

CODIFIED ORDINANCES OF WHITE OAK
PART FIFTEEN - FIRE PREVENTION CODE

Art. 1501. Fire Prevention Code.

Art. 1511. Enforcement.

Art. 1521. Smoke Detectors.

Art. 1531. Gas Stations.

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**ARTICLE 1501
Fire Prevention Code**

1501.01	BOCA Basic Fire Prevention Code adopted.	1501.04	Interpretation.
1501.02	Definitions.	1501.05	Severability.
1501.03	Conflict.		

CROSS REFERENCES

Enforcement - see FIRE PREV. Art. 1511
BOCA Building Code - See B. & H. Art. 1701

1501.01 BOCA BASIC FIRE PREVENTION CODE ADOPTED.

A certain document, one or more copies of which are on file in the office of the Borough Secretary, being marked and designated as "The BOCA Basic Fire Prevention Code, Sixth Edition, 1984," as published by the Building Officials Conference of America, Inc., is hereby adopted as the Fire Prevention Code of the Borough for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the BOCA Basic Fire Prevention Code, Sixth Edition, 1984, are hereby referred to, adopted and made a part hereof, as if fully set out in this article. Any and all subsequent editions and supplements to such BOCA Basic Fire Prevention Code issued by the Building Officials Conference of America, Inc., shall automatically supplement this article and become a part hereof without further action by Council.
(Ord. 2282. Passed 9-16-85.)

1501.02 DEFINITIONS.

(a) Wherever the word "Municipality" is used in the BOCA Code, it means the Borough of White Oak, Allegheny County, Pennsylvania.

(b) Wherever the term "Corporation Council" is used in the Code, it means the Council of the Borough of White Oak.
(Ord. 2282. Passed 9-16-85.)

1501.03 CONFLICT.

When any portion of the Fire Prevention Code is found to be in conflict with any building, zoning, safety, health or other applicable law, ordinance or code of the Borough or any rule or regulation of the Allegheny County Health Department including the Bureau of Air Pollution Control, existing on the effective date of this article or hereafter adopted, the provision which establishes the higher standard for the promotion of and protection of the safety and welfare of the public shall prevail. (Ord. 2282. Passed 9-16-85.)

1501.04 INTERPRETATION.

Nothing in this article or in the Fire Prevention 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 article hereby repealed, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article. (Ord. 2282. Passed 9-16-85.)

1501.05 SEVERABILITY.

The provisions of this article shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this article. It is hereby declared as a legislative intent that this article would have been adopted had such unconstitutional, illegal, or invalid provision not been included herein. (Ord. 2282. Passed 9-16-85.)

**ARTICLE 1511
Enforcement**

1511.01	Purpose.	1511.05	Fire Safety Advisory Committee.
1511.02	Definitions.	1511.06	Inspections.
1511.03	Administration and enforcement.	1511.99	Penalty.
1511.04	Fees.		

CROSS REFERENCES

Fire Prevention Code - see FIRE PREV. Art. 1501
Building Code - see B. & H. Art. 1701

1511.01 PURPOSE.

It is the intent, purpose, and scope of this article to provide for the administration and enforcement of Article 1501 by establishing fees, a fire safety advisory committee, providing for inspections and penalties for violations.
(Ord. 1450. Passed 3-17-75.)

1511.02 DEFINITIONS.

As used in this article, the following words shall have the meaning set forth below:

- (a) "Borough" means the Borough of White Oak.
- (b) "Fire Code" means the BOCA Fire Prevention Code (Article 1501).
- (c) "Building Code" means the BOCA Basic Building Code (Article 1701).
- (d) "Fire Chief" means the duly elected or appointed fire chief of each volunteer fire company located in and chartered to serve the Borough of White Oak.
- (e) "Fire Official" means the White Oak Ordinance Officer or such other person appointed by him for the enforcement and administration of the Fire Code and provisions imposed under this article.
(Ord. 1450. Passed 3-17-75.)

1511.03 ADMINISTRATION AND ENFORCEMENT.

The Fire Official on behalf of the Borough shall prescribe and issue all forms necessary for the administration of the Fire Code and may adopt and enforce regulations relating to any matter pertaining to the administration of this article including, but not limited to, the review of the locations and issuance of permits and review of fire hydrant locations.
(Ord. 1450. Passed 3-17-75.)

1511.04 FEES.

A fee of ten dollars (\$10.00) shall be paid by the applicant for permits required under the Fire Code or provisions of the Building Code pertaining to fire safety when not covered by the established building permit fee for the cost of Borough inspection and administration. (Ord. 1450. Passed 3-17-75.)

1511.05 FIRE SAFETY ADVISORY COMMITTEE.

A Fire Safety Advisory Committee shall be formed for the purpose of assisting the Fire Official in the execution of his duties and his responsibilities through the review of permit applications required in the administering of provisions of the Fire Code, the format of required inspection forms, the proper public relations and conduct during inspections, the performance at all fire drills held in educational and institutional occupancies, the enforcement procedures and their effectiveness and recommend code and procedure changes to the Fire Official to improve fire safety in the Borough. The membership of this committee shall be comprised of the Fire Chief of each volunteer fire company and the Fire Official who shall be the permanent chairman and ex-officio member of the committee. Additional members may be added from time to time as determined by the committee. (Ord. 1450. Passed 3-17-75.)

1511.06 INSPECTIONS.

The Fire Official shall make, or cause to be made, inspections of all buildings and premises as often as may be necessary for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, endanger life from fire, of any violations of the provisions or intent of this Code and of any other ordinance affecting the fire hazard, including, but not limited to the Building Code. Fire inspections specified under the provisions of the Fire Code may be conducted under the direction of the Fire Official by members of the volunteer fire companies designated by the Fire Official by direction of the Fire Official. Such inspections may be reviewed by the Fire Safety Advisory Committee. The Fire Official shall also conduct inspections and review inspections made by the volunteer fireman to insure a consistent level of inspection. All inspections shall be carried out under regulations and procedures recommended by the Fire Safety Committee and approved by the Fire Official in accordance with the provisions of the Fire Code, Building Code, and this article. (Ord. 1450. Passed 3-17-75.)

1511.99 PENALTY.

Any person or corporation who violates any provision of the Fire Code or Building Code, which provisions relate to fire safety, will be prosecuted by the Fire Official. Notices of violation or requests for compliance with provisions of the Fire Code may be issued by an authorized inspector. Upon conviction before a justice of the peace or competent judicial body, a fine not exceeding three hundred dollars (\$300.00) may be assessed, and in default of payment thereof imprisonment in the Allegheny County Jail not to exceed thirty days. Each day that a violation continues after the service of notice as provided herein shall be deemed a separate offense. (Ord. 1450 Passed 3-17-75.)

**ARTICLE 1521
Smoke Detectors**

<p>1521.01 Definitions.</p> <p>1521.02 Detectors required for residential dwellings and/or rented housing space.</p> <p>1521.03 Power supply.</p> <p>1521.04 Equipment performance.</p> <p>1521.05 Location of detectors.</p> <p>1521.06 Registration of owners of rental space.</p>	<p>1521.07 Responsibility of tenants for inspection and testing.</p> <p>1521.08 Designation of enforcement officers.</p> <p>1521.09 Exception for certain dwellings.</p> <p>1521.99 Penalty.</p>
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1521.01 DEFINITIONS.

For purposes of this article, the following terms shall have the meanings indicated:

- (a) "Alarm signal" means an audible signal indicating a fire condition.
- (b) "Separate sleeping area" means bedrooms or sleeping areas of a dwelling unit separated by use areas other than bedrooms, such as kitchen or living room, or bedrooms or sleeping areas located on separate floors in a structure containing two or more stories.
- (c) "Smoke detector" means a device which detects visible or invisible particles of combustion.
- (d) "Trouble signal" means an indication distinctive from the alarm signal, warning of a malfunction or failure of the system.
(Ord. 2030. Passed 12-17-79.)

1521.02 DETECTORS REQUIRED FOR RESIDENTIAL DWELLINGS AND/OR RENTED HOUSING SPACE.

An automatic smoke detector meeting the standards and conditions herein shall be installed and thereafter maintained in full operating condition in any one-family attached or detached dwelling, in any mobile home, in each guest room, suite or sleeping area in any hotel, motel or boardinghouse, in each apartment or dwelling unit of any multiple-family dwelling and in any other type of dwelling constructed, remodeled, made available, occupied, used, rented or offered for rent in whole or in part, for housing space for living or dwelling purposes after the effective date hereof in the Borough.
(Ord. 2030. Passed 12-17-79.)

1521.03 POWER SUPPLY.

- (a) General.
 - (1) The primary source shall be an a.c. primary power source, which is preferred, or a monitored battery primary source.
 - (2) All power supply shall be sufficient to operate the alarm signal for at least four continuous minutes.

(b) A.C. Primary Power Supply.

- (1) An a.c. primary power source of electrical power, use, shall be a dependable commercial light and power supply source. A visible power indicator shall be provided.
- (2) A cord-connected installation is acceptable, provided that the installation makes use of a receptacle not subject to loss of power by a wall switch. A restraining means shall be used at the plug-in.
- (3) Neither loss nor restoration of primary power shall cause an alarm signal.

(c) Monitored Battery Primary Power Sources. Smoke detectors may be powered by a battery, provided that the battery is monitored to assure that the following conditions are met:

- (1) All power requirements are met for at least one year's life, including routine testing.
- (2) A distinctive audible trouble signal is given before the battery is incapable (from aging, terminal corrosion and other causes) of operating a device for alarm purposes.
- (3) For a unit employing a lock-in alarm feature, automatic transfer is provided from alarm to a trouble condition. If a unit does not have a lock-in feature, automatic transfer from alarm to trouble is not required.
- (4) The unit is capable of providing an alarm signal for at least four minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven days of trouble operation.
- (5) The audible trouble signal is produced at least once every minute for seven consecutive days.
- (6) The monitored batteries meeting these specifications are clearly identified on the unit, near the battery compartment.

(d) Combination System.

- (1) When common wiring is employed for a combination system, the equipment for other than the fire warning signal system shall be connected to the common wiring of the system so that short circuits, open circuits, grounds or other fault in the equipment or interconnection between the equipment and the fire warning system wiring shall not either interfere with the supervision of the fire warning system or prevent alarm or trouble signal operation.
- (2) In a combination system, a fire alarm shall take precedence or be clearly recognizable over any other signal even when the nonfire alarm system is initiated first. Distinctive alarm signals shall be obtained between fire alarm and other functions, such as burglar alarm.
(Ord. 2030. Passed 12-17-79.)

1521.04 EQUIPMENT PERFORMANCE.

(a) Smoke Detector.

- (1) Each smoke detector shall be capable of detecting abnormal quantities of smoke that may occur in the dwelling and shall properly operate in the normal environmental conditions of the dwelling.

- (2) Smoke detectors shall be capable of detecting gray smoke having a minimum smoke obscuration of four percent (4%) per foot (optical density of 0.0177 per foot).

(b) Laboratory Approval. No smoke detector or heat detector shall be installed unless the unit bears the label of Underwriters' Laboratories, Inc. or other similar nationally recognized testing and approval laboratory which maintains a periodic follow-up review of the labeled devices to ensure compliance with the original approval.

(c) Alarm Sounding System.

- (1) Each detection device shall cause the operation of an alarm which shall be clearly audible in all bedroom areas over background noise levels, with all intervening doors closed. The audibility level must be met with all usual night-operated household equipment, such as air conditioners, humidifiers, etc., in operation.
- (2) All alarm sounding devices shall have a minimum rating of eighty-five dBs at ten feet.
- (3) The audible signal shall be distinctive from audible signaling devices used for other purposes.
- (4) The detector shall be designed for and capable of either self-restoration or manual restoration of the detector system.
- (5) No detector shall provide for deactivation of the audible alarm other than by reactivation of the detector system.

(d) Control Equipment.

- (1) The control equipment shall be automatically restoring on restoration of electrical power.
- (2) The control equipment shall be of a type that locks in on an alarm condition. Smoke detectors circuits need not lock in.
- (3) Any reset switch shall be self-restoring.
- (4) No detector shall be equipped with an alarm-silencing switch or an audible-trouble-silencing switch unless its silenced position is indicated by a readily apparent signal.
- (5) Smoke detectors may be tested by subjecting the unit to smoke instead of a test button or component.

(e) Detection Circuits.

- (1) Wire used shall be of the solid conductor, no-stranded type.
- (2) The detector's circuit shall be such that a break in the wiring shall not cause an alarm signal, but shall cause an audible trouble signal, using either a closed loop detecting circuit or normally open contact detectors with end-of-line resistor or equivalent.
- (3) All wiring shall be installed in accordance with the provisions of the proper construction codes of Borough.
(Ord. 2030. Passed 12-17-79.)

1521.05 LOCATION OF DETECTORS.

(a) Detectors shall be installed to protect each separate sleeping area in any dwelling occupied by a single family or in any mobile home occupied by a single family at a location between the bedrooms and other use areas. Detectors shall be installed to protect inhabitants of each dwelling unit in a hotel or motel, boardinghouse, multiple family dwelling or similar dwelling at a location between the bedrooms and other use areas in the dwelling unit itself.

- (b) The detectors shall be mounted in the ceiling and at the central point between walls of the hallway or stairway, as the case may be.
- (c) A smoke detector installed at the head of the stairs shall be so located so as to insure that smoke rising in that stairwell cannot be prevented from reaching the detector by an intervening obstruction.
(Ord. 2030 Passed 12-17-79.)

1521.06 REGISTRATION OF OWNERS OF RENTAL SPACE.

Any person, purchaser under installment contract, partnership, corporation or other legal entity who owns or purports to own any building, mobile home, or structure or complex of buildings, mobile homes or structures within the Borough which is constructed, remodeled, made available, occupied, used, rented or offered for rent in whole or part, for housing space for living or dwelling purposes after the effective date hereof under written or oral leases shall file, between January 1 and January 31, of each year, beginning with the year 1980, with the Building Officials of the Borough, a certified statement indicating the following information:

- (a) The name, address and telephone number of the record owner of the premises.
- (b) The number and identification marking of each dwelling unit and the street address of each rental premises.
- (c) A certification whether or not each such dwelling unit is serviced by fully operational smoke detectors as required by this article.
(Ord. 2030. Passed 12-17-79.)

1521.07 RESPONSIBILITY OF TENANTS FOR INSPECTION AND TESTING.

In any residential dwelling of any kind, whether single-family or multi-family, where the dwelling units are customarily occupied by tenants for a period of thirty days or longer, the tenant shall inspect and test, weekly, smoke detectors installed in the dwelling units occupied by such tenants. Any malfunctions of the device, battery power loss or other problems shall be reported immediately to the landlord.
(Ord. 2030. Passed 12-17-79.)

1521.08 DESIGNATION OF ENFORCEMENT OFFICERS.

This article shall be administered and enforced by the Ordinance Officer and/or Fire Marshal.
(Ord. 2030. Passed 12-17-79.)

1521.09 EXCEPTION FOR CERTAIN DWELLINGS.

The provision of this article shall not apply to any dwelling unit or dwelling serviced by an automatic fire-suppression system (sprinkler), automatic fire or heat detector or other fire warning system installed prior to the effective date of this article, provided that any such system shall have been installed in accordance with the provisions of the Building Code in effect at the time of installation and that such system is fully operational.
(Ord. 2030. Passed 12-17-79.)

1521.99 PENALTY.

Any person, partnership, corporation or other legal entity who shall violate any of the provisions of this article shall, upon conviction, be subject to a fine not to exceed three hundred dollars (\$300.00) or imprisonment not to exceed ninety days or both.
(Ord. 2030. Passed 12-17-79.)

**ARTICLE 1531
Gas Stations**

1531.01 Definitions.

1531.02 Self-service.

1531.01 DEFINITIONS.

(a) "Attendant operated" or "self service retail filling station" or "service station" means any place in the Borough where pumps or other dispensing devices are available for the dispensing of gasoline or other inflammable liquids for sale to the public, or for the dispensing of such materials to more than five persons, users, or vehicles per day either by the effort of a station employee or a customer.

(b) "Customer" means any person, firm or corporation who or which shall receive inflammable products whether by retail sale or any other method from any retail filling station or service station.

(Ord. 2067. Passed 3-24-80.)

1531.02 SELF-SERVICE.

(a) It shall not be unlawful for any owner, lessee, operator or employee of any retail filling station or service station located in the Borough, to permit any purchaser, customer or other person to use or manipulate any pump, hose, pipe or other device for pumping or dispensing gasoline or other inflammable liquid for any purpose, providing such dispensing of gasoline or other inflammable liquid shall be conducted only when a person trained in the dispensing of such gasoline or inflammable liquids is on the premises able to supervise or control as may be necessary for safety requirements and standards of the Commonwealth of Pennsylvania and of the Building Officials and Code Administrators International, Inc., known as BOCA and/or any other safety codes that may be applicable; and further provided that all equipment, hose, nozzle, etc., meets the safety requirements and standards of the Commonwealth of Pennsylvania and of the Building Officials and Code Administrators International, Inc., known as BOCA and/or any other safety codes that may be applicable.

(b) It shall not be unlawful for any purchaser or customer of a gasoline filling or service station to use or manipulate any pump, hose, pipe, or other device for the pumping or dispensing of such gasoline or inflammable liquids providing such dispensing of gasoline or other inflammable liquid shall be conducted only when a person trained in the dispensing of such gasoline or inflammable liquids is on the premises able to supervise or control as may be necessary for safety requirements and standards of the Commonwealth of Pennsylvania and of the Building Officials and Code Administrators International, Inc., known as BOCA and/or any other safety codes that may be applicable; and further provided that all equipment, hose, nozzle, etc., meets the safety requirements and standards of the Commonwealth of Pennsylvania and of the Building Officials and Code Administrators International, Inc., known as BOCA and/or any other safety codes that may be applicable.

(Ord. 2067. Passed 3-24-80.)