

ORDINANCE #16-02

AN ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN, BUCKS COUNTY, PENNSYLVANIA, AMENDING CHAPTER 167, NUMBERING OF BUILDINGS, OF THE CODE OF THE TOWNSHIP OF MIDDLETOWN; ESTABLISHING REGULATIONS FOR THE IDENTIFICATION OF BUILDINGS CONTAINING TRUSS CONSTRUCTION; ESTABLISHING A DEFINITION FOR BUILDINGS, TRUSS CONSTRUCTION AND TRUSS EMBLEMS; EDITING, AMENDING AND RENUMBERING VARIOUS PROVISIONS SET FORTH IN THE CHAPTER; REPEALING ALL INCONSISTENT ORDINANCES OR SECTIONS OF THE CODE; AND ESTABLISHING AN EFFECTIVE DATE HEREFOR

WHEREAS, the Township of Middletown, Bucks County, is a township of the second class, duly organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Township of Middletown, in the exercise of its corporate powers, is empowered to enact and adopt ordinances for the health, protection, safety, welfare and benefit of its citizens and the public at large; and

WHEREAS, the various ordinances of the Township of Middletown are codified in the Code of the Township of Middletown, adopted pursuant to Ordinance 09-03, as amended and republished (the "Township Code"); and

WHEREAS, studies have shown that the increased use of wood truss construction in buildings is a danger to firefighters responding to fires in such buildings, as truss construction components increase the likelihood of a rapid structural collapse; and

WHEREAS, it is almost impossible for firefighters to identify a truss construction structure from the outside, creating the need for a system by which such buildings can be easily identified by firefighters and other emergency responders; and

WHEREAS, the Township now intends and desires to amend the Township Code regulations for the identification of buildings located within the Township, and to specifically amend those regulations so as to establish regulations for the identification of buildings located within the Township that have been constructed utilizing truss construction methods and/or materials,

NOW THEREFORE, the Board of Supervisors of the Township of Middletown, Bucks County, Pennsylvania does hereby **ORDAIN** and **ENACT** the following:

1. Section 167-102. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-102. Definitions and word usage.

- A. As used in this Chapter, the following terms shall have the meanings as indicated:

ASSIGNED NUMBER

The identification number assigned to a building and/or a lot located within the Township, commonly referred to as the “address” of the building and/or lot.

BUILDING

The term Building shall have the same meaning as indicated in the Middletown Township Zoning Ordinance in Section 500-202 of the Code of the Township of Middletown.

TRUSS CONSTRUCTION

A combination of members, such as beams, bars and ties, usually arranged in triangular units to form a rigid framework for supporting loads over a span of structural members that connect together to span the space between the walls of the building to support a vertical load.

TRUSS EMBLEM

A sign, made of reflective material, in the shape of an isosceles triangle measuring not less than twelve (12") inches horizontally by not less than six (6") inches vertically. The sign shall have a white background and red lettering, and shall have one of the following letter designations affixed thereupon:

- (1) The letter "F" shall designate a building having a floor constructed using Truss Construction methods and/or materials.
- (2) The letter "R" shall designate a building having a roof constructed using Truss Construction methods and/or materials.
- (3) The letters "FR" shall designate a building having both a floor and a roof constructed using Truss Construction methods and/or materials.

2. Section 167-103. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-103. Responsibility of Township Manager.

The Township Manager of Middletown Township or his designee shall be responsible for the assignment of an assigned number to every building and/or lot located within the Township.

3. Section 167-104. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-104. Numbering requirements.

- A. The assigned number of a building shall be affixed to the front of that building prior to issuance of a use and/or occupancy permit for the building. The assigned number shall be affixed to a building at the expense of the owner(s) and/or occupant(s) of the building and/or lot.
- B. The assigned number shall be affixed using a sign, placard, and/or one or more emblems that describe the assigned number in plain, block,

numerical form. Script form shall not be permitted. The numbers utilized in and/or as any such sign, placard and/or emblems shall measure not less than four (4") for a residential building, not less than six (6") inches vertically for all buildings containing three or more dwelling units, and not less than ten (10") inches vertically for all other buildings. The method by which the assigned number is affixed to the building shall utilize one or more colors such that the assigned number shall be in contrast to the immediate background and such that the assigned number shall further be clearly visible from the street.

- C. When the front of a building is located less than fifty (50') feet of the street line, the assigned number shall be conspicuously placed immediately above or at the side of the main door of the building in such a manner that the assigned number can be seen plainly from the street. Whenever the front of a building is located more than fifty (50') feet of the street line, the assigned number shall be conspicuously placed near the walk, driveway or common entrance to the lot on which the building is erected or upon a gate, post, rural mailbox, fence, tree, post, or other appropriate place so as to be easily discernible and visible from the street.
- D. In addition to affixing the assigned number on the front of the building, the assigned number shall also be conspicuously placed on the rear of a building with three or more dwelling units in a prominent place so that the assigned number is clearly visible from the rear of the building and the lot.

4. Section 167-105. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-105. Truss Emblem requirements.

- A. Identification of Truss Construction.
 - (1) The owner(s) and/or occupant(s) of a building containing and/or utilizing truss construction in any form or manner shall affix a Truss Emblem to the front of the building prior to issuance of a use and/or occupancy permit for the building. The Truss Emblem shall be affixed to a building at the expense of the owner(s) and/or occupant(s) of the building and/or lot. The Truss Emblem required under this Section may be purchased from the Township.

- (2) The Truss Emblem shall affixed to the building to the left of the main entrance and at a height of not less than five (5') feet above the floor level. The Truss Emblem shall further be clearly visible from the street.
- (3) Where an entire residential subdivision, residential condominium complex consisting of multiple buildings, or apartment complex consisting of multiple buildings has within it one or more buildings that contain or utilize truss construction in any form or manner, the owner(s), developer, and/or homeowners' association of that residential subdivision, residential condominium complex, and/or apartment complex shall affix and install a Truss Emblem within the public right-of-way, or upon the common element/area (in the case of a private street or condominium), at each entrance to such subdivision, condominium complex and/or apartment complex, in a manner and at such location(s) as approved by the Township Fire Marshal.
- (4) The owner(s) and/or occupant(s) of any single-family dwelling unit or semidetached dwelling containing not more than two dwelling units shall be exempt from installing and maintaining a Truss Emblem.

B. The owners, occupants, developers, and/or homeowners' associations to whom this Section 167-105. is applicable shall comply with this Section on or before the 1st day of January 2017.

5. Section 167-106. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-106. Maintenance.

The sign, placard, and/or emblems that describe the assigned number and the Truss Emblem shall be at all times maintained by the owner(s) and/or occupant(s) of the building and/or lot so as to at all times conform with the provisions of this chapter. The owner(s) and/or occupant(s) of the building and/or lot shall at all times maintain the building and/or lot so that trees, shrubs, plantings and/or grass do not grow in such a fashion so as to hide the assigned number and/or the Truss Emblem, and/or otherwise obstruct the view of the assigned number and/or the Truss Emblem from the street as required by this Chapter.

6. Section 167-107. of the Code of the Township of Middletown is hereby deleted in its entirety and shall be amended to establish the following:

Section 167-107. Administration and enforcement.

The Director of Building and Zoning, the Fire Marshal, and their respective employees and/or designees are hereby authorized and directed to administer and enforce the provisions of this Chapter.

7. All other ordinances, portions of ordinances, or any sections of the Code that are deemed inconsistent with this Ordinance, are hereby repealed.

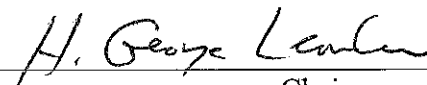
8. This Ordinance shall become effective five (5) days after enactment or as otherwise provided by operation of law.

ORDAINED AND ENACTED this 2nd day of May 2016.

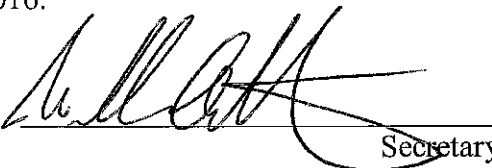
ATTEST:

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS


Secretary


Chairperson

I hereby certify that the foregoing is a true and correct copy of Ordinance #16-02 enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, on 2nd day of May 2016.


Secretary