

| Section No | Section Title | Description of Change |
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| Chapter 1 – Scope and Administration | | |
| 101.5 | False statements | Makes it a violation to make false statements and provide false information |
| 102.2 | Maintenance | Added the ability for an authorized agent to act on the owners behalf |
| 102.7 | Referenced standards | Clarifies that we cannot violate the UCC with the CRBS&PMC |
| 102.8 | Requirements not covered by code | Clarified that the code could be applied to the structure and modifications could be required regardless of when the building was constructed with regards to those sections that are applicable like rental housing |
| 103.5.1 | Housing permits | Modifies the late fees to 20% of the base so that it grows with the cost of the permit and reduces changes in this section in the future. Also clarifies the maximum time that the permit holder can be late paying the fee and that the permit goes away after that time |
| 103.5.1 | Rental permit abandonment | Clarifies that once a permit no longer exists on the property that you will need a new permit to rent in the future and that the property has to meet the requirements of the code at the time of application for the new permit |
| 104.2.1 | Rental housing inspection frequency | Clarified that this section applies to rental housing inspection, moved the definition of satisfactory rental housing inspection to chapter 2, adds the person-in-charge in addition to the owner, and clarifies that interior access must be provided for the inspection |
| 105.1 | Modification | Clarifies that the requirements are the minimum and that the owner can exceed that minimum |
| 105.3 | Required testing | Requires that the code official respond in writing with why a material or technique is not allowed to be used if appealed |
| 106.1 | Unlawful acts | Clarifies that the not obeying a lawful order is an unlawful act |
| 106.3.1.1 | Identification of violation responsibility | Added the person-in-charge in addition to the owner, and clarifies that the violation or penalty shall be issued and not just a citation |
| 106.3.2 | Re-inspection fee | Changes the re-inspection fee to \$75 from \$45 |
| 106.3.3 | No-show fee | Added the person-in-charge in addition to the owner |
| 106.3.4 | Unsanitary condition violation | Provides for a field violation without prior notice to be issued for unsanitary conditions in the amount of \$75 |
| 106.3.7 | Interior furniture violation | Provides for a field violation without prior notice to be issued for violation of the interior furniture provisions in the amount of \$150 |
| 107.3 | Method of service | Allows for the delivery to be a parcel service with a delivery receipt similar to Fedex or UPS be used not just the US Post Office for official correspondence |
| 108.2.1 | Authority to disconnect service utilities | Removed the statement “in case of emergency” since this is vague and there are times with a dilapidated structure that the disconnection is based on safety but is not an emergency |
| 109.5 | Cost of emergency repairs | Replaced jurisdiction with municipality |
| 111.7 | Request for continuance | Added a deadline of three business days for a request to be made to allow for notification |
| 111.8 | Promulgation of decision | Changed from registered mail to just U.S. Mail due to cost and need |
| 112.4 | Failure to comply | Clarified that penalties like violations are a separate occurrence every day |

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| Chapter 2 - Definitions | | |
| 201.3 | Terms defined in other codes | Removed the International Zoning Code so there is no confusion with local zoning ordinances |
| 202 | General definitions | Established definitions for the following: accessible element, bed & breakfast, congregate living facility, cost of such demolition or emergency repairs, court, fire escape, grade floor opening, handrail, health officer, heating system, historic building, hood system, non-compliant, open burning, pest, recreational fire, resident, rodent, satisfactory rental housing inspection, stair, stairway exterior, stairway interior, tourist home, townhouse, transient, violation Clarified definitions for the following: fraternity/sorority house, one or two family dwelling, residential rental property, stairway |
| Chapter 3 – General Requirements | | |
| 302.5.1 | Insect and rodent elimination | Requires that if the code official or health officer order that pest elimination occur that the party doing the work must be certified by the Pennsylvania Department of Agriculture |
| 302.8 | Interior furniture | Makes it a violation to use or store upholstered interior furniture on the exterior of the house unless it is properly placed at the curb for pickup |
| 302.11 | Trees | This sub-section defines key terms regarding tress and the designation of a tree as dangerous. In addition it allows the code official and municipal officials to order an evaluation of a tree with mandatory completion dates, and if designated as a hazard requires the removal of the tree |
| 303.2 | Enclosures | Replaced the statement of effective date of this code with the actual effective date of the code now that it is known |
| 304.3.2 | Subordinate premises identification | Establishes a requirement to identify and the minimum requirements of size for the identification for individual unit identification in multi-unit dwellings |
| 304.14.1 | Insect screens in food preparation areas | Establishes that no matter what time of year openable windows and doors in food service areas that serve more than a single family home be equipped with insect screens. This includes an exception for new technology that has be approved by the Pennsylvania Department of Agriculture |
| 304.15 | Doors | Modified to include the door operator system |
| 304.18.2 | Windows | Removed the limitation of applicability for operable windows due to security concerns |
| 304.19 | Roof occupancy | Added the ability for the municipal police department and health department enforce this provision |
| 304.20 | Fire escape use | Clarified that the “expressed and sole” purpose is provision of a means of egress |
| 304.21 | Ice buildup | Reworded and added language allowing the building code official to make an assessment of the condition |
| 304.22 | Gates | Requires the owner to maintain all gates on the property |
| 304.23 | Exterior stairway riser opening protectives | This restricts the size of opening between the treads to match the national standard |
| 304.24 | Fire escape inspection | Requires that a registered design professional inspect the fire escape every 6 years due to observed conditions in the field and safety concerns |
| 305.7 | Interior stairway riser opening protectives | This restricts the size of opening between the treads to match the national standard |

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| 305.8 | Residential rental unit vehicle storage | There are many times significant safety hazards associated with garages attached to single family homes that are converted to rental units including fire separation and furnaces located in the garage. This section dictates that the area be converted storage or other options if the owner chooses not to mitigate the hazard associated with the garage/vehicle storage use |
| 306.2 | Engineering study and special inspection | This section was moved as part of document housekeeping |
| 306.2.1 | Qualifications | This section was moved as part of document housekeeping |
| 306.2.2 | Report completion | This section was moved as part of document housekeeping |
| 306.2.3 | Report content | This section was moved as part of document housekeeping |
| 306.2.4 | Report completion letter | This section was moved as part of document housekeeping |
| 307.1 | General | An exception was added to allow fire escapes to conform to a different standard, since they are only used in an emergency |
| 307.1.1 | Handrails | Replaced the statement of effective date of this code with the actual effective date of the code now that it is known. Also added language that requires that modifications to handrails that are made meet the current building standard |
| 307.1.2 | Guards | Replaced the statement of effective date of this code with the actual effective date of the code now that it is known |
| 307.2 | Fire escape guards | Adds language that allows the fire escape to be treated as an emergency stair and allows for a two rail system and not the more restrictive 4 inch sphere that other guards are required to meet |
| 309.1.1 | Insect and rodent elimination | Requires that if the code official or health officer order that pest elimination occur that the party doing the work must be certified by the Pennsylvania Department of Agriculture |
| 312 | Engineering study and special inspections | This section was created as part of a document housekeeping measure and the text was relocated for a previous sub-section. The text has not changed from the previous code, just the location |
| 313 | Emergency accommodations | This section allows the code official or health officer the ability to require that an owner provide accommodations including meals in some cases at no cost to the tenant when the owner does not take care of the property and the tenant must vacate due to unsafe conditions |
| 314 | Accessibility features | Requires that owners maintain the accessibility features in the same condition as constructed. This allows the code official the ability to mitigate problems with maintenance of the accessibility features without revocation of the certificate of occupancy under the Uniform Construction Code of Pennsylvania as is currently in place through the Department of Labor and Industry |
| Chapter 4 – Light, Ventilation, and Occupancy Limitations | | |
| 402.4 | Closet and storage lighting requirements | Limits the type of lighting that can be installed in closets and storage areas due to a documented safety concern regarding certain types of lighting and the heat generated and associated fire risk |
| 403.1 | Habitable spaces | Clarifies that the fresh air ventilation requirements can be met using mechanical ventilation |

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| 403.5.3 | Length identification | Requires that for newer structures or those that are being modified, that the dryer exhaust length be documented and labeled at the dryer exhaust connection location. This is important due to dryer limitations and a fire safety concern for lint buildup and inadequate venting |
| 403.5.4 | Auxiliary equipment identification | Requires that for newer structures or those that are being modified, that if the dryer exhaust system uses an auxiliary fan to allow for longer exhaust length, that the critical equipment be documented and labeled at the dryer exhaust connection location. This is important due to dryer limitations and a fire safety concern for lint buildup and inadequate venting |
| 404.2 | Minimum room width | Removal of the 3 foot passage size in kitchens. This has been a problem to achieve in a number of proposed rental properties |
| 404.3.1 | Stair headroom | This requirement has been in place and in use for quite some time as a reference out of a referenced code document and as a document housekeeping measure has been brought into the document directly to aid in ease of use |
| 404.5 | Overcrowding | For rental properties and commercial properties, establishes definitions for occupancy limits and loads (number of persons allowed in the structure at any time), residency limit and loads (number of persons allowed to reside in the structure at any time), clarifies the limits for both occupancy and residency and provides for the code official to inform the owner of these numbers for use and distribution to tenants |
| 404.8 | Congregate cooking facility inspection | Provides for the requirement that a kitchen that serves 25 or more persons in a residential rental occupancy shall be inspected annually by the health officer. The frequency of inspection can be reduced if needed based on field observations, and a fee charged if adopted by municipal resolution |
| 404.9 | Maximum occupancy of fenced in exterior areas | Limits the number of persons who are allowed to occupy a fenced in area associated with a rental property or commercial property and signage requirements. The number is limited to the same occupancy as the building on the property, but also provides for the |
| T404.5 | Minimum habitable space prior to December 31, 1997 | Changed the word occupant to resident |
| T404.5.1 | Minimum habitable space prior to January 1, 1998 – December 31, 2002 | Changed the word occupant to resident |
| T404.5.2 | Minimum habitable space prior to December 31, 1997 | Changed the word occupant to resident |
| Chapter 5 – Plumbing Facilities and Fixture Requirements | | |
| 506.3 | Grease interceptors | This section requires that grease interceptors be cleaned by a 3 rd party contractor annually or if needed based on field observations more frequently. It also provides protection for the municipal sewer system. The cleaning shall be documented with a minimum list of information that needs to be present and minimum duration to maintain the records |

| Section No | Section Title | Description of Change |
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| 507.1 | General | The phrase “or negatively impacts neighboring properties” was added to protect the neighbors of a property from someone discharging storm water onto their property with little recourse |
| Chapter 6 – Mechanical and Electrical Requirements | | |
| 602.2 | Residential occupancies | Clarified dwelling to dwelling unit and updated the language precluding the use of cooking appliances as means to heat a dwelling unit and added portable heaters as a means of heat to meet the minimum code requirements due to the fire hazard of each |
| 603.1 | Mechanical appliances | Clarified that under no circumstances shall the frequency of inspection for mechanical equipment exceed 1 year |
| 605.2 | Receptacles | Added that all receptacles shall have the proper faceplate installed |
| 605.3 | Luminaires | Added the requirement that pool and spa luminaires with voltages above 15 V be protected by a ground fault circuit interrupter (GFCI) |
| 605.4 | Lighting equipment | Requires that lighting equipment in storage areas and high humidity areas be maintained in the condition which it was installed including but not limited to globes |
| 605.5 | Wiring | Eliminates the use of flexible cords (extension cords) as permanent wiring due to the fire hazard |
| 605.6 | Routine maintenance | Requires that electrical equipment be kept in good working order |
| 607 | Hood systems | This section requires that hood systems be cleaned by a 3 rd party contractor based on the type of fuel used by the protected device but in no case longer than 1 year or if needed based on field observations more frequently. The cleaning shall be documented with a minimum list of information that needs to be present and minimum duration to maintain the records |
| 609 | Moisture control | Provides for the owner to supply a dehumidifier to the tenants for use in below grade or partially below grade apartments if the moisture levels are significant to control moisture and limit mold growth |
| Chapter 7 – Fire Safety Requirements | | |
| 703.2.1 | Fire resistive glazing | Clarified that it is an exit stairway and expanded the allowable glazing materials beyond wire glass with more modern offerings for use |
| 703.2.2 | Operable windows | For buildings constructed prior to January 2013 this will require them to secure closed window near the fire escape that are not required for ventilation or means of egress due to the large fire hazard associated with them. This is consistent with national standards |
| 703.3 | Dwelling/garage opening/penetration protection | This section addresses openings and penetrations and requires that they be properly sealed up to limit the fire hazard. This is consistent with what has been in place for many years by reference but is being brought directly into this code to limit confusion |
| 703.4 | Clearance to combustibles above ranges | Addresses the minimum clearance from the range to the cabinets and provides for possible solution if the minimum distance cannot be provided |

| Section No | Section Title | Description of Change |
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| 703.5 | Dwelling/garage fire separation | Provides for the separation and protection of the dwelling unit from an attached garage. This is consistent with the International Residential Code and has been in place and used for many years but is being brought into the code as a housekeeping effort and to increase usability and convenience |
| 704.2 | Smoke alarms | Updates the required location of smoke detectors to stay consistent with the national standard |
| 704.2.2 | Installation near cooking equipment | Provides specific locations for the installation of smoke detectors near kitchens and cooking equipment. This is included to stay consistent with the national standard and is being included to the large number of nuisance incidents associated with these on annual basis |
| 704.2.3 | Installation near bathrooms | Provides specific locations for the installation of smoke detectors near bathrooms. This is included to stay consistent with the national standard and is being included to the large number of nuisance incidents associated with these on annual basis |
| 704.2.4 | Power source | Section number change |
| 704.2.4.1 | Smoke alarm circuits | Section number change |
| 704.2.5 | Interconnection | Section number change |
| 704.2.6 | Compliance time | Section number change |
| 704.5.1 | Smoke alarm maintenance | Removed as a duplication of section 704.2.1 |
| 704.2.7 | Smoke detection system | Provides the minimum requirements for smoke detectors in accordance with national standards and is consistent with the requirements of the International Residential Code |
| 704.6 | Fire Extinguishers | |
| 704.3 | Reserved | Was a section move |
| 704.4 | Reserved | Was a section move |
| 704.5 | Reserved | Was a section move |
| 704.6 | Fire extinguishers | Clarification of occupancies that require extinguishers, clarification of minimum extinguisher ratings, removed the requirement for 3 rd party inspection requirements on disposable extinguishers and allows a minimum annual inspection by the owner or agent and lists the required documentation for this inspection. Exempts very small tenant spaces of certain low hazard occupancy types from individual extinguishers if extinguishers are available for use in the common areas and are not more than 75 feet away |
| 704.10 | Fire alarm monitoring | This section clarifies the requirements for fire alarms that were previously installed (prior to the Uniform Construction Code) and previously exempted from 3 rd party monitoring including the requirement that when the main control panel is replaced that the system modification will require a permit and will be required to be monitored going forward |
| 708.2 | Permit fees | Clarified that the fire safety permit fees shall be set by municipal resolution |
| 708.3.3 | Open burning | Clarified the open burning and exempted recreational fires based on the International Fire Code, bringing the requirements into this code for ease of use and reducing confusion |
| 711.1 | Where required | Clarified the references as the International Fire Code, and the rating of a required extinguisher |
| 712.1 | Threads | Clarified the hose thread sizes to be used |

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| 714 | Open flame cooking devices | Eliminates the use of open flame cooking devices (grills) within 10 feet of combustible construction or on combustible balconies unless protected by an automatic sprinkler system. This section also limits the use of propane in all cases to 1 pound cylinders unless there is no roof over the device and there is a direct means of egress without entering the building. This is done due to the dangers of taking larger propane cylinders in the building and increased fire risk |
| Chapter 8 – Rental Housing Permits | | |
| 802.1 | Permit required | Clarifies that tourist homes and bed and breakfasts if not permitted as R1 under the building code are required to get a rental housing permit no matter what the duration of rental is and clarifies that those permitted as R1 under the building code must get a fire safety permit |
| 802.1.1 | Occupancy prior to permit issuance | Clarifies that occupancy of a rental property prior to rental housing permit issuance is a violation of the code and subject to a field violation of \$300 per day |
| 802.2.1 | Floor plan | Requires that new rental housing permit applications be accompanied by a floor plan of the proposed rental unit including plan dimensions |
| 802.4 | Renewal | Added that the person-in-charge information shall be updated at the time of permit renewal |
| 802.5 | Late fee | Modifies the late fees to 20% of the base so that it grows with the cost of the permit and reduces changes in this section in the future. Also clarifies the maximum time that the permit holder can be late paying the fee and that the permit goes away after that time |
| 802.6 | Transferability | Clarifies the time limit to transfer the permit as 30 calendar days from the date of transfer |
| 802.8.1 | Contract address | Clarifies that the owner or person-in-charge needs to check the mail in intervals not to exceed 1 week for correspondence |
| 802.8.3 | Email address | Requires that the owner and person-in-charge provide an email address to the Centre Region Code Administration. This section was adopted in State College in 2013 but is being modified for inclusion in the CRBS&PMC. The section also requires that email be check and return contact be made in less than 3 hours |
| 802.9 | Rental housing permit fee | Clarifies that the rental housing permit fee may be set and modified by resolution of the municipality |
| 803.1 | Person-in-charge | Clarifies that the owner notify the code office who the person-in-charge is in writing |
| 803.3 | Tenant notification | Clarified and added new items for the owner to notify the tenant about, including maximum residency, student home information, contact information for the code administration , ordinances, fire safety, scheduled inspections, roof occupancy regulations, and unsanitary regulations |
| 803.4 | Annual inspections | Clarifies the rental housing inspection process for the properties that are on the annual inspection list. This includes the requirement that the person-in-charge be present and penalties if the person-in-charge does not appear at the inspection |
| 804.3.1 | Notification | Clarifies that valid forms of delivery are those that provide proof of delivery and posting on the structure |

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| 805.2 | Definitions | Section adds definitions of dwelling units to match the appropriate municipal zoning ordinances. This section was moved as part of a housekeeping measure |
| 805.3 | Applicable offences | Section number change |
| 805.4 | Additional notification requirements | Section number change |
| 805.4 | Definitions | Section was moved and section number reassigned |
| 805.5 | Self-reported complaints | Clarification of Borough to municipality and he or she to they |
| 805.6 | Reserved | Reserved the section for future use |
| 805.8.2 | Student home | Added an exception for no State College Borough properties to direct the definitions of the municipal zoning ordinance |
| 805.9.1 | Notification | Terminology housekeeping changing Borough to municipality |
| 805.9.20 | Term of suspension and effective date | It was added that suspensions under this section continue until the property is no longer considered a nuisance property under the code. This corrects a loop hole where a property could come off suspension and need to go immediately back on to suspension due to the number of points accrued |
| 805.9.3 | Effect of additional points | This section was adopted in State College in 2013 but is being modified for inclusion in the CRBS&PMC. In addition, language was added to allow the Manager to modify these provisions as part of a consent agreement negotiation |
| 805.11 | Defense | Clarification of Borough to municipality |
| 805.12 | Consent agreement and stay of suspension | Clarification of Borough to municipal, and the addition of language to allow the manager to impose additional penalties, either financial or point related as part of non-compliance in a consent agreement |
| 805.13 | Appeal procedure for suspension | Clarification of Borough to municipality, and provides for the municipality to charge an administrative fee to recoup the cost of the appeal hearing |
| 805.14 | Appeals to the Rental housing revocation appeals board (RHRAB) | Clarification of Borough to municipality, and provides for the municipality to charge an administrative fee to recoup the cost of the appeal hearing, and provides and exception for those properties not in State College Borough for an alternate track |
| 806.1 | Conditions for suspension and assignment of points for nuisance and criminal violations | Clarification of Borough to municipality |
| 806.2 | Assignment of points | <p>One point – addition of indoor furniture violations, unclean/unsanitary violations, failure to submit a corrective action plan, and clarification for assigned vs accumulate</p> <p>Two points – addition of noise control, drug possession, roof occupancy, and clarification for assigned vs accumulate</p> <p>Three points – addition of 6310.1 crimes code, furnishing to a minor, 493 liquor laws, and clarification for assigned vs accumulate</p> <p>Five points – this is added for renting without a valid rental housing permit</p> <p>Clarification that the points are still assigned if the defendant enters into an alternative adjudication program with the court and when the points would be assigned in such case</p> <p>Clarifies when points are assigned with respect to court cases overall</p> |

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| 806.2.1 | Multiple violations | Clarifies assigns vs accumulated, and adds language that allows up to 8 points in 24 hours if one of the violations is occupancy without a valid rental housing permit |
| 806.2.2 | Self-reported complaints | Clarifies that violations of municipal waste, grass and weeds, and obstructions on sidewalks (snow for example) are not eligible for the self-reporting safe harbor provisions. Also provides an exception for direction in properties outside the Borough of State College |
| 806.3 | Notices required | Clarification of Borough to municipality, requires that a meeting with the municipality be scheduled within 15 calendar days of notice that the property is at the 5 point level and that a corrective action plan be submitted for review within 30 calendar days of notice. This also requires that the municipality turn the review around in 15 calendar days and that they keep working this schedule until agreement is reached. Also provides for a \$500 penalty for failure to submit the corrective action plan |
| 806.4 | Notification | Clarification of Borough to municipality |
| 806.4.2 | Term of suspension and effective date | It was added that suspensions under this section continue until the property is no longer considered a nuisance property under the code. This corrects a loop hole where a property could come off suspension and need to go immediately back on to suspension due to the number of points accrued |
| 806.6 | Defense | Clarification of Borough to municipality |
| 806.7 | Appeal procedure for suspension | Clarification of Borough to municipality, and provides for the municipality to charge an administrative fee to recoup the cost of the inquiry |
| 806.8 | Consent agreement and stay of suspension | Clarification of Borough to municipality, borough manager to municipal manager, and added that the municipal manager is authorized to require additional penalties financial or point based as part of the agreement |
| 806.9 | Appeal to the Rental Housing Revocation Appeals Board (RHRAB) | Clarification of Borough to municipality, and provides for the municipality to charge an administrative fee to recoup the cost of the appeal, also provides an exception and alternate method of appeal for those properties that are not in the Borough of State College |
| 806.10 | Appeal to the court of common pleas | Provides an exception and alternate method of appeal for those properties that are not in the Borough of State College |
| 806.11.4 | Noise | Updated the noise ordinance number |
| 806.11.8 | Alcohol | Updated the alcohol offence references |
| 806.12 | Assignment of points for offences | Housekeeping clarification added the sorority house back in to be consistent |
| 807 | Student Home License | This section was previously adopted by the Borough of State College in 2013 by municipal ordinance and is being codified in this adoption. Individual changes will be noted by section going forward in this document |
| 807.2.3 | Student home license renewal | While it is the goal to have both the student license and the rental housing permit renew at the same time and staff is committed to trying to make this happen, staff feels that this could cause problems at a later date and are recommending removal of this clause |
| 807.2.6 | Applications | Applications for the rental housing permit and student license are covered in two locations in this code and so the wording change reflects this and clarifies the change and is a housekeeping change for the document |

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| 807.2.11 | Display and use | Display and use of rental housing permits and student licenses are covered in two locations in this code and so the wording change reflects this and clarifies the change and is a housekeeping change for the document |
| 807.3 | Student home license and expiration | There is no longer expiration language in this section and thus the name has been clarified to remove the expiration |
| 807.3.2 | Student home license expiration | While it is the goal to have both the student license and the rental housing permit renew/expire at the same time and staff is committed to trying to make this happen, staff feels that this could cause problems at a later date and are recommending removal of this section |
| 807.4.3 | Existing unregistered student homes | This section has been rewritten to clarify that the applicant must obtain a zoning permit or certificate of nonconformity from the municipality prior to application for a student home license. This also provides for appeals of this to the zoning hearing board and limitations on application completion once the zoning permit or certificate of nonconformity is issued. Also provides for the ability to request additional supporting information about the property by the municipality |
| Chapter 9 – Fire Code | | |
| 902.3 | Permit required | Removes the exception for overstuffed furniture and combustible storage on porches that are protected by an automatic sprinkler system |
| 902.5 | Emergency services directional signage | Clarification on the monitoring of fire alarms |
| 902.15 | Implementation | The requirements for the emergency responder radio coverage requirements in buildings constructed prior June 1, 2010 has been moved back by 5 years to 2021 due to the implementation of the new Centre County Public Safety Radio System |
| Chapter 10 – Wells and Boreholes | | |
| 1005.1.1.1 | Municipal variance | Provides that prior to construction of any well or borehole in a flood plain, that evidence of the granted municipal variance stating that they take no exception to the construction be given |
| Chapter 11 – Referenced Standards | | |
| Referenced standards have been updated and applicability checked including possible conflicts with the Uniform Construction Code of Pennsylvania | | |