

Chapter 138

SMOKE AND HEAT DETECTORS

- § 138-1. Title.
- § 138-2. Definitions.
- § 138-3. Detectors required in certain buildings.
- § 138-4. Adoption of standards.
- § 138-5. Installation standards.
- § 138-6. Submission of plans required for building permit.
- § 138-7. Approval of equipment.
- § 138-8. Testing of equipment.
- § 138-9. Existing installations.
- § 138-10. Compliance required.
- § 138-11. Violations and penalties.
- § 138-12. Existing legislation.

[HISTORY: Adopted by the Borough Council of the Borough of South Greensburg 4-8-1985 as Ord. No. 85-8. Sections 138-4 and 138-11 amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I. Other amendments noted where applicable.]

GENERAL REFERENCES

Fire prevention — See Ch. 79.
Fire suppression systems — See Ch. 82.
Heating equipment — See Ch. 97.

§ 138-1. Title.

This chapter shall be known as the "South Greensburg Borough Smoke and Heat Detector Ordinance."

§ 138-2. Definitions.

The following terms, whenever used in this chapter, shall have the meanings indicated in this section except where the context indicates a different meaning.

APARTMENT BUILDING — A building used and occupied by three (3) or more families living independently of each other, each occupying a separate and distinct family living unit. For purposes of this chapter, "apartment building" shall include a building devoted to residential use and consisting of three (3) or more guest rooms, suites of rooms or dwelling units which are occupied more or less permanently, wherein the occupants are furnished so-called hotel services, including dining room and maid service.

BUSINESS AND COMMERCIAL ESTABLISHMENTS — Includes, without limitation, stores, malls, offices, office buildings, indoor recreational areas, industrial facilities, warehouses and machine shops. **[Added 6-1-1987 by Ord. No. 87-8]**

FAMILY LIVING UNIT — That structure, area or room or combination of rooms in one (1) of the defined types of buildings in which a family or individual lives. For the purposes of this chapter, "family living unit" shall include only living areas and not common usage areas in buildings containing three (3) or more family living units, such as corridors, lobbies and basements.

HEAT DETECTOR — A device which detects abnormally high temperatures or rate of temperature rise.

HOTEL — A building in which primarily temporary lodging is provided and offered to the public for compensation in which ingress and egress to and from rooms is made from a common area which may include a lobby or reception area, and for purposes of this chapter shall include boardinghouses, lodging houses or rooming housing containing three (3) or more separate and distinct sleeping rooms.

MOTEL — A building in which lodging is provided and offered to the transient public for compensation in which ingress and egress to and from rooms may be made either through a common area or from the exterior.

PLACE OF PUBLIC ASSEMBLY — A room, space or structure accommodating fifty (50) or more individuals for religious, recreational, educational, political, social or amusement purposes or for the consumption of food and drink, including all connected rooms or space with a common means of egress and entrance. **[Added 6-1-1987 by Ord. No. 87-8]**

RENTAL PROPERTY - A single, two, or multiple family dwelling or any portion thereof converted from owner occupied to, or is being used as a dwelling by any number of persons who do not own the property but pay rent. **[Added 9-10-2001 by Ord. No. 2001-02.]**

ROW DWELLING — A multiple-family dwelling of more than two (2) living units divided by party walls into distinct and noncommunicating units, each dwelling unit of which has direct access to the outside through separate exterior entrance doors, commonly referred to as a "townhouse."

SEPARATE SLEEPING AREAS — The area or areas of the family unit in which the bedrooms (or sleeping rooms) are located. For purposes of this chapter, bedrooms (or sleeping rooms) separated by other use areas, such as kitchens or living rooms, but not bathrooms, shall be considered as "separate sleeping areas" for the purposes of this chapter.

SLEEPING ROOM — That area of an apartment building or hotel offered to the public for compensation on a temporary or permanent basis, to be occupied exclusively by the paying customer or tenant.

SMOKE DETECTOR — A device which detects the visible and invisible particles of combustion and causes an alarm to be sounded upon detection.

§ 138-3. Detectors required in certain buildings. [Amended 6-8-1987 by Ord. No. 87-8, amended 9-10-2001 by Ord. No. 2001-02, amended 4-11-2005 by Ord. No. 2005-08.]

- A. All newly constructed single and multi-family dwellings; row houses; townhouses; apartment buildings; hotels and motels, rental properties, business, commercial and industrial establishments; places of public assembly; warehouses; schools; hospitals; assisted living facilities, personal care homes, and nursing homes shall be equipped with smoke and/or heat detectors as hereinafter provided.

- B. All existing buildings, as enumerated above in Subsection A, which are renovated, altered or converted after the effective date of this chapter, shall be equipped with smoke and/or heat detectors as hereinafter provided.
- C. All hotels and motels presently existing shall be equipped with smoke and/or heat detectors as hereinafter provided.
- D. All rental property as defined in § 138-2 shall be equipped with a household fire warning system or a local protective premise signaling system as described in the International Fire Code as provided for in the Uniform Construction Code and after plan review and approval of the Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.) as hereinafter provided.

§ 138-4. Adoption of standards. [Amended 6-8-1987 by Ord. No. 87-8, amended 4-11-2005 by Ord. No. 2005-08.]

There is hereby adopted by the Borough of South Greensburg, for the purpose of prescribing regulations governing the standards of quality and quality of smoke and/or heat detectors, standards for systems for the monitoring of such detectors, standards for location of such detectors and standards for wiring and equipment, provisions of that certain International Fire Code as provided for in the Uniform Construction Code, as amended from time to time. There has been and is now filed in the Municipal Building one (1) copy of said code, and said provisions are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect the provisions thereof shall be controlling within the limits of the Borough of South Greensburg.

§ 138-5. Installation standards. [Amended 6-8-1987 by Ord. No. 87-8, amended 4-11-2005 by Ord. No. 2005-08.]

- A. Smoke and/or heat detectors required by this chapter shall be installed in accordance with the standards set forth in the International Fire Code as provided for in the Uniform Construction Code.
- B. In the case of business, commercial, and industrial establishments, smoke and/or heat detectors shall:
 - (1) In such establishments consisting of two thousand (2,000) square feet or less, be connected with a listed local protective signaling system in accordance with the International Fire Code as provided for in the Uniform Construction Code.
 - (2) In such establishments consisting of more than two thousand (2,000) square feet, be connected to a remote supervisory station or a public fire reporting system upon express written approval of the Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.) in the accordance with the International Fire Code as provided for in the Uniform Construction Code.
- C. In the case of single and multi-family dwellings, smoke and/or heat detectors required by this Chapter shall be installed in accordance with the standards set forth in the International Fire Code as provided for in the Uniform Construction Code, and any building code which may then be in effect.
- D. In the case of all other areas or structures in which smoke and/or heat detectors are required by this chapter, such detectors shall be connected with a central monitoring system in accordance with the International Fire Code as provided for in the Uniform Construction Code.

§ 138-6. Submission of plans required for building permit. [Amended 4-11-2005 by Ord. No. 2005-08.]

- A. No building permit or occupancy permit for new construction, or for renovation, alteration, or conversion shall be issued unless prior thereto there is submitted to and approved by the International Fire Code as provided for in the Uniform Construction Code, plans which describe the location and placement of smoke and heat detectors and the type of equipment to be installed.
- B. No building requiring a fire alarm system pursuant to §138-5(B) and §138-3(A) (B) (C) and (D) shall be granted an occupancy permit until the fire alarm system has been tested in the presence of the Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.) and has been approved in a manner established by the Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.)

§ 138-7. Approval of equipment. [Amended 6-8-1987 by Ord. No. 87-8, amended 4-11-2005 by Ord. No. 2005-08.]

- A. All smoke and heat detector devices, systems, combinations of devices and equipment required by this chapter shall be of a type approved by Underwriters' Laboratories, Inc. (ULI), for the specifically designated purpose of that make, model and type of device, system or equipment.
- B. All smoke and heat detector devices, systems, combination of devices and equipment required herein are to be approved by the International Fire Code as provided for in the Uniform Construction Code prior to installation of the same. Such approval shall be permanent unless the International Fire Code as provided for in the Uniform Construction Code subsequently finds that the equipment is hazardous, unreliable or otherwise detrimental to public health or safety, in which case the International Fire Code as provided for in the Uniform Construction Code may suspend or revoke approval. The International Fire Code as provided for in the Uniform Construction Code may in any such case determine whether replacement of existing installation shall be required. Where smoke detectors are installed as part of an approved fire detection system, the requirement for single station smoke detectors may be set aside. Such fire detector systems must be approved by the International Fire Code as provided for in the Uniform Construction Code.

§ 138-8. Testing of equipment. [Amended 6-8-1987 by Ord. No. 87-8, amended 4-11-2005 by Ord. No. 2005-08.]

- A. Upon completion of the installation of any smoke and heat detector device, combination of devices, or equipment required hereby, a satisfactory test of said devices, systems and equipment shall be made in the presence of the Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.) in accordance with the International Fire Code as provided for in the Uniform Construction Code.
- B. Upon completion of the installation of any smoke and heat detector device, combination of devices or equipment required hereby, the installing contractor shall execute an installer's certificate, in the International Fire Code as provided for in the Uniform Construction Code of the Borough of South Greensburg, indicating to the International Fire Code as provided for in the Uniform Construction Code that the detectors, systems and equipment have been installed in accordance with the terms of this chapter and in accordance with the manufacturer's specifications.

- C. The Regional Code Administrator for Central Westmoreland Council of Governments (C.W.C.O.G.) of the Borough of South Greensburg shall from time to time conduct random tests of existing smoke and heat detector devices, combinations of devices and equipment to ensure continued compliance with the provisions of this Chapter. Any devices, systems or equipment found by such testing to be in noncompliance shall constitute a violation of this Chapter and be subject to the penalties set forth herein.

§ 138-9. Existing installations.

Smoke and heat detectors installed or in the process of installation prior to the effective date of this chapter shall be deemed to have complied with this chapter. However, in the event that the International Fire Code as provided for in the Uniform Construction Code subsequently finds that the equipment is hazardous or unreliable or otherwise detrimental to public health or safety, the International Fire Code as provided for in the Uniform Construction Code may require the replacement of the existing installation, said replacement to conform to the requirements of this chapter.

§ 138-10. Compliance required. [Amended 9-10-2001 by Ord. No. 2001-02.]

After the effective date of this chapter, all new construction shall comply with this chapter immediately. All hotels, motels, apartment buildings, and town houses, affected by the terms of this chapter shall comply with this chapter within one (1) year of the effective date of this chapter. No other already existing structures shall be bound to install smoke and heat detectors unless or until converted to a different occupancy classification or converted from an owner-occupied dwelling to a rental property.

§ 138-11. Violations and penalties. [Amended 6-8-1987 by Ord. No. 87-8, amended 4-11-2005 by Ord. No. 2005-08.]

Any person who shall violate any of the provisions of this chapter or fail to comply herewith, or who shall violate or fail to comply with any order made hereunder, or who shall install a smoke and heat detector in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit thereunder, or who shall allow detectors, systems or equipment to exist in noncompliance with the terms hereof, and from which no appeal has been take, or who shall fail to comply with such an order as affirmed or modified by the International Fire Code as provided for in the Uniform Construction Code or by a court of competent jurisdiction, within the time as fixed therein, shall severally for each and every such violation and noncompliance, respectively, be punishable by a fine of not more than one thousand dollars(\$1,000.00), together with the costs of prosecution, or in default of payment thereof, by imprisonment for not more than thirty (30) days. The imposition of one (1) penalty for such violation shall not excuse the violation permitted or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense. The imposition of the above penalty shall not be held to prevent the forced removal or correction of prohibited or nonapproved conditions.

§ 138-12. Existing legislation.

Nothing in this chapter shall be deemed to affect, modify, amend or repeal any provision of any Act of the Assembly of the Commonwealth of Pennsylvania.

