



MONTGOMERY TOWNSHIP PLANNING AND ZONING
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CURRENT CODES

The Pennsylvania Uniform Construction Code (PA UCC) utilizes the International Code Council (ICC) construction code books. Montgomery Township had previously adopted and amended several building and safety codes. All proposed construction shall meet the UCC/ICC requirements (and the amended codes where more stringent). The codes in force at this time are as follows:

- 2018 International Residential Code
- 2018 International Building Code
- 2018 International Fuel Gas Code
- 2018 International Fire Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Code Council Performance Code
- NFPA 70-2016 – National Electric Code

Accessibility Code Chapter 11 and Appendix E of the 2021 International Building Code (IBC) for new construction along with the accessibility provisions contained in the 2021 International Existing Building Code (IEBC), the 2021 International Plumbing Code (IPC). These codes reference the 2017 ICC/ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities.

****Adopted amendments to the 1996 Code series still apply. See below for written description of changes****

Design parameters for our area are as follows:

Climate Zone: 4

Seismic Zone: "B"

Wind Load: 90 mph

Ground Snow Load: 30 Lbs/SF

Frost/Footing Depth: 36" below grade

Pre-existing Amendments to the Building Code

BOCA National Building Code/1996

Insertions and Changes to Code

The following insertions and changes are hereby made to the BOCA National Building Code/1996:

A. Section 110.0 (related to demolition of structures) shall have the following inserted: "To be reviewed by the Montgomery Township Historical Society."

B. Section 904.2 (requiring sprinklers in A uses) is amended to change the reference from 12,000 square feet to 5,000 square feet and delete all exceptions.

C. Section 904.4 (requiring sprinklers in E uses) is amended to change the reference from 20,000 square feet to 5,000 square feet.

D. Section 904.6 (requiring sprinklers in I uses) is amended to delete the word "not" after the word "shall" in the third line.

E. Section 904.7 Subdivision 1 (requiring sprinklers in M, S1, and F1 uses), is amended to insert 5,000 square feet in place of 12,000 square feet. Subparagraph 2 is amended to insert 5,000 square feet in place of 24,000 square feet. Delete the exception and add new exception: "...unless constructed as Type 1B, 1C, 2A, 2B or 2C from Table 503 and in accordance with Table 602."

F. Section 904.8 (relating to R1 uses) is amended to delete the exception.

G Section 904.9 (relating to R2 uses) is amended to delete the exception.

H. Section 916.6 is amended to read:

916.6 Hose thread: A five inch Stortz connection only shall be used unless otherwise approved by the CEO or Fire Chief.

I. Section 924.1 is amended to add Subdivision 3 to read: "A Knox Box shall be located upon all buildings with a key entry for both sprinkled and unsprinkled buildings, upon existing, reoccupied, renovated or new structures."

BOCA National Fire Prevention Code

Additions to Code

The following provisions are hereby added to this code:

A. By way of implementing the requirement for numbering buildings under Chapter 22 of the Code of Montgomery Township, the owner of every building in Montgomery Township shall cause the street number of such building to be posted conspicuously on the street side of the building at a point no less than five feet from the ground level and no higher than eight feet from the ground level immediately below the numbers posted. The numbers posted shall be posted in such a manner that they will be readily visible and legible from the adjacent street, road or highway. Such numbers shall be at least four inches in height. In lieu of posting such numbers on the street side of the building, the owner of the building may post the numbers on a gate post or a post to the right of the driveway as the driveway is viewed from the adjacent street, road or highway. The numbers so posted shall be no less than three feet or more than five feet from the ground immediately underneath the place where the numbers are posted. All apartment buildings and multiple dwelling buildings shall be uniformly marked, numbered or lettered or otherwise identified so that such markings, number or letters or identification are readily visible to the operators of fire equipment from the roads, streets and highways immediately adjacent to the apartment building or multiple dwelling building.

BOCA International Plumbing Code

Additions to Code

The following provisions are hereby added to this code:

A. Grease Traps shall be sized according to Table 1004.3.1 and be utilized in smaller food preparation uses such as convenience stores or delicatessens where cooking is not done on site. In all other uses, such as restaurants, supermarkets, schools, hotels with kitchens and other food preparation areas, a grease interceptor shall be used and sized in accordance with the directions of the Montgomery Township Sewer Authority Engineer. Fees for this review will be assessed and added to the normal plumbing permit fee to be paid by the applicant. Strip center and/or single space built buildings shall reserve sufficient area and piping to effectively control grease flow in the event that a goof use tenant may occupy one or more locations.

B. Venting shall be at least every 40 feet and made with a Tee Wye fitting towards the eight-inch sewer main and brought up to grade with the first vent within 10 feet of Montgomery Township Municipal Sewer Authority's six-inch lateral.(amended 6-2-1997 by Ord. No. 97-76)

International Mechanical Code

Additions to Code

The following provisions are hereby added to this code:

A. AC and/or DC carbon monoxide detectors shall be installed in all residential uses containing oil, gas, Lp or any fossil-fuel burning heating device, appliance, etc. The locations shall be adjacent to the heating device and one on each living or sleeping level of home, or in accordance with the manufacturer's instructions.