

**BUILDING AND FIRE CODES APPEALS  
AND ADVISORY BOARD MINUTES  
April 28, 2004**

The Building and Fire Codes Appeals and Advisory Board Meeting, duly advertised in accordance with law, was called to order by the Chief Inspector, Walter B. Anthony, at 8:35 a.m., Wednesday, April 28, 2004, in the Board of Commissioners' Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road.

**PRESENT: BOARD MEMBERS**

Russell Del Re  
Michael P. McDonnell  
David J. McLean  
James A. Sampey  
Joseph F. Valvo  
Robert T. Stevens, Sr. (Alternate)

**TOWNSHIP STAFF**

Walter B. Anthony, Chief Inspector  
Deborah A. Waller, P.E., Fire Marshal  
Shannon Miller, Planning and Zoning Administrator  
Kathleen R. Oberle, Recording Secretary

**TOWNSHIP ATTORNEY**

Charles P. McCullough

**PUBLIC:** One person.

**ELECTION OF OFFICERS**

Mr. Anthony requested nominations for Chairman. Mr. Valvo nominated Mr. McDonnell. The nomination was seconded by Mr. Del Re and carried by unanimous voice vote.

Mr. Anthony then requested nominations for Vice Chairman. Mr. Sampey nominated Mr. Valvo. Mr. Valvo declined the nomination and in turn nominated Mr. Sampey. The nomination was seconded by Mr. Del Re and carried by unanimous voice vote.

It was noted that Mrs. Oberle was appointed Secretary.

The meeting was then turned over to Chairman McDonnell.

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**CONSIDERATION OF MINUTES OF MAY 28, 2003**

Mr. Valvo noted a correction in the minutes that a Secretary should not have been elected, because a staff member is always appointed Secretary. On motion by Mr. Del Re, seconded by Mr. McClain, the minutes were approved by unanimous voice vote as written with the correction noted.

**ADMINISTRATION OF OATH OF TRUTH**

Chairman McDonnell administered the oath of truth to all those wishing to testify.

**NEW BUSINESS**

**RECOMMENDATION RE. ADOPTION BY THE TOWNSHIP OF PA  
CONSTRUCTION CODE ACT 45, ALSO KNOWN AS THE STATEWIDE  
BUILDING CODE**

Mr. Anthony reviewed his memo dated April 23, 2004 with the exception of section 3, which was reviewed by Mrs. Waller. Mr. Valvo commended the staff on the tedious job of preparing these amendments and asked for confirmation that adequate review had been accomplished. Both Mr. Anthony and Mrs. Waller assured the Board that the amendments had undergone extensive review by numerous staff members. It was also pointed out and agreed to by Mr. McCullough that should an error be discovered, a subsequent amendment could be accomplished.

Mr. Sampey suggested that consideration be given in the future to basing building permit fees for additions and renovations of both commercial and residential properties on the square footage as opposed to the construction cost. This would eliminate “fudging” of costs by property owners in order to avoid paying increased taxes.

Several issues were discussed including sprinklered commercial buildings, the Allegheny County Plumbing Code, appeal procedures, and training and certification.

**MOTION:** THAT the Building and Fire Code Appeals and Advisory Board recommend to the Board of Commissioners that the Township “opt in” with the passage of the ordinance, which will adopt The Pennsylvania Construction Code Act (35 P.S. Sections 7210.101 – 7210.1103), (P.L. 491, No. 45) as the Township’s building code, along with the ordinance amending USC Chapter 5 to accurately reflect penalties and the ordinance amending USC Chapter 57 concerning building and fire prevention permit fees.

Motion by Mr. McClain, seconded by Mr. Sampey, carried by unanimous voice vote.

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**ADJOURNMENT**

There being no further business, it was moved, seconded and carried unanimously that the meeting be adjourned at 9:50 a.m.

Prepared by Kathleen R. Oberle  
Recording Secretary