

CHAPTER V

BUILDINGS

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Section 1. Record of Building Activity to be Kept; Annual Report.
From and after the passage of this ordinance, the Borough Engineer or Borough Secretary shall keep a full and complete record of all new buildings, additions and alterations to the buildings erected in the said Borough, and shall make a report to the Borough Council at the last regular meeting of each year, the report to include the number of buildings of the several kinds and the approximate cost. ¹ (November 6, 1950, Section 1)

Section 2. Building Permits. Before commencing or proceeding with the erection, construction, enlargement, alteration, repair or moving of any building or structure or any part thereof, in the Borough of Harrisville, Butler County, Pennsylvania, except where the estimated cost of the proposed work is less than \$100.00, a permit therefor shall first be procured by the owner, lessee or agent, contractor or architect, from the Borough Engineer or Borough Secretary, and it shall be unlawful to commence or proceed with such work unless such permit shall first have been obtained. The charge for such permit shall be \$3.00 for a building or addition thereto having a floor area of 200 square feet or less with an additional charge of

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1. Section 14 of this ordinance repealed all conflicting ordinances and parts of ordinances insofar as they affected this ordinance.

twenty-five cents (\$.25) for each 100 square feet or fraction thereof for all area in excess of 200 square feet. Application for building permits shall be accompanied by a statement in writing, giving the location, intended use of building or structure, plans, drawings, specifications and such other information as may be required by the Borough Engineer or Borough Secretary, in order to ascertain whether or not such proposed operation complies with the provisions of this ordinance or other ordinances of the Borough. The drawings and specifications submitted shall be kept on file by the Borough Secretary at all times, and shall not be removed therefrom or referred to except by the proper officers appointed by the Borough, and by any other parties the value of whose property may be affected to which such records relate. No permit shall be issued for any building operation which does not comply in all respects with the provisions of this ordinance, nor for the removal of any existing building or structure to a new location unless in its new location it will comply. Furthermore, the Borough Engineer or Borough Secretary shall have the authority to cause the cessation of any work being done in violation of any of the terms of this ordinance, even though insufficient in scope to require the issuance of a building permit. An applicant for permit whose application has been refused or any person who has been ordered to incur any expense about any buildings or to stop operations or work on account of nonconformity with the ordinance, may appeal from such decision by giving notice in writing to the Borough Secretary of such appeal to the Council. In such appeals the Council shall sit as a Board of Appeals and shall direct the Borough Engineer or Borough Secretary to issue his permit under such conditions as they may require, or to withhold the same, or to make such other and further order in the premises as the Council may deem proper. (November 6, 1950, Section 2)

Section 3. Division Walls Between Units. All buildings hereafter erected in the said Borough shall have division walls between building units, constructed of iron, steel, stone, brick, hard-burned hollow tile, gravel--stone or hard coal cinder, concrete blocks, or gravel or stone concrete mixed properly and properly bonded and solidly put together. All such division walls shall be of sufficient thickness to support the load to be carried, but in no case shall a brick, stone, concrete or hollow brick wall of a one- or a two-story building, be less than eight inches thick. For a three-story building, the wall of the first story shall be at least thirteen inches thick, and of the second and third stories, eight inches thick. (November 6, 1950, Section 3)

Section 4. Foundation Walls. All foundation walls of buildings within the Borough shall be built with stone, vitrified brick or concrete or concrete block, composed of gravel, sand and cement; all foundation walls shall have a footing course to be at least six inches thick and not less than eighteen inches wide. It is further provided that where a foundation wall rests on a solid rock, the footing course may be omitted, with the approval of the Building Inspector. Foundation

2. Including Sections 1 to 12 of this chapter.

footer shall be at least 16 x 8 inches in thickness for a frame house and 8 x 10 inches in thickness for a brick house whose first story wall is thirteen inches in thickness. Stone walls shall be at least eighteen inches in thickness. (November 6, 1950, Section 4)

Section 5. Electrical Installations. All buildings within the Borough equipped with electrical appliances or wired for electric lights shall be wired and equipped in strict accordance with the rules and regulations of the National Electric Code. (November 6, 1950, Section 5)

Section 6. Chimneys and Flues. Except as herein provided, all chimneys in all buildings hereafter erected and all chimneys hereafter altered or rebuilt shall be constructed of brick, hollow tile, stone or reinforced concrete. No masonry chimney shall have walls less than nine inches thick, unless they be lined on the inside with well-burned terra cotta or fire clay chimney tile, set in fire clay or lime mortar, in which case the wall shall be not less than four inches thick of brick, stone or reinforced concrete, or six inches thick if of hollow tile. The lining shall be continuous from the bottom of the flue to one foot above the roof, but the lining of the flues of furnaces or of coal fires shall be continuous to the top of the chimney. All flues of coal fires or furnaces shall be at least nine inches by thirteen inches. Brick set on edge shall not be permitted in chimney construction. All chimneys shall project at least three feet above the point of contact of a flat roof. No chimneys in any buildings shall have wooden supports of any kind. Supports shall be incombustible and shall rest upon the footing or masonry walls. All chimneys which are dangerous from any cause shall be repaired, and made safe or taken down. The fireback of every fireplace hereafter erected shall not be less than eight inches in thickness of solid brickwork, nor less than twelve inches of stone lined with firebrick. When a coal or wood burning grate is set in a fireplace, a lining of firebrick at least two inches in thickness shall be added to the fireback. No joists or wood framing shall be placed within two inches of the masonry of any chimney or fireplace. (November 6, 1950, Section 6)

Section 7. Joists and Rafters; Outlet to Roof. The joists of all buildings shall be bridged at least every eight feet and spaced not more than sixteen inches, center to center. Main roof rafters must be at least two inches by six inches up to sixteen feet in length and two inches by eight inches up to twenty feet and spaced not more than sixteen inches, center to center, when sixteen feet or more in length. No roof rafters shall be spaced more than twenty-four inches, center to center. All other roof rafters more than ten feet in length shall be at least two inches by six inches. An outlet must be provided to every roof, either by dormer window or by trap-door. (November 6, 1950, Section 7)

Section 8. Load Capacity; Conformity to Good Engineering Practice. All parts of every building shall be designed to carry safely the load to be imposed thereon and shall in all other respects conform to good engineering practice. (November 6, 1950, Section 8, as amended by Ordinance 53, October 2, 1972, Section 1)

Section 9. Repair or Reconstruction of Destroyed or Partially Destroyed Buildings. Any building within the Borough that shall be torn down or destroyed to the extent of three-fourths (3/4) of the value thereof shall not be repaired or reconstructed except in accordance with the provisions of this ordinance³ on new buildings. (November 6, 1950, Section 9, as amended by Ordinance 53, October 2, 1972, Section 2)

Section 10. Requirements for Buildings Moved into Borough or Within Borough. No building shall be moved into the said Borough or from one place in said Borough to another unless the construction of said building shall be in conformity with the provisions of this ordinance.⁴ (November 6, 1950, Section 11)

Section 11. Requirements for Tanks for Oil, Gasoline and Other Liquids and for Fuel-Burning Equipment. No tank for the storage of oil, gasoline or any other liquid shall be installed within the limits of street lines as shown on the Borough maps. All tanks and fuel-burning equipment shall be installed in strict accordance with the Underwriters Code. (November 6, 1950, Section 12)

Section 12. Penalty for Violation. Any person or persons, firm, partnership or corporation who or which shall violate any provision of this ordinance⁵ shall, for each and every such violation, upon conviction thereof, be sentenced to pay a fine of not more than three hundred dollars (\$300.00) and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days. Provided: each day's continuance of a violation of any provision of this ordinance shall constitute a separate violation. Provided further: the imposition of the penalty herein prescribed shall not preclude the Borough from instituting appropriate action to prevent unlawful construction, or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises to stop an illegal act, conduct, business or use of a building or structure in or about any premises. (November 6, 1950, Section 13, as amended by Ordinance 53, October 2, 1972, Section 3)

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3. Including Sections 1 to 12 of this chapter.
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