

**ORDINANCE FOR ADOPTION OF THE  
INTERNATIONAL BUILDING CODE  
Liberty Township**

**Ordinance Number 26**

**AN ORDINANCE OF THE TOWNSHIP OF LIBERTY, COUNTY OF SUSQUEHANNA, PENNSYLVANIA, TO BE TITLED INTERNATIONAL BUILDING CODE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; PROVIDING PENALTIES FOR THE VIOLATORS THEREOF, INCLUDING FINES AND PENALTIES FOR THE VIOLATION AS ALLOWED BY LAW FOR THE PUNISHMENT OF SUMMARY OFFENSES; KNOWN AS THE BUILDING CODE.**

**BE IT ORDAINED** by the Township Supervisors of the Township of Liberty as follows:

**SECTION 1:** That a certain document, three (3) copies of which are on file in the office of the Township Secretary of the Township of Liberty, being marked and designated as the **International Building Code** as published by the International Code Council, Inc., be and is hereby adopted as the **Building Code** of the Township of Liberty, in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all the regulations, provisions, penalties, conditions and terms of said **Building Code** are hereby referred to, adopted, and made a part thereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**SECTION 2:** The following sections are hereby revised and/or added:

**Section 101.1.** These regulations shall be known as the **Building Code** of Liberty Township, hereinafter referred to as "this code".

**Section 103.6. Fees.** The fees for activity and services performed by the department in carrying out its responsibilities under this code shall be as follows:

Application for a building permit shall be accompanied by a fee, payable to the Township of Liberty. Items 1, 2, 3, 4, 5, 6, 10 & 11 are based on the estimated cost of

the proposed construction and /or development as determined by the building official at the following rates:

### NEW CONSTRUCTION

1. Mobile Home/per section           \$ 50.00 (new to 5 years), \$25.00 (5 years, 1 day or older)
2. Single Family dwelling           \$150.00/ 1<sup>st</sup> \$100,000.00 + \$2.00/each additional \$1,000.00
3. Townhouses and duplex dwellings/  
per dwelling unit           \$150.00/ 1<sup>st</sup> \$100,000.00 + \$2.00/each additional \$1,000.00
4. Commercial, industrial, and  
institutional           \$150.00/ 1<sup>st</sup> \$1,000.00 + \$2.00/each additional \$1,000.00
5. Agricultural buildings           \$ 25.00/ 1<sup>st</sup> \$1,000.00 + \$1.00/each additional \$1,000.00
6. Patio roof, carpet           \$ 25.00
7. Storage shed           \$ 10 cents/sq. ft. floor, minimum \$10.00
8. Private garage           \$ 10 cents/sq. ft. floor, minimum \$10.00
9. Swimming pool, above or inground  
1000 gal capacity or greater   \$ 30.00

### SUBSTANTIAL IMPROVEMENTS (EXTERNAL) ALTERATIONS, ADDITIONS

10. Non-residential           \$150.00/ 1<sup>st</sup> \$1,000.00 + \$2.00/each additional \$1,000.00
11. Residential           \$ 25.00/ 1<sup>st</sup> \$3,000.00 + \$2.00/each additional \$1,000.00
12. Time extension           \$ 15.00

**Section 113.5 Penalty.** Any person or any officer of any firm or corporation violating any of the provisions of this code/ordinance, shall upon conviction thereof in a summary proceeding before a District Magistrate of Susquehanna County, be sentenced to pay a fine or not more than \$1,000.00 per violation together with costs of prosecution or imprisonment in the Susquehanna County Jail for a period of not more than 30 days. Each day that a violation continues, after due notice has been served in accordance with the terms of this ordinance, shall be deemed a separate offense.

**Section 1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Township of Liberty", dated May 17, 1989, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

**Section 3409.2 Applicability.** Structures existing prior to \_\_\_\_\_, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3402 through 3406.

**SECTION 3.** That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** That nothing in this ordinance or in the **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 ordinances hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 5.** That the Township Secretary shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

**ORDAINED AND ENACTED** at a duly assembled public meeting by the Liberty Township Board of Supervisors, this 1<sup>st</sup> day of August, 2002.

**TOWNSHIP OF LIBERTY**

By: William J. Baynes  
Supervisor

By: Richard J. Henry  
Supervisor

By: \_\_\_\_\_  
Supervisor

ATTEST:

Linda A. Rockwell  
SECRETARY