

**LOWER MAKEFIELD TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA, ADOPTING THE 2021 EDITION OF THE *INTERNATIONAL FIRE CODE*, WITH AMENDMENTS, AS THE LOWER MAKEFIELD TOWNSHIP FIRE CODE AND REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF**

**WHEREAS**, the Township of Lower Makefield (“Township”) is a municipality organized and existing under the Second-Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §§ 65101, et seq.; and

**WHEREAS**, the Second Class Township Code empowers the Board of Supervisors of the Township of Lower Makefield (the “Board of Supervisors”) to promote and protect the public health, safety and general welfare of its residents, 53 P.S. § 66506, 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 the Township is in the public’s best interest; and

**WHEREAS**, the Township, on December 7, 2022, enacted Ordinance No. 433 adopting the 2018 edition of the *International Fire Code* for the Township; and

**WHEREAS**, the Board of Supervisors has determined that repealing Ordinance No. 443 and any other ordinances or parts of laws or ordinances inconsistent or in conflict therewith, and adopting of the 2021 edition of the *International Fire Code*, with amendments, as the Township’s Fire Code, as recommended by the Township Fire Services Director, is in the best interests of the health, safety, and welfare of the residents of Lower Makefield Township.

**NOW, THEREFORE**, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Lower Makefield Township, Bucks County, that the Township’s Code of Ordinances is **AMENDED** as follows:

- I. Chapter 112, Fire Prevention, Article I, Adoption of Standards, of the Township Code of Ordinances is hereby **AMENDED** as follows:
  - A. **AMEND** Section 112-1, “Adoption of Code,” to **STRIKE** it in its entirety and **REPLACE** is with the following so that it now reads:

That a certain document, a copy of which is on file in the office of the Fire Services Director of Lower Makefield Township, being marked and designated as the *International Fire Code*, 2021 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 Services 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 112-2 of this Ordinance.

- B. AMEND** Section 112-2, "Additions, amendments and deletions," to **STRIKE** it in its entirety and **REPLACE** it so that it now reads:

The following sections of the 2021 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, is 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:

**105.1.7 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 105.5 and 105.6, Required Permits, are amended to read as follows:

The Fire Services Director is authorized to issue permits and collect fees as enumerated in Sections 105.5.1 through 105.5.52 and Sections 105.6.1 through 105.6.24 in accordance with the fee schedule adopted by resolution of the Board of Supervisors.

- E. Section 112.4 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 113.4 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 503.6.1 is added as follows:

**503.6.1 Emergency Vehicle Access.** Electric gates for emergency vehicle access shall include an “Infrared Automatic Gate System (Opticom)” that opens the gates automatically. These devices shall be installed on all electric fire access gates. Contact the Fire Services Director for approval prior to installation.

- H. A new Section 505.3 is added as follows:

**505.3 Truss Construction Identification.** Any commercial building construction that consists of wood 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 Services Director. All street signs at the entrance of any development in which the construction consists of wood 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.

- I. A new Section 506.3 is added as follows:

**506.3 Key Box Enforcement.** The Office of the Fire Services Director shall be responsible for the implementation of the Knox Box Program including the distribution of Knox Box keys to emergency response personnel and for the maintenance and security of such keys. The Office of the Fire Services Director shall be responsible for the enforcement of this program.

J. A new Section 506.4 is added as follows:

**506.4 Keys Required.** Keys required in the Key box include points of entry, interior & exterior, or a master key if available. Other keys that may be required are fire pump- sprinkler riser room, fire alarm control panel, mechanical and electrical rooms, stairwell doors, elevator control rooms, roof access doors, or other keys as directed by the Fire Services Director.

K. 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 Services Director. 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.
7. All public fire hydrants shall be white in color with all outlet caps and bonnet light blue in color. Exact color match shall be coordinated with water company. All private fire hydrants shall be painted red in color, including outlet caps and bonnet.

L. 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 Services Director.

M. 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 Services Director.

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

Tents and membrane structures having an area equal to or greater than 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the Fire Services Director.

Exceptions:

1. Tents used exclusively for recreational camping purposes.

O. Section 3105.2 Approval required, is amended to read as follows:

Temporary special event structures having an area equal to or greater than 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the Fire Services Director and the building official.

P. Section 5601.2.4. is amended as follows:

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

- II. Chapter 112, Fire Prevention, Article II, Rapid-Entry Systems, of the Township Code of Ordinances is hereby **REPEALED** in its entirety. Any and all requirements regarding key boxes shall adhere to the 2021 edition of the *International Fire Code* as adopted by this Ordinance.
- III. To the extent that the Board of Supervisors of Lower Makefield Township had previously adopted the 2018 edition of the *International Fire Code* on December 7, 2022, by Ordinance No. 433, same shall be deemed to be repealed and replaced with the sections above. To the extent that the provisions of this Ordinance are in conflict with any other provisions or requirements of another Ordinance of Lower Makefield Township, the most restrictive, or those imposing the higher standards, shall govern except as otherwise herein provided. All other Ordinances or provisions of the Ordinances inconsistent herewith are, to the extent of said inconsistencies, hereby specifically repealed.
- IV. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such determination of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included therein.

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

**ENACTED AND ORDAINED** BY THE TOWNSHIP OF LOWER MAKEFIELD THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2026.

ATTEST:

**LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
David W. Kratzer Jr.,  
Township Manager

\_\_\_\_\_  
Name: \_\_\_\_\_  
Vice Chair