Borough of Seven Fields
Ordinance #54

An Ordinance establishing minimum regulations for the construction, erection, fabrication, enlargement, alteration, maintenance, repair, electrical and plumbing installations of all structures, dwellings, their appurtenances and accessory structures within the Borough of Seven Fields, Butler County, Pennsylvania and providing for the issuance of various permits therefore, providing for appropriate inspections, providing for establishment of fees in connection therewith, authorizing the appointment of a building official, providing for the enforcement of the provisions of the ordinance and providing penalties for violations thereof.

Be it enacted and ordained by the Borough Council of the Borough of Seven Fields, Butler County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, as follows:

Section 1: Seven Fields Borough Council does hereby adopt as the Building Code, Electrical Code and Plumbing Code of Seven Fields Borough , the "1993 BOCA National Building Code, Twelfth Edition" ; the "1993 BOCA National Plumbing Code, Ninth Edition" with the following exceptions: delete section p-1507.11, section p-309.4 insert 3 feet 6 inches, section p-603.2.1 insert all underground drainage pipes shall be a minimum of 4 inches, Section p-904.1 add last sentence, all underground vents shall be a minimum of 4 inches, delete section p-1808 for new construction and add "Air admittance valves are only permitted when necessary to remove any wall or ceiling coverings to obtain a venting system; the "1996 National Electric Code, NFPA 70" ; the "1992 CABO One and Two Family Dwelling Code" with the following exceptions: Table r-201.2 – frost depth column insert the word yes and 42 inches and the "1993 BOCA National Property Maintenance Code, Fourth Edition", the "1993 BOCA National Mechanical Code", Eighth Edition with the following exceptions: delete sections m-1501.2 and m-2002 for the regulation of construction, erection, fabrication, enlargement, alteration, maintenance and conditions, substantial repair, plumbing and electrical installations of properties, and the structures within the Borough of Seven Fields including amendments to said Building Code, Plumbing Code, Electrical Code, Property Maintenance Code or Mechanical Code as may be made from time to time. The said "1993 BOCA National Building Code, Twelfth Edition", the "1996 BOCA National Electrical Code, the "1993 BOCA National Plumbing Code" , the "1992 CABO Code" , the "1993 BOCA National Property Maintenance Code, Fourth Edition", and the "1993 BOCA National Mechanical Code" is incorporated herein by reference as if more fully set forth, including such amendments as may from time to time be made.

Section 2: The Borough Council may, by motion appoint a Building Official, Code Enforcement Officer, to administer this Ordinance. Said Building Official, Code Enforcement Officer shall be empowered with the right to enforce all provisions of this ordinance. Specifically including but not limited to, those provisions provided for in the "1993 BOCA National Building Code", the "1996 National Electric Code", the "1993 BOCA National Plumbing Code", the "1992 CABO Code", the "1993 BOCA National Property Maintenance Code", and the "1993 BOCA Mechanical Code."

Section 3: The Borough of Seven Fields may from time to time, by resolution, adopt change, alter, or amend various articles or sections of the "1993 BOCA National Building Code", the "1996 National Electric Code", the "1993 BOCA National Plumbing Code", the "1992 CABO Code", the "1993 BOCA National Property Maintenance Code", and the "1993 BOCA Mechanical Code" as the Borough Council deems appropriate or necessary for the administration of the ordinance.

Section 4: The Borough Council may from time to time by resolution adopt, change, alter or amend fees for any permits, services, certificates, or inspections authorized by this Ordinance.

Section 5: No structure, whether residential, commercial or industrial shall be occupied until a Certificate of Occupancy is issued by the Building Officials designated by the Borough Council in accordance with this ordinance. No such Certificate of Occupancy shall be issued until all inspections required by this ordinance have been completed, and all associated fees have been paid to the Borough. The owner of any property for which a permit is required, along with the applicant for said permit shall both be liable to the Borough for any such fees for permits and inspections.

Section 6: The property owner or permit applicant may be required to submit a construction plan and property plan showing the improvements requested, these plans shall be for information purposes only for the Borough, and the issuance of any permit after such submission does not constitute approval of any plan so submitted, which plans are deemed to be solely for the purpose of assisting the Borough during inspections.

Section 7: In the even the Borough Zoning Ordinance, Subdivision Ordinance or any other Ordinance of the Borough, State or Federal Governments provides for a more strict standard than provided in this Ordinance, the stricter standard shall apply.

Section 8 (A): If at any time the Building Officials determine that a property owner, contractor, permit applicant or any other person connected with the construction, installation, or renovation has violated any provision of this Ordinance, or standards established by the "1993 BOCA National Building Code", the "1996 National Electric Code", the "1993 BOCA National Plumbing Code", the "1992 CABO Code", the "1993 BOCA National Property Maintenance Code", and the "1993 BOCA Mechanical Code" or any amendments thereto, the said Building Officials shall have the right to suspend any permit issued, issue a stop work order, deny an occupancy permit, and refuse to permit any further construction or installation.

Section 8 (B): In the event of a violation of any provision of this Ordinance, no Certificate of Occupancy shall be issued for any such structure determined to be in violation by the Building Official and no such structure shall be occupied by any person until the violation is abated.

Section 8 (C.): The Borough may proceed with an action of law and/or in equity to enforce the provisions of this Ordinance and the proceeding with such legal action shall not prohibit the Borough from seeking to impose other penalties prescribed by this Ordinance nor from suspending construction or issuing a stop work order as provided for in this Ordinance.

Section 9: In addition to, or separate from, the action set forth in the above Section 8, any person violating this Ordinance, or any part thereof, may be charged and shall upon conviction before the District Magistrate of the Commonwealth of Pennsylvania, pay a fine of not less than $100;00 nor more than $300.00, and in default of the payment of such fine shall be imprisoned for a period of not more than 10 days in the Butler County Prison. Each day a violation continues shall be deemed to be a separate offense and shall be subject, in all respects, to the same penalties as the first offense, and separate proceedings may be instituted and separate penalties imposed for each day's offense.

Section 10: It is the intention of the Borough Council that each section, subsection of this Ordinance shall be a separate provision and shall be independent of all other provisions herein, and it is further the intention of the Borough Council that if any section, subsection, or portion of section, or subsection shall be declared to be unconstitutional, invalid, illegal, or unenforceable by any court of competent jurisdiction, such decision shall not effect the validity of any of the remaining sections, subsections, or parts thereof, of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would not have been enacted had such unconstitutional, invalid, illegal, or unenforceable provisions been included herein.

Section 11: This Ordinance shall take effect 10 days after final passage and enactment by the Borough Council of Seven Fields Borough.

ENACTED AND ORDAINED this 13th day of May, 1996, by the Council of the Borough of Seven Fields.

Robert Messina, Council President

Christine Wells, Borough Manager/Sec.

REVIEWED AND APPROVED BY ME THIS 13th day of May, 1996.

Bruce Richards, Mayor