

**LOWER MAKEFIELD TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 433**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA, ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, WITH AMENDMENTS, AS THE LOWER MAKEFIELD TOWNSHIP FIRE CODE; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of Lower Makefield Township, Bucks County, Pennsylvania, is empowered to promote and protect the public health, safety and general welfare of its residents, and in furtherance thereof, believes that regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in Lower Makefield Township is in the public interest; and

**WHEREAS**, the Board of Supervisors has determined that the adoption of the 2018 International Fire Code, with amendments, as the Township's Fire Code, as recommended by the Township Fire Service Director, is in the best interests of the health, safety, and welfare of the residents of Lower Makefield Township.

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Lower Makefield Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. That a certain document, three (3) copies of which are on file in the office of the Fire Service Director of Lower Makefield Township, being marked and designated as the *International Fire Code*, 2018 edition, including all Appendixes, as published by the International Code Council, be and is hereby adopted as the Fire Code of Lower Makefield Township, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Fire Service Director are hereby referred to, adopted, and made a part hereof, as if fully set out in full in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section II. of this Ordinance.

II. That the following sections of the 2018 edition of the International Fire Code are hereby revised as follows:

A. Section 101.1. – Insert: "Lower Makefield Township, Bucks County, Pennsylvania"

B. Section 105.1.2, Types of permits, are amended to read as follows:

“Types of permits. There shall be four types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.6 for either;
  - 1.1 A prescribed period.
  - 1.2 Until renewed or revoked.
2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7.
3. Annual fire safety inspection permit. An annual fire safety inspection permit will be required on all properties that are referred to in the Fire Code. The annual fire safety inspection will ensure that the buildings that receive a fire safety inspection are in compliance with the Fire Code.
4. Use and occupancy permit. A use and occupancy permit would be under the Fire Code when no other building permit would be required for the business to commence operations. This would ensure the business be in compliance with all fire safety issues.”

C. A new Section 105.1.7 is added as follows:

“Fees. Fees for fire safety registrations and fire permits shall be in accordance with a schedule adopted by resolution of the Board of Supervisors.”

D. Sections 105.6. and 105.7, Required Permits, are amended to read as follows:

"The *Fire Code Official* is authorized to issue permits and collect fees as enumerated in Sections 105.6.1. through 105.6.50. and Sections 105.7.1. through 105.7.25. in accordance with the fee schedule adopted by resolution of the Board of Supervisors."

E. Section 110.4 The provisions of this Section are hereby modified so as to provide if any person, firm or corporation shall violate the provisions of this Code, same shall be considered a summary offense punishable by a fine of not more than One Thousand Dollars (\$1,000) or in lieu of payment of fine by imprisonment not to exceed ninety (90) days. Each day that a violation shall continue shall be a separate violation.

F. Section 112.4 This Section shall be modified so that any person who shall continue to violate a stop work order shall pay a fine of not more than One Thousand Dollars (\$1,000) per day and each day shall be a separate violation.

G. A new Section 505.3 is added as follows:

"505.3. Truss Construction Identification. Any commercial building construction that consists of truss floor and/or roof materials will have the appropriate signage placed on the building to advise incoming emergency responders of the hazard present. Location will be approved by the *Fire Code Official*. All street signs at the entrance of any development in which the construction consists of truss floor and/or roof materials will have the appropriate signage placed on the top of the street sign for emergency responders to see when entering the development.

H. A new Section 507.5.7 is added as follows:

"507.5.7. Fire hydrants. Specifications. Fire hydrants shall have National Standard Threads and be approved by the *Fire Code Official*. The following criteria shall be required regarding installation:

1. The hard-suction/pumper connection shall face the street, access driveway or fire walkway with the side outlets parallel to the cartway or walkway edge.
2. A minimum clearance of 20 inches, measured from the bottom of the lowest outlet to final grade of ground or pavement, shall be provided. In no case shall said clearance be more than 26 inches.
3. Fire hydrants shall be appropriately spaced so as not to exceed 500 feet between hydrants.
4. Fire hydrants required to be located outside a street right-of-way shall not be accepted as public fire hydrants by the Township.
5. Fire hydrants shall be located within five feet of paved streets, access driveways or fire walkways."
6. Any new or replaced fire hydrant shall have a 4-inch locking Storz adapter attached to the hard-suction/pumper connection.

I. Section 903.3.6 Hose Threads, is amended to read as follows:

"Fire Hose connections used in connection with automatic sprinkler systems shall be 4-inch locking Storz adapter on a 30-degree angle facing a direction approved by the *Fire Code Official*.

J. Section 912.3 Fire Hose Thread, is amended to read as follows:

Fire Hose threads used in connection with standpipe systems shall be 4-inch locking Storz adapter on a 30-degree angle facing a direction approved by the *Fire Code Official*.

K. Section 3103.2 Approval required, is amended to read as follows:

"Tents and membrane structures having an area in excess of 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *Fire Code Official*.



Exceptions:

1. Tents used exclusively for recreational camping purposes.

L. Section 5601.2.4. is amended as follows:

“\$100,000” shall be changed to “\$2,000,000”

IV. To the extent that the Board of Supervisors of Lower Makefield Township has previously adopted a Fire Code, same shall be deemed to be repealed and to the extent the provisions of this Code conflict with any other provisions or requirements of any Ordinance of Lower Makefield Township, the most restrictive, or those imposing the higher standards, shall govern exempt as otherwise herein provided. The adoption of this Ordinance shall further repeal all other Ordinances, including Ordinance No. 347 which added a section regarding fire hydrants, and in its place shall be all requirements for fire hydrants under and pursuant to the 2018 edition of the International Fire Code.

IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Lower Makefield Township.


V. This Ordinance shall become effective the day after its legal adoption.

ENACTED AND ORDAINED BY THE TOWNSHIP OF LOWER MAKEFIELD THIS 7<sup>th</sup> DAY OF December 2022.

BOARD OF SUPERVISORS  
TOWNSHIP OF LOWER MAKEFIELD

By:   
Chairperson

ATTEST:

  
Kenneth Coluzzi, Interim Township Manager