles. Such shingles shall be firmly nailed to the roof deck with non-corrodible and rust-resisting nails according to accepted good practices. Unless otherwise specified by ordinance or duly promulgated rules, the American Lumber standards established in Simplified Practice Recommendation R16-29 of the U. S. Department of Commerce shall be accepted as means of establishing the grade of shingles.

No roofing on an existing roof shall be renewed or repaired to a greater extent than one-tenth of the roof surface, except in conformity with the requirements of this section.

#### ARTICLE X

##### EXITS REQUIRED

Section 1000. Exits shall consist of interior stairways, fire towers, horizontal exits, exterior stairways, passageways or doorways. The term "floor area" as used in this section shall mean the entire floor space between exterior walls and fire walls.

In every building hereafter erected, except in private dwellings, every floor area having direct exit to a street and occupied by more than seventy-five persons shall have at least two means of exit. Every story not having access to a street shall have one interior stairway or fire tower connected thereto. Every such story shall have at least one additional exit when it exceeds two thousand five hundred square feet in area.

Exits shall be so located that no point in a floor area, room or space served by them is more than one hundred feet distant from an exit, measured along the line of travel; except that when

a floor area is subdivided into smaller areas, such as rooms in hotels and office buildings, the distance from the door of any room, along an unobstructed hallway, to an exit shall be not more than one hundred and twenty-five feet. Where separate exits are required for a floor area, they shall be replaced as remote from each other as practicable.

The minimum unobstructed width of a stairway serving as an exit, except for handrails projecting not more than three and one-half inches into such width, shall be not less than forty-four inches, provided that in dwellings, multi-family houses and storage buildings, and in other buildings occupied by a single tenant and limited to occupancy to forty persons, such width may be thirty-six inches.

The aggregate width of exit stairways in any story, except in places of assembly, shall be such that they may accommodate at one time the total number of persons permitted to occupy the largest floor area served by such stairways above that story, on the basis of one person for each three and one-half square feet of floor surface of the halls, landings and stair tread within the stairways; provided that when the building is sprinklered or horizontal exits are provided, the required aggregate exit capacity may be appropriately reduced.

In places of assembly, such aggregate width shall be not less than at the rate of twenty-two inches for every hundred persons to be accommodated by such stairways.

Stair treads shall be not less than nine and one-half inches wide and risers not more than eight inches high. Windows in exit stairways are prohibited.

Except in residence buildings, doorways serving as required exits to a street or to a court, or open space communicating with a street, shall have the doors, including the doors of vestibules, so hung as to swing outwards when opening.

#### ARTICLE XI

##### FIRE STOPS

Section 1100. In all buildings hereafter erected, except one-family dwellings outside of the fire limits, and farm buildings and buildings of a similar character, all stud walls, partition furrings and spaces between joists where they rest on division walls or bearing partitions, and similar vertical spaces shall be fire stopped and incombustible material in a manner to cut off all concealed draft openings and for an effectual horizontal fire barrier between stories, and between a top story and the roof space. Such fire-stopping shall extend the full depth of the joists, and at least four inches above each floor level. Stair carriages shall be fire-stopped at least once in the middle of each run.

#### ARTICLE XII

##### CHIMNEYS, FIREPLACES, FLUES AND REGISTERS

Section 1200. Chimneys. All chimneys shall be built of brick, concrete stone, hollow tile of clay or concrete, concrete block or of reinforced concrete, not less than eight inches thick; provided that for stone masonry other than sawed or dressed stone in courses, properly bonded and tied with metal anchors, the

thickness shall be not less than twelve inches; and provided that in dwellings brick or solid concrete chimneys, used exclusively for ordinary stoves, ranges, furnaces or open fireplaces, the thickness of the masonry may be reduced to not less than three and three-quarter inches.

Every such chimney shall be completely lined with a flue lining. High pressure steam boilers, incinerators exceeding nine square feet grate area or of fuel-fire type and other moderate heat appliances shall have a lining of four inches of fire brick for a distance of at least twenty-five feet above the flue entrance.

Chimneys shall extend at least three feet above the highest point at which they come in contact with a roof of the building and at least two feet higher than any ridge within ten feet of such chimney.

Chimneys shall be built upon concrete or solid masonry foundations. The footing for an exterior chimney shall start below the frost line.

The back and sides of fireplaces hereafter erected shall be of approved masonry or reinforced concrete, not less than eight inches in thickness. A lining of fire brick or other approved material at least two inches thick shall be provided.

Fireplaces, except when designed and used for approved gas appliances only, shall have hearths of brick, stone, tile or other approved incombustible material supported on masonry arches. Such hearths shall extend at least twenty inches outside of the chimney breast and not less than twelve inches beyond each side of the fireplace opening along the chimney breast. The combined thickness of hearth and supporting arch shall be not less than six inches at any point.

Wooden centers used in the construction of that part of the supporting arch which is below the hearth of the fireplace inside of the chimney breast shall be removed when the construction of the arch is completed and before plastering on the underside.

Section 1201: All pipe openings to smoke flues shall be lined with terra cotta, cracks or thimbles.

Section 1202: In no building shall any wood girders, joists or timber be placed nearer than two inches to the wall enclosing any smoke, hot air or other flue.

Section 1203: All brick set or portable ranges other than gas or electric ranges shall be set on hearths of brick, slate or concrete, the said hearths to extend at least twelve inches beyond the faces of the ranges.

Section 1204: No brick set or portable range, or heating apparatus of any kind other than gas or electric ranges, shall be set against a wood or lath or plaster partition.

Section 1205: No stove pipe in any building with combustible floors and ceilings shall hereafter enter any flue nearer than twelve inches from the floor or ceiling.

Section:1206: In all cases where hot water, steam, hot air or other furnaces are used, the furnace smoke-pipe shall be at least two feet below the joists or ceiling above the same, unless such joists or ceilings shall be properly protected by a shield of incombustible material suspended above the said pipe, in which case the smoke-pipe shall be kept at least ten inches from the joists or ceiling.

Section 1207: All hot air registers set in the floor of any building shall be set in a border or non-combustible material, and all floor or register boxes shall be made of sheet metal with flange on top to fit the groove in the border, the register to rest upon the same, and there shall also be an open space of two inches on all sides of the register box, extending from the underside of the ceiling to the border of the floor, the outside of the space to be covered with a casing of metal, the full depth of the floor and made tight on all sides.

#### ARTICLE XIII

##### WORKMANSHIP

Section 1300: Workmanship in the fabrication, preparation and installation of materials shall conform to generally accepted good practice. Specific provisions of this Ordinance shall not be deemed to suspend any requirements of good practice, but shall be regarded as supplementing or emphasizing them and shall be controlling. The Building Inspector shall, as may be necessary promulgate rules embodying the requirements of such generally accepted good practice, it being the intent of this requirement that the standards of federal or state bureaus, national technical organizations or fire underwriters, as the same may be amended from time to time, shall serve as a guide in fixing the minimum rules of practice.

#### ARTICLE XIV

##### SUPPLEMENTARY REQUIREMENTS

Section 1400: The current edition of the Building Code recommended by the National Board of Fire Underwriters and/or the

current edition of the Basic Building Code, of the Building Officials' Conference of America, I.N.C. or any amendments thereto, shall be deemed to be generally accepted practice for fireproof, semi-fireproof and heavy timber construction, safeguards during construction, theatres and other special occupancies, elevators and all other matters not covered in this Ordinance.

Section 1401: Current editions of the Veterans Administration and FHA minimum requirements for buildings or structures and/or any amendments thereto made from time to time shall be deemed not inconsistent with this Ordinance.

Section 1402: In cases of cellars or basements, when walls are constructed of porous material, the builders shall waterproof the porous surfaces to prevent water infiltration into cellars.

Section 1403: All rules which are set up by the Building Inspector shall be approved by resolution of the Board of Supervisors.

Section 1404: Except as may be otherwise provided by Law or Ordinance or Rules duly promulgated by the Building Inspector, the plumbing and drainage system of a building or structure shall be installed in conformity with the "Recommended Minimum Requirement of Plumbing" as amended from time to time, of the Bureau of Standards, United States Department of Commerce.

#### ARTICLE XV

#### DUTIES OF ENFORCING OFFICER

Section 1500: The Building Inspector of the Township of Centre is hereby authorized and empowered:

First: To enforce all ordinances relating to the construction, equipment, management and condition of all property within the Township.

Second: To supervise the construction or reconstruction of all building.

Third: To report quarter-annually to the Board of Supervisors regarding the condition of the Township on all matters pertaining to fire prevention.

#### ARTICLE XVI

##### GENERAL PROVISIONS

Section 1600: Penalty for Violations. A person who shall violate a provision of this Ordinance or fail to comply therewith or with any of the requirements thereof, or who shall erect, construct, or alter or repair, or has erected, constructed, altered or repaired a building or structure, in violation of a detailed statement or plan submitted and approved thereunder, or a permit or certificate issued thereunder, shall be guilty of a violation punishable in a summary proceeding by a fine of not less than Twenty-five Dollars (\$25.00) and not more than Five Hundred Dollars (\$500.00).

The owner of a building, structure or premises, where anything in violation of this Ordinance shall be placed or shall exist, builder, contractor, agent, person or corporation employed in connection therewith, and who may have assisted in the commission of such violations, shall each be guilty of a separate offense and upon conviction thereof, shall be fined as therein provided. Each day the said violation continues, it shall be considered a separate offense and shall constitute a separate offense punishable by a like fine.



The imposition of the penalties herein prescribed shall not preclude the Township Solicitor from instituting any appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to restrain, correct or abate a violation, or to prevent the occupancy of a building, structure or premises, or to prevent an illegal act, conduct business or use in or about any premises.

Section 1601: Validity. If any section or part of section or paragraph of this Ordinance is declared invalid or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this Ordinance.

Section 1602: Interpretation and Conflicts. This Ordinance shall be interpreted and construed in conjunction with the Township Zoning Ordinance which shall be considered as an enabling or companion Ordinance; each Ordinance, however, having its own purpose and function, but for the purpose of each Ordinance, they shall be construed together to avoid possible conflict.

Section 1603: Conflicting Ordinance Repealed. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Section 1604: This Ordinance shall take effect and be in force ten days from and after its passage.

ENACTED AND ORDAINED into an Ordinance this 4th day of November, 1970.

BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTRE, BERKS CO., PENNA.

Attest:

*George C. Seifert*  
Secretary, Board of Supervisors

*Leon R. Allen*  
Township Solicitor

*Howard M. Zimmerman*  
Chairman

*Harold C. Roth*  
*Raymond F. Shuppert*