

Chapter 7
Part 3
Fire Safety Requirements

§301. Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures including fire safety facilities and equipment to be provided.

§302. Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

§303. Responsibility. The owner of a premise shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy any premises that do not comply with the requirements of this chapter.

§304. Terms. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

- a. Interchangeability. 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.
- b. Terms defined in other codes. Where terms are not defined in this code such terms shall have meanings ascribed to them as in other code publications of the International Code Council.
- c. Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies

§304. Fire Protection System Existing Dwellings.

§304.1 Change of Occupancy. At any change of dwelling unit occupancy incident to the sale, lease or sub-lease of said dwelling units, it shall be the duty of the grantor (seller, lessor, or sub-lessor) to provide and install, in the proper working condition, smoke alarms as required by this code, section or other applicable laws.

§304.2 Smoke Alarms. Existing residential occupancies not already provided with single-station smoke alarms shall be provided with approved single-station smoke alarms

§304.3 Installation. Approved single-station smoke alarms shall be installed in existing dwelling units, congregate residences, hotel and lodging house guest rooms. Installation shall be in accordance with the Nation Fire Prevention Association's Nation Fire Alarm Code (NFPA72).

§304.4 Location Requirements. The minimum standard as stated in the NFPA: There should be a smoke alarm on every level of the house, including the basement and outside every bedroom. The alarm shall be clearly audible in all bedrooms.

§304.5 Power Source. In residential occupancies, single-station smoke alarms shall be battery operated or shall receive their primary power from the building wiring provided that such wiring is served from a commercial source. When power is provided by the building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

§305 Inspection / Documentation. All fire protection systems shall be inspected, tested and maintained in accordance with the requirements of the latest edition of the National Fire Protection Association. Such testing is to be conducted by a certified fire inspector, certified electrical inspector or a designated Township employee; documentation shall be submitted on forms approved by the Township. The building owner will forward such documentation to the Township upon any change of occupancy.

§306. Fire Protection Systems New Construction

§306.1 Requirements. All newly constructed residential structures shall have installed smoke alarms in accordance with the International Residential Code (as noted) and the National Fire Protection Association's National Fire Alarm code (NFPA72) and is subject to the modifications, amendments or additional requirements of such codes.

§306.2 Permit Application and Approval. Upon the submittal of a permit application for new home construction or habitable additions to existing homes, the plan submittal shall include detailed plans indicating adherence to the requirements as set forth in this section.

§306.3. Single- and Multiple-Station Smoke Alarms. Single-and multiple-station smoke alarms shall be installed in the following locations;

1. In each sleeping room
2. Outside of each separate sleeping area in immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

§306.4 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual units. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

§306.5 All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provision of NEPA72.

§306.6 Alterations, Repairs and Additions. 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 units 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 alteration 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 would 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.

§306.7 Power Source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by section R317.1.1. of the International Resident Code 2000 and it's amendments.

§307 Certificate of Use and Occupancy. The Zoning Officer or a designated township employee shall inspect any structure, building or improvement and verify its compliance with this section prior to the issuance of the use and occupancy certificate.

§ 308. Penalty. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.