

ORDINANCE 2026-01

AN ORDINANCE REPEALING CHAPTER 202 CONSTRUCTION CODES OF THE CODE OF THE TOWNSHIP OF MANHEIM AND REPLACING IT WITH A NEW CHAPTER 202 THAT ADOPTS AND INCORPORATES THEREIN THE 2021 EDITION OF THE UNIFORM CONSTRUCTION CODE AND INTERNATIONAL CODES AND AMENDS, ADDS AND DELETES CERTAIN PROVISIONS THEREIN

WHEREAS, the Pennsylvania Department of Labor & Industry has approved the adoption of the 2021 International Building Codes (I-Codes) into Pennsylvania's Uniform Construction Code (UCC), with the official statewide effective date set for January 1, 2026, following approval by the Independent Regulatory Review Commission (IRRC) in October 2025;

WHEREAS, Manheim Township has elected to administer and enforce the UCC pursuant to Section 501 of the Pennsylvania Construction Code Act, 35 P.S. §7210.501, as amended;

WHEREAS, as part of administering the UCC and I-Codes, the Board of Commissioners of Manheim Township has determined that certain modifications that equal or exceed the minimum requirements of the UCC and I-Codes are appropriate and necessary;

WHEREAS, pursuant to Section 503 of the Pennsylvania Construction Code Act, 35 P.S. §7210.503, as amended, the Township provided notice of and held a public hearing on the proposed modifications and filed a copy of the proposed ordinance with the Pennsylvania Department of Labor & Industry more than thirty days prior to the public hearing; and

WHEREAS, the Board of Commissioners now desire to adopt the 2021 UCC and I-Codes along with making modifications to certain provisions which equal or exceed the minimum requirements.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of Manheim Township, Lancaster County, Pennsylvania as follows:

Chapter 202 Construction Codes found in Part II General Legislation of the Code of the Township of Manheim is hereby repealed in its entirety and replaced with the following:

Chapter 202 Construction Codes

Article I Uniform Construction Codes

§ 202-1 Adoption of Standards.

Pursuant to Section 501 of the Pennsylvania Construction Code Act, 35 P. §7210.501, as amended, the Township hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act 35 P.S. § 7210.101 as amended. For the purposes described in Section 102 of the Pennsylvania Construction Code Act, 35 P.S. § 7210.102, as amended, the Township hereby adopts the Uniform Construction Code (UCC), 34 Pa. Code,

Article XIV, as amended, and the standardized codes adopted thereunder as presently promulgated or as they shall be amended hereafter, except Chapter 1 of the International Building Code, UCC Chapter 405-Elevators and Other Lifting Devices and except hereafter set forth.

§ 202-2 Amendments.

- A. **Section 403.42a(a). Permit Application** subsection (a) is amended by adding the following phrase to the end of the first sentence:

On a form obtained from the Department of Code Compliance with the applicable permit fee.

- B. **Sections 403.42a. Permit Application** subsections (b) and (c) are deleted and replaced with the following:

- (b) The application for the permit shall be accompanied by not less than two sets of construction documents as described by the UCC or submitted electronically on the Manheim Township permitting portal. The Building Code official may waive the requirement for filing construction documents when the scope of work is of a minor nature. When the quality of materials is essential for conformity to the UCC, the International Codes, or this Ordinance, specific information shall be submitted to establish such quality. Citation to the UCC or use of the term “legal” or its equivalent shall not be used as a substitute for specific information.
- (c) The construction documents for new construction, alteration, repairs, expansion, addition or modification for the buildings or structures shall be prepared by a registered design professional. All construction documents required for a building permit application shall be prepared by a registered design professional consistent with the professional registration laws of the Commonwealth of Pennsylvania.

The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by a registered design professional registered in accordance with the professional registration laws of the Commonwealth of Pennsylvania. The Building Code Official may waive the requirements for having documents prepared by a licensed design professional when the scope of work is of a minor nature.

Fire protection system designs shall be by one of the following: PA licensed professional engineer or an individual who is certified by the National Institute for Certification in Engineering and Technology (Level III and Level IV only) or an equally recognized certifying agency.

At the time of filing an application for permit, the applicant shall present to the Building Code Official adequate evidence that they has obtained from all governmental authorities having jurisdiction all permits, licenses, approvals and/or variances required in connection with the proposed use, occupancy, construction, enlargement, alteration or demolition.

C. **Section 403.43.(g) Grant, Denial and the Effect of Permits** is hereby deleted in its entirety and replaced as follows:

- (g) A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction in writing.

The work shall be completed within the time period stated on the building permit but not longer than one year from the date of the permit issuance. The work shall be completed within six months from the date of the permit issuance for the electrical, plumbing, mechanical, roofing and fire alarm permits. A permit holder, permit applicant, property owner or authorized agent may submit a written request for an extension of time to complete the work for just cause. A request for an extension shall be accompanied by the appropriate fee. The Code Official may grant extensions of time commence construction in writing.

D. **Section 403.44. Alternative Construction Materials and Methods** is hereby amended to by the addition of subparagraph (d) as follows:

- (d) Determinations by the Building Code Official shall be made in one of three written forms of communication.
 - (i) An **Administrative Order** which will provide guidance as to policy decisions. Administrative orders shall be issued by the Building Code Official to clarify code questions and to establish departmental policy where no other criteria exists or where administrative guidance is needed to establish a methodology to resolve recurring problems: or
 - (ii) A **Standard Design Bulletin** which will be issued where code criteria leave a specific aspect of construction to the judgment of the Building Code Official or the authority having jurisdiction. Specific design criteria will be set by the appropriate authority as necessary: or
 - (iii) A **Code Modification** may be issued by the Building Code Official when the design professional of record submits a written request and justification for using alternative methods of construction. The request shall be equal to or more restrictive than the code, section and subsection for which a modification is being requested, a narrative detailing the difficulty in complying with the applicable section(s) of the code or standard, and a description of the proposed construction.

E. **Section 403.45 Inspections** is hereby amended by the addition of subparagraphs (g) as follows:

- (g) Re-Inspections: When a structure or equipment or mechanical, electrical or plumbing or other system subject to inspection under this or any other code shall fail two or more inspections or when the Department of Code Compliance is contacted to perform a test or inspection but the structure, equipment or system

is not ready for testing or inspection when the Code Official arrives, the contractor or other person or business responsible for performing the work shall pay a fee for each such failure, as prescribed from time to time by resolution.

- F. **Section 403.62. Permit Requirements and Exemptions** is hereby amended to include the following new subsection:

- (f) A building permit shall be required for the erection, construction or placement of detached utility and miscellaneous use structures, such as private garages, carports, structures accessory to swimming pools, greenhouses, gazebos and sheds accessory to single family, two-family and townhouse dwellings if greater than 250 square feet in area.

Where detached utility and miscellaneous use structures, such as private garages, carports, structures accessory to swimming pools, greenhouses, gazebos and sheds accessory to single family, two-family and townhouse dwellings, of 250 square feet or less in building area are connected to a utility, an appropriate permit for the utility connection is required. A utility is electric, natural gas, water or sewer service.

A building permit shall be required for residential alterations or repairs as set forth in Section 403.62 of the Uniform Construction Code.

- G. **Section 403.62a. Permit Application** is amended by deleting subsections (b) and (c) and adding the new subsections as follows:

- (b) The application for a permit shall be accompanied by not less than two sets of construction documents as described by the UCC or submitted electronically on the Manheim Township permitting portal. The Building Code Official may waive the requirement for filing construction documents when the scope of the work is of a minor nature. When the quality of materials is essential for the conformity to the UCC, The International Codes, or this Ordinance, specific information shall be submitted to establish such quality. Citation to the UCC or use of the term “legal” or its equivalent shall not be used as a substitute for specific information.
- (c) The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional when the proposed design is outside the scope of the prescriptive building code. When construction documents required for a building permit application are prepared by a registered design professional, they shall be consistent with the professional registration laws of the Commonwealth of Pennsylvania. The construction documents shall include name and address of the registered design professional and shall be signed, sealed and dated by a registered design professional registered in accordance with the professional registration laws of the Commonwealth of Pennsylvania.

Fire protection system designs shall be by one of the following:

PA licensed professional engineer or an individual who is certified by the National Institute for Certification in Engineering and Technology (Level III and Level IV only) or an equally recognized certifying agency.

At the time of filling an application for permit, the applicant shall present to the Building Code Official adequate evidence that they has obtained from all governmental authorities having jurisdiction all permits, licenses approvals and/or variances required in connection with the proposed use, occupancy construction, enlargement, alteration or demolition.

H. **Section 403.63. Grant, Denial and Effect of Permit** is hereby amended by deleting subsection (g) and replacing it in its entirety as follow:

- (f) A permit becomes invalid unless the authorized construction work begins within 180 days after the permits issuance of if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for just cause. The Code Official may grant extensions of time to commence construction in writing.

The work shall be completed within the time period stated on the building permit but not longer than one year from the date of the permit. The work shall be completed within six months from the date of permit issuance for electrical, plumbing, mechanical and residential fire alarm permit. A permit holder, permit applicant, property owner or authorized agent may submit a written request for an extension of time to complete the work for just cause. A request for an extension shall be accompanied by the appropriate fee. The Code Official may grant extensions of time to complete construction in writing.

I. **Section 403.64. Inspections** is hereby amended by the adding new subsection (h) as follows:

- (g) Reinspections: When a structure or equipment or mechanical, electrical or plumbing or other system subject to inspection under this or any other code shall fail two or more inspections or when the Department of Code Compliance is contacted to perform a test or inspection but the structure, equipment or system is not ready for testing or inspection when the Code Official arrives, the contractor or other person or business responsible for performing the work shall pay a fee for each such failure, as prescribed from time to time by resolution.

Article II International Codes

§ 202-3 Purpose

This Ordinance makes amendments to the technical provisions of the 2021 International Codes which are incorporated herein by reference thereto

§ 202-4 INTERNATIONAL RESIDENTIAL CODE amendments

A. **Section R202 Definitions.** Building sewer is amended by adding the following

sentence:

All matters related to the building sewer design, installation, inspection, testing, and repair of building sewer system shall be in accordance with the rules and regulations set forth by the sewer authority having jurisdiction: Lancaster Area Sewer Authority or City of Lancaster.

B. Table R 301.2 (1) Climatic and Geographical Design Criteria shall read as:

Ground Snow Load	30 PSF
Wind Speed	115 Mph
Topographic Effect	No
Special Wind Region	No
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	36 inches
Termites	Moderate to Heavy
Winter Design Temp.	11 Degrees
Ice Shield Underlayment	Yes
Flood Hazards	Section 816 Floodway Controls, Manheim Township Zoning Ordinance adopted June 24, 1968
Air Freezing Index	974
Mean Annual Temperature	51 Degrees

C. R319 Site Address. Address identification is amended by deleting the text and replacing it with the following:

Structures to which a street number has been assigned shall display such number (numerals only) in a position easily observable and easily readable from the roadway or street fronting the property. The numbers shall be of contrasting color with their background and permanent in nature. Ther numbers shall not be installed on openable man doors or overhead doors.

Residential Structures – Street numbers shall be at least 4 inches in height and shall be installed at least 18 inches above finish grade.

D. Section R403.1 Footings is amended by adding the following:

When unsuitable soil conditions are present or if blasting is required in the excavation of footings and foundation, two ½” diameter reinforcing bars are required to be installed in the entire footing. If conditions warrant, s design professional shall be consulted for footing/foundation design.

E. Section R405.1.1 Precast Concrete Foundation is amended as follows:

By deleting “sewer system” in the last sentence and replacing it with “drainage system in accordance with Section R405.1

- F. **Section R405 Foundation Drainage** is amended by adding the following new subsection:

Section R405.1.2 Sump Pump Discharge Piping Termination. Sump pump pipes discharging groundwater shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no closer than 10 feet from the street right-of-way.

- G. **Section 702.7 Vapor Retarders** is amended to remove Class I vapor retarders. Class I vapor retarders are not to be installed on the interior side of frame walls.

- H. **Section R801.3 Roof Drainage** is amended as follows:

The controlled method of water disposal from roofs shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no closer than 10 feet from the street right-of-way.

- I. **Section P2603.5 Freezing** is amended by deleting the last sentence and inserting in its place:

Water service pipe shall be installed a minimum of 36 inches below finish grade.

- J. **Section P2719 Floor Drains** is amended to read as follows:

Basement and garage floor drains in residential structures shall no discharge into the sanitary sewer system. Basement and garage floor drains in new construction, alterations or additions shall discharge by approved piping directly to daylight by either gravity or by a drainage system to the exterior of the structure. Existing basement and garage floor drains are subject to approval by the Building Code Official.

- K. **Section P2902.1 Potable Water Required** is amended by adding the following sentence:

Water service pipe installed downstream from City of Lancaster Water Bureau’s last valve shall conform to this Code.

- L. **Section P2903.7 Size of Water Service Mains, Branch Mains and Risers** is amended in the first sentence by inserting “1” in place of “3/4”.

- M. **Appendix F Radon Control Methods** is adopted as part of this Code.

- N. **Appendix H Patio Covers** is adopted as part of this Code.

- O. **Appendix K Sound Transmission** is adopted as part of this Code.

§ 202-5 INTERNATIONAL BUILDING CODE Amendments

- A. **Section 901.8 Pump and Riser Room Size** is amended by adding the following after the second sentence:

No less than a 36" clearance is to be provided in front of all serviceable equipment in a fire pump and/or riser room.

- B. **Section 1028 Exit Discharge** is amended by adding the following:

Safe exit discharge shall include snow/ice guards on the roof of the structure when deemed necessary by the Building Code Official.

- C. **Section 1405.3.1 Class I and II Vapor Retarders** is amended to remove Class I vapor retarders from the third sentence. Class I vapor retarders are not to be installed on the interior side of frame walls.

- D. **Section 1608.1 Snow Loads General** is deleted and replaced with the following:

Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7 as follows:

- (1) The ground snow load, (pg), to be used in determining the roof design loads for roofs in accordance with the ASCE 7-10, is 30 pounds per square foot (psf).
- (2) ASCE 7-2010 Chapter 7 is amended to read as follows:

7.3 Flat Roof Snow Loads, $p_f = C_e C_t I p_g$

7.3.1 Exposure Factor, C_e . This section is revised as follows: The value for C_e shall be determined from Table 7-2, except that the C_e value used shall not be less than 1.0.

7.3.3 Importance Factor, I . This section is revised as follows: The value for I shall be determined from Table 7-4, except that the I value used shall not be less than 1.0.

- E. **Section 1608.2 Ground Snow Loads** is amended by deleting the first sentence in its entirety and replaced with the following:

The ground snow load (pg), to be used in determining the roof design loads for roofs in accordance with ASCE 7-10, is 30 pounds per square foot (psf).

- F. **Section 1803.2 Investigations Required** is amended by adding the following:

The Building Code Official shall be permitted to grant code modifications for geotechnical investigations when buildings are one story in height above grade and less than 1,000 square feet in building area.

- G. **Appendix H101.2 Signs Exempt from Permits** is deleted in its entirety.

H. **Appendix H108 ANIMATED DEVICES** is deleted in its entirety.

I. **Appendix H10 ROOF SIGNS** is deleted in its entirety.

J. **Appendix H112 PROJECTING SIGNS** is deleted in its entirety.

K. **Appendix H113 MARQUEE SIGNS** is deleted in its entirety.

L. **Appendix 114 PORTABLE SIGNS** is deleted in its entirety.

§ 202-6 INTERNATIONAL FIRE CODE

A. **Chapter 4 Emergency Planning and Preparedness** is adopted as part of this Code.

B. **Chapter 5 Fire Service Features** is adopted as part of this Code.

C. **Section 505.1 Address Identification** is amended by deleting the text and replacing it with the following:

Every new and existing structure to which a street number has been assigned shall display such number (numerals only) in a position easily observable and easily readable from the roadway or street fronting the property. The numbers shall be of contrasting color with their background and shall be permanent in nature. The numbers shall not be installed on openable doors or overhead doors.

Residential Structures-Street numbers shall be at least 4 inches in height and shall be installed at least 18 inches above finish grade

Non-Residential Structures-Street numbers shall be at least 6 inches in height with a minimum stroke width of ½ inch.

Each Tenant in a multi-tenant commercial structure shall display numbers in accordance with the requirements for non-residential structures.

D. **Section 506.1 Where Required** is amended by adding the following sentence:

Key boxes shall be approved by the Building Code Official and the Manheim Township Fire Chief and required in all buildings in which there is a fire alarm system of fire protection system monitored by a central station.

E. **Chapter 6 Building Services and Systems** is adopted as part of this Code.

F. **Section 903.4 Sprinkler System Supervision and Alarms** is amended by adding the following:

This section shall include all new and existing automatic fire sprinkler systems, both required and non-required.

- G. **Section 907.6.6 Monitoring** is amended by adding the following sentence:

This section shall include all new and existing automatic fire sprinkler systems, both required and non-required.

- H. **Section 912.2.2 Fire Department Connections-Existing Buildings** shall be amended by adding the following sentence:

THIS FDC SERVES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

- I. **Section 912.4 Signs** is amended by adding after such signs shall read:

THIS FDC SERVES THE AUTOMATIC FIRE SPRINKLER SYSTEM AND/OR STANDPIPE SYSTEM AT (insert street address).

- J. **Section 1028 Exit Discharge** is amended by adding the following:

Safe exit discharge shall include snow/ice guards on the roof of the structure when deemed necessary by the Building Code Official.

§ 202.7 INTERNATIONAL PLUMBING CODE

- A. **Section 302.2 Industrial Wastes** is amended by inserting “commercial properties” in front of “manufacturing or industrial” and deleting “code official or other authority having jurisdiction” and inserting in its place “sewer authority having jurisdiction”.

- B. **Section 305.4 Freezing** is amended by replacing the last sentence with the following:

Water service pipe shall be a minimum of 36 inches below finish grade.

- C. **Section 412 Floor Drains** is amended by adding the following:

Newly installed basement drains in new and existing structures, and existing basement floor drains in existing structures are subject to approval by the Building Code Official.

- D. **Section 603.1 Water Service Pipe** is amended by inserting “1” in place of “3/4” in the second sentence and by adding the following:

Non-residential water service pipe installed downstream of the Lancaster City Water Bureau’s last valve shall conform to this code.

- E. **Section 803 Special Wastes** is amended by adding a new subsection that reads:

Section 803.4 Requirements. The sewer authority having jurisdiction shall be consulted prior to the discharge of special waste.

- F. **Section 1003.1 Interceptors and Separators.** Where required is amended to read:

Approved separators shall be installed in accordance with this Code in structures, where a determination is made by the Building Code Official or the sewer authority having jurisdiction of the need of a separator based on the use of the structure, proposed waste or discharged waste regulated by this code.

G. **Section 1113 Sumps** is amended by adding the following subsection:

Sump pump pipes discharging groundwater shall terminate at least 5 feet beyond the exterior foundation wall and in a manner that does not create a nuisance on adjacent property(s), but no closer than 10 feet from the street right-of-way.

Article III General Provisions

§ 202.8 Effect on Other Provisions

- A. All building code ordinances or other code ordinances or portions of ordinances which were adopted by Manheim Township on or before July 1, 1999, and which equal or exceed the requirements of the UCC and the International Ordinances incorporated therein shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the UCC or the International Ordinances incorporated therein, as amended from time to time.
- B. All building code ordinances or portions of ordinances which are in effect as of the effective date of this Ordinance and whose requirements are less than the minimum requirements of the UCC or the International Ordinances incorporated therein hereby amended to conform with the comparable provisions of the UCC.

§ 202.9 Violations and Penalties In the event any person fails to comply with the provisions of this Ordinance, the Building Code Official may institute proceedings before a Magisterial District Judge for failure to comply therewith. Any person found guilty of violating the provisions of this Ordinance shall be subject to pay a fine not exceeding \$1,000 plus costs. Each day's violation will constitute a separate offense. Failure to pay any such will subject the violator to imprisonment for a period not to exceed 30 days. Nothing contained herein shall prevent the Building Code Official from filing a non-traffic citation against person for violations of this Ordinance.

202-10 Severability. In the event any provision, section, sentence, clause or part of this Ordinance shall be held invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionally shall not affect or impair the remaining provisions, section, sentences, clauses or parts of the Ordinance, it being the intent of the Board of Commissioners that the remainder of the Ordinance shall be and shall remain in full force and effect.

This Ordinance shall take effect ____ days after adoption.

ENACTED AND ORDAINED by the Board of Commissioners of the Township of Manheim on this _____ day of _____, 2026.

MANHEIM TOWNSHIP
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Board of Commissioners

[TOWNSHIP SEAL]