

# Policy Briefing Summary

## Board of Supervisors



**Date Presented:** June 1, 2022

**Prepared By:** Diane Hicks, Director of Planning and Zoning

**Re:** Adopt the 2018 International Property Maintenance Code & the 2018 International Fire Code including Appendices B, C, D, & J via Ordinance 297

### BACKGROUND

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.

### RECOMMENDED MOTION:

To enact Ordinance 297, adopting the 2018 International Fire Code, including Appendices B, C, D, and J, and the 2018 International Property Maintenance Code with amendments.

**KENNETT TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 297**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF KENNETT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, ADOPTING THE 2018 INTERNATIONAL FIRE CODE, INCLUDING APPENDICES B, C, D, AND J, AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Kennett Township desires to adopt the 2018 International Fire Code, including Appendices B, C, D, and J, and the 2018 International Property Maintenance Code in order to allow Kennett Township to enforce these codes in the best interests of the health, safety and welfare of the residents of Kennett Township; and

**WHEREAS**, Kennett Township is authorized to adopt standard codes by reference pursuant to Section 1601(e) of the Second-Class Township Code;

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Kennett Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The 2018 International Fire Code, including Appendices B, C, D, and J, is hereby adopted by Kennett Township as the Kennett Township Fire Code, and shall be in full force and effect and shall be enforced by Kennett Township.

II. The 2018 International Property Maintenance Code is hereby adopted by Kennett Township as the Kennett Township Property Maintenance Code and shall be in full force and effect and shall be enforced by Kennett Township, with the following amendments:

1. Section 101.1. Insert “Kennett Township, Chester County, Pennsylvania”.
2. Section 103.5. Insert “Fees assessable by the Township for the administration and enforcement undertaken pursuant to this Article and the Code shall be established by the Board of Supervisors by resolution from time to time.”
3. Section 112.4. Insert “Not less than \$300.00 or more than \$1,000.00”.
4. Section 302.4. Insert “10 inches”.
5. Section 304.14. Insert “March 1 to November 1”.
6. Section 602.3. Insert “October 31 to February 28”.
7. Section 602.4. Insert “October 31 to February 28”.

III. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Kennett Township.

V. This Ordinance shall become effective five (5) days following its legal enactment.

**ENACTED** and **ORDAINED** this 1st day of June, 2022.

**ATTEST:**

**BOARD OF SUPERVISORS  
KENNETT TOWNSHIP**

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**Eden R. Ratliff, Secretary**

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**Richard L. Leff, Chairman**

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**Scudder G. Stevens, Vice-Chair**

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**Geoffrey Gamble, Member**