



Policy Briefing Summary *Board of Supervisors*

Date Presented: May 18, 2022

Prepared By: Diane Hicks, Director of Planning and Zoning

Re: Adoption of the 2018 International Property Maintenance Code & the 2018 International Fire Code including Appendices B, C, D, & J

The Board of Supervisors recently adopted the 2018 Code series recently adopted by the Commonwealth. There are often separate sections that are proposed to be adopted independently at the discretion of each municipality and its needs. The two codes referenced above are among those that require separate adoption, once adopted these sections become part of our enforceable Code.

The 2018 IPMC should be adopted to keep pace with the 2018 Code series that was recently adopted by the Commonwealth. It establishes minimum requirements for the maintenance of existing buildings through code regulations that provide clear and specific property maintenance and improvement provisions.

The Fire Code and Building Code often overlap as to applicability therefore we have routinely adopted only Appendix D of the Fire Code to date. The Deputy Fire Marshal recommended that we adopt additional Appendices this year to provide an extra layer of safety and requirements will enhance fire protection and allow the Township to be more regulatory in response to the new types of developments we are seeing.

There should be no conflicts where those portions of the Fire Code are referenced in the Building Code. Adoption of the suggested Appendices will provide both the Building Code Official and Fire Marshal additional options for enforcement. It should be noted that the International Fire Code can be utilized for enforcement on both residential and commercial properties and proposed developments. The recommended Appendices proposed for the Fire Code are as follows:

Appendix B: Fire – Flow Requirements for Buildings – providing procedures for determining fire-flow requirements for buildings or portions of buildings.

Appendix C: Fire Hydrant Locations and Distribution – provides a guide for the location and distribution of fire hydrants for protection of buildings, or portions of buildings.

Appendix D: Fire Apparatus Access Road – provides criteria to establish road widths and turnaround radii to accommodate emergency vehicles.

Appendix J: Building Information Sign – provides informational signage for buildings which allow a fire department readily to access where certain hazardous materials, sprinkler systems, alarms, etc. are located.

Motion: Move to adopt the 2018 International Property Maintenance Code and the 2018 International Fire Code including Appendices B, C, D, and J of the 2018 International Fire Code.