

Chapter 68

BUILDING CONSTRUCTION, RESIDENTIAL

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[HISTORY: Adopted by the Borough Council of the Borough of Mansfield 12-13-2000 by Ord. No. 403. Amendments noted where applicable.]

GENERAL REFERENCES

Nonresidential building construction — See Ch. 67.

Property maintenance — See Ch. 120.

Uniform construction codes — See Ch. 70.

Zoning — See Ch. 162.

Fire prevention — See Ch. 90.

§ 68-1. Adoption of standards.

A certain document, three copies of which are on file in the office of the Borough Secretary of the Borough of Mansfield, being marked and designated as the "International Residential Code, 2000," including Appendix Chapters E, F, G, H, and J, as published by the International Code Council, Inc., be and is hereby adopted as the Residential Code for the Borough of Mansfield, in the Commonwealth of Pennsylvania, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the Borough of Mansfield, and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2000 Edition, published by the International Code Council on file in the office of the Borough of Mansfield are hereby referred to, adopted and made a part hereof as if fully set out in this chapter.

§ 68-2. Repealer.

Those sections of Ordinance No. 291, adopted March 7, 1979, and amended by Ordinance 362, on August 11, 1993, dealing with building construction and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

§ 68-3. Modification of standards.

The International Residential Code is amended and revised in the following respects:

- A. In Section R101.1 (page 1, second line), insert: "The Borough of Mansfield."
- B. In Section R301.2(1) [Page 21, Table R301.2(1)] insert as follows:

- (1) Roof snow load: 30 pounds per square foot.
- (2) Wind speed: 90 miles per hour.
- (3) Seismic design category: A.
- (4) Weathering: Severe.
- (5) Frost line depth: 42 inches.
- (6) Termite: Moderate to heavy.
- (7) Decay: Slight to moderate.
- (8) Winter design temp: five.
- (9) Flood hazard: not applicable.

§ 68-4. Effect on current proceedings.

Nothing in this chapter or in the Residential Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in § 68-2 of this chapter; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

§ 68-5. Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter. The Borough of Mansfield hereby declares that it would have passed this chapter, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

§ 68-6. Effective date.

The Borough of Mansfield shall certify to the adoption of this chapter, and cause the same to be published as required by law; and this chapter shall take effect and be in force as of January 1, 2001.