

**TOWNSHIP OF O'HARA  
ALLEGHENY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF O'HARA AMENDING THE  
TOWNSHIP CONSTRUCTION CODE**

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**WHEREAS**, the purpose of this ordinance is to promote the general health, safety and welfare of the citizens of the Township of O'Hara (the "Township") and to conform to the requirements of the Pennsylvania Construction Code Act and regulations to the Act promulgated by the Pennsylvania Department of Labor and Industry (hereinafter sometimes collectively referred to as the "Code"); and

**WHEREAS**, the Pennsylvania Construction Code Act required the enactment of an appropriate ordinance by municipalities electing to administer and enforce the building code provisions of the Code; and

**WHEREAS**, the Township previously adopted such an Ordinance (referred to herein as the "Building Code"), and now desires to amend the same in accordance with recent legislation, Acts 13 and 92 of 2004, and to clarify existing requirements, including those required under Township Ordinance 1008 (the "Prior Building Code"), that continue to be valid and enforceable regulations pursuant to Section 303 of the Code.

**NOW, THEREFORE**, the Township of O'Hara hereby ordains:

1. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.  
Building:
  1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58m<sup>2</sup>).
2. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
3. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.
4. Naturally cut trees shall be regulated by Section 804 of the 2003 International Fire Code.
5. The requirements relating to the necessity of having a registered architect's or engineer's seal on residential dwellings shall remain in effect.
6. All relevant ordinances, regulations and policies of the Township not governed by the Code shall remain in full force and effect. Undefined terms in this Ordinance shall have the meaning ascribed to it in the Building Code.
7. If any section, subsection, sentence, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

**DULY ENACTED AND ORDAINED** this 12th day of October, 2004.

TOWNSHIP OF O'HARA

ATTEST:

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Robert John Smith  
President of Council

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Douglas C. Arndt  
Township Manager

First Reading:	<u>Vogel - Frauenholz, Jr.</u>	<u>5 - 0</u>	<u>09/14/2004</u>
Second Reading & Adoption:	<u>Habay - Treblow</u>	<u>7 - 0</u>	<u>10/12/2004</u>
Advertised:	<u>10/21/2004</u>	Codified	<u>                    </u>