

Drafted by: Law Department  
Sponsored/Referred by: Fire Marshal  
Introduced on: April 25, 2022  
Advertised on:

UNION A. MELTZER, City Clerk of the C  
Reading, Pa. This is a true and correct copy of the  
going to be read and passed by the Council of the  
Reading, Pa. on the 9th day of May  
A. D. 2022  
said City and City of Reading, Pa. A. D. 2022  
CITY CLERK

BILL NO. 40 -2022  
AN ORDINANCE

**AN ORDINANCE OF THE CITY OF READING, BERKS COUNTY, PENNSYLVANIA,  
ADOPTING AND AMENDING THE 2018 INTERNATIONAL FIRE CODE AS  
ATTACHED IN EXHIBIT A.**

**WHEREAS**, the City adopted fire protection standards by Ordinance No 114-92 enacted on or around November 4, 1992; and

**WHEREAS**, the standards provided for in Ordinance No 114-92 have continued since their adoption; and

**WHEREAS**, the standards set forth in Ordinance No 114-92 exceed the requirements of the UCC; and

**WHEREAS**, the pre-1999 amendments to the City Fire Code continue in accord with section 303 of the Pennsylvania Uniform Construction Code; and

**WHEREAS**, the pre-1999 amendments including those from Ordinance 114-92 and any subsequent amendments which incorporated the pre-1999 amendments are incorporated hereto and renumbered in accord with the 2018 International Fire Code.

**THE COUNCIL OF THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.** Chapter 180, Part 14, International Fire Code, shall be amended per Exhibit "A" as attached hereto and incorporated.

**SECTION 2:** All relevant ordinances, regulations and policies of the City of Reading, Pennsylvania not amended per the attached shall remain in full force and effect.

**SECTION 3:** If any section, subsection, sentence or clause of this ordinance is held, for any reason, to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

**SECTION 4:** This Ordinance shall become effective in ten (10) days, in accordance with Charter Section 219 and 221 of the City of Reading Home Rule Charter.

Enacted May 9, 2022

  
Vice President of Council

Attest:

City Clerk

Submitted to Mayor:

Date:

Received by the Mayor's Office:

Date:

Approved by Mayor:

Date:

*[Handwritten signatures and dates]*  
5/10/22  
5/10/22

# EXHIBIT "A"

## FIRE PREVENTION CODE

Sections §180-1401 through 180-1407 are amended by deleting and substituting with the following:

### **180-1401. Adoption of the International Fire Code.**

City of Reading adopted fire protection standards by Ordinance No 1992-114 enacted on November 4, 1992.

The standards provided for in Ordinance No 1992-114 have continued since their adoption.

The standards set forth in Ordinance No 1992-114 exceed the requirements of the UCC.

The pre 1999 amendments to the City Fire Code continue in accord with section 303 of the UCC.

The pre 1999 amendments including those from Ordinance No 1992-114 are incorporated hereto and renumbered in accord with the 2018 code.

A certain document, three copies of which are on file in the office of the City Clerk of City of Reading, being marked and designated as the International Fire Code, 2018 edition, including Appendix Chapters (A, B, C, D, E, F, G, H, I, J, K, L, M, N) (see International Fire Code §101.2.1, 2018 edition), as published by the International Code Council is hereby adopted and incorporated herein by reference in and is hereby adopted as the City of Reading Fire Prevention Code, in the Commonwealth of Pennsylvania regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Reading are hereby referred to, adopted, and made a part hereof, as if fully set out in this

Part, with the additions, insertions, deletions and changes, if any, prescribed in 180-1407 of this Part.

**§180-1402. State Law and Regulations.**

In all matters that are regulated by the law of the Commonwealth of Pennsylvania or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, or other ordinances of the City of Reading, Pennsylvania, as the case may be, shall control where the requirements thereof are the same as or in excess of the provisions of this Part. This code shall control in all cases where the State requirements, or the requirements of other ordinances of this City, are not as strict as those contained in this Part.

**180-1403. Provisions to Be Continuation of Existing Regulations.**

Nothing in this Part or in the Fire Code hereby adopted shall be constructed 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 ordinance as repealed by this Part; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Part.

**180-1404. Publication.**

The City Clerk is hereby ordered and directed to cause this Part to be published as required by all applicable statutes, laws, regulations, charters and ordinances.

**180-1405. Title.**

This Part shall be known as the "City of Reading Fire Prevention Code."

**180-1406. Enforcement.**

Division of Fire Prevention:

- A. The Fire Prevention Code shall be enforced by the City of Reading - Department of Fire and Rescue Services – Office of the Fire Marshal.
- B. The person in charge of the Office of the Fire Marshal shall be designated as the Fire Marshal and shall be appointed by the Mayor of the City of Reading with the approval and consent of the Council of the City of Reading, bi-annually. The Fire

Marshal shall also be known as the Fire Code Official and any use of the term Fire Code Official in this document shall be synonymous with Fire Marshal.

- C. The Fire Chief shall recommend to the Mayor and Council the employment of such assistants as are deemed appropriate to enforce the Fire Prevention Code.
- D. The Fire Marshal shall supervise his/her assistants and may detail such assistants to perform such functions as are appropriate or necessary for effective enforcement of the Fire Prevention Code.
- E. The Fire Chief shall be the ex-officio in the absence of the Fire Marshal.
- F. No person shall in any way obstruct or prevent or attempt to obstruct or prevent the Fire Marshal or his/her designee in the discharge of his/her duties. Violation of this provision shall be considered a summary offense. Any person violating any of the provisions of this Section shall, upon conviction thereof, be sentenced to pay a fine by the district justice not to exceed \$300 and be subject to a term of imprisonment not in excess of 90 days if they fail to pay such fine.

[Adopted 5-29-2012 by Ord. No. 60-2012; amended 11-13-2018 by Ord. No. 72-2018]

**180-1407. Amendments to the International Fire Code.**

The International Fire Code 2018 Edition, is modified and amended in the following respects, and the following amendments, modifications and additions so made are hereby adopted to the same intent and effect as if originally incorporated in that Code:

- A. **Chapter 1, Section 101.1, Title**, is amended by deleting the words “name of jurisdiction” and the brackets surrounding that phrase and by substituting in place thereof the words “the City of Reading.”
- B. **Chapter 1, Section 104.3 Right of entry**, insert the following sentence after the section title and before the first sentence of Section 104.3:  
The Fire Code Official may inspect all structures and premises for the purposes of ascertaining and causing to be corrected any conditions liable to cause fire,

contribute to the spread of fire, interfere with firefighting operations, endanger life, or any violations of the provisions or intent of this code.

- C. ~~Chapter 1, Subsection 104.7.2 Technical assistance.~~ Delete ~~Subsection 104.7.2 Technical assistance~~ in its entirety and replace with **Subsection 104.7.2 Technical assistance** from the International Fire Code, 2018 Edition.
- C. **Chapter 1, Subsection 104.7.2 Technical assistance**, amend by adding Subsection 104.7.2.1 after Section 104.7.2 to read:
- 104.7.2.1 Qualifications for technical opinion, report, or inspection acceptable to the Fire Code Official:** Technical opinion, report, or inspection shall include but not be limited to a minimum 15 years' experience in design, consultation, review, inspection and special inspection of fire protection systems both typical and complex, as well as building construction review and inspection. Qualifications shall include expertise, licensing, and certification in fire protection engineering, electrical engineering, and mechanical engineering, air balancing, and fire dynamics/modeling. Professional affiliation with peer accepted model organizations including but not limited to the International Code Council (ICC) and the National Fire Protection Association (NFPA) and possession of requisite certifications. NFPA Technical Committee representation and/or published and referenced by ICC on matters regarding code compliancy, development, or enforcement. Documented and peer reviewed subject matter expert.
- D. **Chapter 1, Subsection 105.1.1 Permits required.** Delete Subsection 105.1.1 in its entirety and substitute with the following Subsection 105.1.1:
- 105.1.1 Permits required.** Permits required by this code shall be obtained from the Fire Code Official. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official. A fee for each permit shall be paid in accordance with the fee schedule as is set forth from time to time by Resolution of Council of the City of Reading, Pennsylvania.
- E. **Chapter 1, Section 106.2 Schedule of permit and inspection fees.** Delete Section 106.2 in its entirety and substitute the following:
- 106.2 Schedule of permit and inspection fees.** Permit fees assessable by the

City for the administration and enforcement of this Code shall be established by the governing body by resolution from time to time, as provided by Chapter 212, Fees. The building owner, business operator, tenant, or contractor shall be responsible for all fees.

F. **Chapter 1, Subsection 107.2 Inspections**, add Subsection **107.2.3 Notice** after Subsection 107.2.2 as follows:

**107.2.3 Notice.** Notices scheduling inspections shall be mailed via regular mail to the owner at the address of record. Owners receiving notices shall notify tenants of the inspection without delay. If the tenant objects to the inspection, the tenant shall advise the owner who shall so inform the inspector. Nothing in this section shall preclude inspection without notice.

G. **Chapter 1, Section 107.2 Inspections**, add Subsection **107.2.4 Failure to appear for inspection** after new Subsection 107.2.3 as follows:

**107.2.4 Failure to appear for inspection.** Owner or their representatives who cannot be available at the proposed time and date, shall no less than 24 hours prior to the scheduled inspection provide the Fire Prevention Division written notice of their unavailability. Failure to appear or provide 24 hour, written notice of unavailability will result in the assessment of a Failure to Appear or a Reschedule Fee as listed in the fee schedule adopted by Resolution of City Council.

H. **Chapter 1, Section 109, Board of Appeals**, is deleted in its entirety and amended by substituting the following:

I. **109.1 Appeals.** Appeals before the City of Reading Building and Fire Code Board of Appeals, henceforth known as the Board, shall be governed by the provisions of this Code and all related amendments and by the rules of procedure.

J. **109.1.1 Background knowledge.** The Board shall become familiar with all other ordinances under which it may be expected to act as well as applicable State statutes such as the Sunshine Law, 65 Pa.C.S. §701 et seq., and Local Agency Law, 2 Pa.C.S. §101 et seq.

- K. **109.1.2 Power to change to ordinances.** Nothing herein shall be construed to grant or give to the Board the power or authority to alter or change the building, fire prevention or other related ordinances, which authority is reserved to the Governing Body.
- L. **109.1.3 Technical and legal services.** Within the limits of funds appropriated by the Governing Body, the Board may employ or contract for secretaries, clerks, legal counsel, consultants, and other technical and clerical services.
- M. **109.1.4 Legal counsel.** The legal counsel to the Board shall be consulted in cases where the powers of the Board are not clearly defined and provide assistance and consultation at hearings and preparation of decisions.
- N. **109.1.5 Fees, costs and expenses.** Fees established by resolution of Council for the City of Reading shall be charged for filing an appeal. Appellants shall also be responsible for all costs and expenses arising from the Appeal which exceed in initial fee.
- O. **109.2 Chairman and members.** The Board shall annually select one of its members to serve as Chairman. The Chairman shall perform all duties required by law, ordinances and these rules; shall preside at all meetings of the Board; shall decide on all points or order and procedure, subject to these rules, unless directed otherwise by a majority of the Board.
- P. **109.2.1 Secretary.** A qualified clerk shall serve as secretary to the Board. The Secretary shall file a detailed record of all proceedings.
- Q. **109.2.2 Members.** The Board shall consist of seven members appointed by the Mayor and confirmed by the Council of the City of Reading as follows: one for 5 years, one for 4 years, one for 3 years, two for 2 years, and two for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.
- R. **109.2.3 Qualifications.** The Board of Appeals shall consist of persons who are qualified by experience and training to rule on matters pertaining to the hazards



of fire, explosions, hazardous conditions, or fire protection systems, and are not employed by the City of Reading.

- S. **109.2.4 Alternates.** The Mayor shall appoint and the Council of the City of Reading shall confirm two alternate members who shall be called by the Board Chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for Board membership, and shall be appointed for 5 years or until a successor has been appointed.
- T. **109.3 Meetings.** The Board shall meet upon notice from the Chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.
- U. **109.3.1 Public notice.** The Board shall hold all meetings at specified times and places of which public notice shall be given.
- (a) All hearings before the Board shall be open to the public.
- (b) Public notice of each meeting shall be given in a newspaper of general circulation within the community within 24 hours' notice prior to the time of the hearing in accordance with the Pennsylvania Sunshine Act, 65 Pa.C.S. § 701 et seq.
- V. **109.3.2 Quorum.** The Board shall modify or reverse the decision of the Fire Code Official by a concurring vote of three members.
- W. **109.3.3 Postponement.** When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.
- X. **109.3.4 Continuance.** On its own motion, or on approval of requests by applicant, appellants or their authorized agents, the Board may provide for later continuances of cases on which hearings have begun. Such continuances shall be permitted only for good cause, stated in the motion, and, unless time and place is stated, shall require new public notice, with fees paid for by applicants if continuances are at their request or result from their actions. A notice of the

place, date and time of the continued hearing shall also be posted prominently at the municipal office where the hearing will be continued.

- Y. **109.4 Board's function.** The owner of a structure; the owner's agent; tenants; adjoining property owners; their tenants; or any other person involved in the design, construction, or maintenance of the structure shall have the right to appeal to the Board of Appeals from a decision of the Fire Code Official refusing to grant a modification of this code or of the application of the code.
- Z. **109.4.1 Jurisdiction.** The Board shall have exclusive jurisdiction to hear and render final adjudications based on a claim that the true intent of the Fire Prevention Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction can be used.
- AA. **109.4.2 Authority limited.** Nothing herein shall be construed to grant or give to the Board the power or authority to alter or change the Fire Prevention Code, or other related ordinances, which authority is reserved to the Governing Body.
- BB. **109.5 Initiating action before the board.** All action before the Board shall be initiated by a written application with fee submission for a hearing, which shall be filed with the Fire Code Official within 20 days of the receipt of an order from the Fire Code Official.
- CC. **109.5.1 Hearing schedule.** The Board will conduct hearings and make decisions. In no instance will a hearing be scheduled later than 30 days from the date of the applicant's request for a hearing, unless the applicant has agreed to an extension of time in writing.
- DD. **109.6 Conduct of hearing.** The hearing shall be conducted by the Board and governed by Local Agency Law, 2 Pa.C.S. §101 et seq.
- EE. **109.6.1 Order of hearing**
- (a) Hearing called to order.
  - (b) Chairman's statement of reason for hearing.

- (c) Chairman's statement of parties to hearing.
- (d) Identification of other parties who wish to be heard.
- (e) Outline of procedures to be followed during hearing.
- (f) Determination of standing.
- (g) Applicant's presentation of their case.
  - (i) Objectors cross-examine applicant's witnesses.
  - (ii) Board cross-examines applicant's witnesses.
- (g) Objector's presentation of their case.
  - (i) Applicants cross-examine objector's witnesses.
  - (ii) Board cross-examines objector's witnesses.
- (h) Statement of the Fire Code Official.
  - (i) Applicant's cross-examination.
  - (ii) Objector's cross-examination.
  - (iii) Board's cross-examination.
- (i) Other testimony and evidence.
- (j) Rebuttal by applicant.
- (k) Rebuttal by objectors.

FF. **109.6.2 Records.** The Board shall keep a record of the proceedings. The minutes of the meeting and copies of graphic or written material received in evidence shall be made available to any party at cost by the court reporter, in accordance with Local Agency Law and Right to Know Law, 65 P.S. §66.1 et seq.

GG. **109.6.3 Parties.** The parties to the hearing shall be the appellant, municipality, any person affected by the application who has made a timely appearance of record before the Board, and any other person including civic or community organizations permitted to appear by the Board. All persons who wish to be

considered parties shall enter appearances in writing on forms provided to the Board for that purpose.

**HH. 109.6.4 Representation.** All parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument, and to cross-examine adverse witnesses on all relevant issues.

(a) For purposes of this subsection, the term "counsel" shall be construed to mean a duly licensed attorney permitted to practice before the Supreme Court of the Commonwealth of Pennsylvania.

(b) Any person other than a duly licensed attorney including, but not limited to, architects, engineers and developers shall present a power of attorney or notarized letter executed by the party stating that the person so appearing before the Board is permitted to do so.

**II. 109.6.5 Witnesses.** All witnesses shall testify under oath.

**JJ. 109.6.6 Evidence.** The Board shall not be bound by strict rules of evidence, but it may exclude irrelevant, immaterial, incompetent, or unduly repetitious testimony or evidence. The chairman shall rule on all questions relating to the admissibility of evidence, which may be overruled by a majority of the Board.

**KK. 109.6.7 Communication.** The Board shall not communicate directly or indirectly, with any party or his/her representative in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials except advice from the Board's solicitor, unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of the hearings with any party or his/her representative unless all parties are given an opportunity to be present.

**LL. 109.7 Decisions.**

(a) The Board shall render a written decision within 30 days after the last hearing before the Board in accord with Local Agency Law, 2 Pa.C.S. §101 et seq.

(b) The Board shall vote on all matters in public session at the meeting in which evidence is concluded. The Board may deliberate upon any matter in executive session provided that any vote is rendered at a public session within the allotted 30-day time limit.

(c) All matters shall be decided by roll call vote.

(d) The Board shall modify or reverse the decision of the Fire Code Official by a concurring vote of three members.

(e) The decision of the Board shall be by resolution. Certified copies shall be furnished to the appellant and to the Fire Code Official.

(f) No member of the Board shall vote on any matter in which he is personally or financially interested. Said member shall not be counted by the Board in establishing a quorum for such matters.

(g) No member of the Board shall vote on an adjudication of any matter unless he has attended the public hearing thereon.

(h) A copy of the final decision shall be delivered to the applicant personally or mailed to him not later than the day following the date of the decision. The Board shall provide by mail or otherwise, to all other persons who have filed their name and address with the Board, a copy of the decision.

**MM. Chapter 1, Section 110.4, Violation penalties**, is amended by:

1. Deleting the words "specify offense" and the brackets surrounding that phrase and by inserting in place thereof the word "summary offense."
2. Deleting the word "amount" and the brackets surrounding that phrase and by inserting in place thereof "\$300"
3. Deleting the words "number of days" and the brackets surrounding that phrase and by inserting in place thereof "90 days."

**NN. Chapter 1, Section 111.1 General**, is amended by adding the following after the first paragraph and before Subsection 111.1.1 as follows:

The Fire Code Official or in his/her absence, the senior on-duty fire chief officer shall order the following dangerous or hazardous conditions or materials to be removed or remedied in accordance with this code:

1. Dangerous conditions which are liable to cause or contribute to the spread of fire in or on said premises, building or structure or adjacent structures or to endanger the occupants thereof.
2. Conditions which would interfere with the efficiency and use of any fire protection equipment.
3. Obstructions to or on fire escapes, stairs, passageways, doors or windows, which are liable to interfere with the egress of occupants or the operation of the fire department in case of fire.
4. Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.
5. Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.
6. Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.
7. Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.
8. Hazardous conditions arising from defective or improperly used or installed equipment for handling or using combustible, explosive or otherwise hazardous materials.
9. Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.
10. All equipment, materials, processes or operations which are in violation of the provisions and intent of this code.

OO. **Section 111.2 Evacuation**, Insert the following language after the word

“occupants” ~~that~~ which appears at the end of the first sentence:

When, in the Fire Code Official's opinion, there is actual and potential danger to the occupants or those in the proximity of any structure or premises because of, but not limited to, unsafe structural conditions, or inadequacy of any means of

egress, the presence of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases or materials, the Fire Code Official may order the immediate evacuation of the structure or premises.

PP. **Section 111.2.1 Posting.** Add Section 111.2.1 as follows:

**111.2.1 Posting.** The Fire Code Official is authorized to post structures and premises ordered evacuated in accordance with Section 111.2 with a placard prohibiting entry or occupancy.

QQ. **Section 111.2.2 Placard removal.** Add Section 111.2.2 as follows:

**111.2.2 Placard removal.** The Fire Code Official shall remove the placard when the unsafe condition or conditions are remedied or have been eliminated. Any person who conceals, covers, hides, removes, or causes to be removed, or defaces a placard without the approval of the Fire Code Official shall be guilty of a summary offense.

RR. **Chapter 1, Section 112.4, Failure to comply,** is amended by deleting the words “amount” and “amount” and the brackets surrounding said words and by substituting in place thereof “\$500” and “\$1,000,” respectively.

SS. **Chapter 1, Section 114 Certificates of Fitness.** Add Section 114 Certificates of Fitness as follows:

**Section 114 Certificates of Fitness**

**114.1 Certificate of fitness.** No person shall engage in the following activities without a certificate of fitness issued by the Fire Code Official. A Certificate of Fitness shall be obtained by all applicants/vendors (companies or person(s)) for the purposes of conducting any operation or performing an act for which a Certificate of Fitness is required as set forth below.

**114.2 Application.** Applicant shall meet the standards and regulations established by the Fire Marshal, including possession of a Certificate of Insurance covering the work requested, Workmen’s Compensation for employees as required by Federal, State or local mandated regulations, laws, and statutes. Additionally, an exhibition of appropriate levels of education, training, certification, and experience shall be submitted to the Fire Marshal for review and Certificate of Fitness issuance prior to any work commencing. The applicant and all employees

engaging in the specified work shall have a strong familiarity and understanding of fire protection systems/fire code application for which a Certificate of Fitness is requested. An application on a form prescribed by the Fire Marshal and a fee as established by Resolution of City Council of the City of Reading per system, shall be submitted to the Department of Fire and Rescue Services – Office of the Fire Marshal for review and approval for each system described herein for which an applicant seeks to obtain a Certificate of Fitness.

**114.3 Issuance.** Upon approval, a Certificate of Fitness shall be issued and the applicant placed on a list of approved vendors within the City of Reading, PA authorizing them to perform the type of work categorized per the approved Certificate of Fitness. Certificates of Fitness shall be valid for one year, January 1 through December 31 of each calendar year. Certificate holders must reapply each calendar year, and provide the fee as established by City Council per system for which they seek approval and listing. Performance of work on a system described below in the City of Reading, PA without a Certificate of Fitness, shall cause the violator to be precluded from applying for a Certificate of Fitness for a period of one (1) calendar year, and subject the violator to fines, double fee costs, citations, and additional costs as provided for herein.

**114.4 Certificate categories.**

- CF-101 Automatic fire alarms Installation/service/inspection
- CF-102 Sprinkler/standpipe Installation/service/inspection
- CF-103 Emergency Responder Coverage Enhancement Systems
- CF-104 Alternative Automatic Fire-Extinguishing Systems
- CF-105 Central stations Retransmission, record keeping/  
reporting/runner's service
- CF-106 Fire extinguishers Installation/service/inspection
- CF-107 Fireworks/pyrotechnics Displays/demonstrations
- CF-108 Blasting or demolition operations
- CF-109 Other



**114.5 Additional categories.** The Fire Code Official may require a certificate of fitness for certain processes which pose an unusual risk to the public safety or in cases or as part of the code modification process.

**114.6 Fees.** Fees for Certificates of fitness shall be in accordance with the Fee Schedule as adopted by the City Council from time to time.

**114.7 Revocation.** The Office of the Fire Marshal may revoke or suspend a Certificate of Fitness due to an applicant's inability to perform work, or the performance of work, which is not in accordance with this Code.

**TT. Chapter 3, Section 301.2 Permits.** Add the following sentence at the end of the Section 301.2:

No person shall ignite, cause to be ignited, and permit to be ignited or maintain any open burning without first securing a permit from the Fire Code Official.

**UU. Chapter 5, Section 506.1, Where required,** add the following sentence at the end of the Section 506.1 as follows:

The owner or agent of all new and existing buildings in which fire protection systems are present which were or are required by the City or Pennsylvania law, ordinance, or order, shall provide rapid access Knox Box® key boxes, Knox Box® key switches, Knox Box® pad locks, or other secured boxes as specified by the Fire Code Official, to be installed in a location(s) approved by the Fire Code Official.

**VV. Chapter 9, Section 901.1, Scope.** Delete Section 901.1 Scope in its entirety and substitute the following:

**901.1 Scope.** The provisions of this chapter shall apply to the maintenance, inspection and testing of all fire protection and life safety systems.

**WW. Chapter 9, Section 901.2 Construction documents** is amended by inserting the words "architectural drawings," between the words "require" and "construction" in the first sentence.

- XX. **Chapter 9, Section 901.4.1, Required fire protection systems.** Delete the words *International Building Code* from the third and sixth lines and substitute *City of Reading Codified Ordinance or other law, statute, regulations or rules.*
- YY. **Chapter 9, Section 901.4.2, Nonrequired fire protection systems.** Delete the words *International Building Code* from the first and second line of Section 901.4.2 and substitute *City of Reading Codified Ordinances or other law, statute, regulations or rules* in both locations; add the following sentence after the last sentence: Nonrequired fire protection systems shall be maintained to function as originally installed. If a nonrequired system is to be reduced in function or discontinued, prior approval shall be obtained by the Fire Code Official.
- ZZ. **Chapter 9, Section 901.6 Records.** is amended to add section 901.6.2 substitute as follows:
- Section 901.6.3.2 Records.** Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided to the Office of the Fire Marshal within thirty (30) days of request, by the company performing the inspection(s), through the third-party reporting system, Brycer LLC, at a reasonable fee designated by Brycer LLC per inspection, payable directly to Brycer, LLC.
- AAA. **Chapter 9, Section 903.2 Where required.** Delete and substitute the following:
- 903.2 Where required.** Approved automatic sprinkler systems shall be installed as required by the *City of Reading Codified Ordinances or other law, statute, regulations or rules.*
- BBB. **Chapter 9, Section 903.2, Where required** is amended to add **Section 903.2.13. Use Group “B” Business** as follows:
- Section 903.2.13, Use Group “B” Business.** Throughout all buildings in use group “B” an automatic fire suppression system shall be provided as follows:

- I. When area exceeds 100,000 square feet; or
- II. When the total combined area of all floors exceed 100,000 square feet;  
or
- III. When the floor level of the highest story is located more than 30 feet  
(9144 mm) above the lowest level of fire department vehicle access.

CCC. **Chapter 9, Section 903.4, Sprinkler system supervision and alarms**, is amended by adding the following after the last sentence of Section 903.4 and before the Exceptions: All new fire protection systems (manual or automatic fire detection system or suppression system) where required by the City of Reading, Pennsylvania, State law, ordinance or order shall be connected to an approved central station service system according to NFPA 72, (2016 edition), §26-3. Any exceptions shall be approved by the Fire Code Official.

DDD. **Chapter 9, Section 903.4.1, Monitoring**, is amended by deleting Section 903.4.1 and substituting in place thereof:

**903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station service system according to NFPA 72, (2016 edition), §26-3 any exceptions shall be approved by the Fire Code Official.

EEE. **Section 904.3.5, Monitoring**, is deleted and replaced with the following:

**904.3.5 Monitoring.** All new and existing fire protection systems (manual or automatic fire detection system or suppression system) where required by the City of Reading, Pennsylvania, State law, ordinance or order shall be connected to an approved central station service system according to NFPA 72, (2016 edition), §26-3. Any exceptions shall be approved by the Fire Code Official.

FFF. **Chapter 9, Section 905.3 Required installations.** Delete the first sentence and substitute the following: Standpipe systems shall be installed where required by the City of Reading Codified Ordinances or other law, statute, regulations or rules.

GGG. **Chapter 9, Add section 905.13 as follows:**

**Section 905.13, Standpipe hose valve connections.** At each floor level on the stair tower side there shall be connected to each standpipe not more than 5 feet

above the floor level, a 2½-inch hose connection with Knox Box®, locking caps, valves and threads conforming to the City of Reading Fire Department standards and as specified by the Fire Code Official. Deviations are required to be approved in writing by the Fire Code Official.

HHH. **Chapter 9, Section 907.1 General.** Delete the words “installation” from the first sentence of the existing section and insert the following before the first sentence: Fire alarm and detection systems shall be installed where required by the *City of Reading Codified Ordinances or other law, statute, regulations or rules* and where required by the City of Reading, Pennsylvania, State law, ordinance or order shall be connected to an approved central station service system according to NFPA 72, 2016 edition, §26-3. Any exceptions shall be approved by the Fire Code Official.

III. **Chapter 9, Section 907.2, Where required,** is amended by deleting the words “Section 907.2.23” and substituting in place Section 907.2.26.

JJJ. **Section 907.2.9.4, Group R-2 Detection Systems** is ~~renumbered and retitled to read as follows~~ is amended to add the following subsection:

**907.2.9.4 Group R-2 detection systems - ten or more dwelling units.** An automatic fire detection system shall be installed and maintained in mechanical areas and means of egress in all buildings of use group R-2 of ten or more dwelling units.

KKK. **Chapter 9, Section 907.2.9.4** is amended to add the following subsection:

**907.2.9.4.1 Group (R-2) – Existing.** The following smoke alarms and/or fire protection systems shall be installed and maintained in existing R-2 occupancies.

**EXISTING 3-9 DWELLING UNITS**

- a. Common Area. Smoke alarms for all common areas, including hall, corridors, stairways, cellars and basements of buildings, shall be directly hard wired to the buildings power supply and shall be interconnected to cause the operation or an activation of an alarm that shall be clearly audible in all portions of the structure over background noise levels with all intervening doors closed which complies with NFPA 72.

- b. **Single and Multiple Station Smoke Alarms Within Dwelling Units.**  
Single and multiple station smoke alarms shall be installed in existing group R-2 occupancies regardless of occupant load in all the following locations:
  - 1. Outside every sleeping area in the vicinity of the bedrooms.
  - 2. In each room used for sleeping purposes.
  - 3. In each story within the dwelling unit including basements and cellars.
- c. **Interconnection.** Where more than one smoke alarm is required to be installed within an individual dwelling unit the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the dwelling unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- d. **Power Source.** Single-station and multiple-station alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low.
- e. **Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.**

#### 1. EXISTING 10 TO 21 DWELLING UNITS

- a. **Common Areas.** A complete automatic and manual fire alarm system including notification appliances is required in all common areas as determined by the Fire Code Official.
- b. **Single and Multiple Station Smoke Alarms Within Dwelling Units.**  
Single and multiple station smoke alarms shall be installed in existing group R-2 occupancies regardless of occupant load in all the following locations:
  - 1. Outside every sleeping area in the vicinity of the bedrooms.
  - 2. In each room used for sleeping purposes.

3. In each story within the dwelling unit including basements and cellars.

- d. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the dwelling unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- e. Power Source. Single-station and multiple-station alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

## 2. EXISTING 22 DWELLING UNITS OR MORE

A complete automatic and manual fire alarm system including notification appliances shall be installed throughout the entire structure including dwelling units as determined by the Fire Code Official.

## 3. EXISTING HIGH RISE BUILDINGS

In buildings with a floor used for human occupancy located more than 65 feet (19812mm) above the lowest level of fire department access, a complete automatic/manual fire alarm system including emergency voice alarm communications shall be installed throughout the entire structure as determined by the Fire Code and Building Official.

(2) Section 907.2.11, Single-Station and Multiple-Station Alarms, applies only to R-1, R-3, and R-4 use groups. (See amended §907.2.9.4 and 907.2.9.4.1 for Use Group R-2).

**LLL. Chapter 9, Section 907.10 Single and multiple-station smoke alarms is amended by adding Section 907.10.8 as follows:**

### **907.10.8 Single and multiple station smoke alarm inspection and testing:**

- 1. All single- and multiple-station smoke alarm devices shall be tested in

accordance with the manufacturer's instructions, not less than once a month for devices with the primary power supplied by the building electrical service and not less than once a week for devices with the primary power supplied by a monitored battery. All testing shall be conducted by the owner, except as provided for in this section.

2. In the case of tenant occupied properties, every owner shall, at the beginning of the leasehold of a one and two family dwelling, multifamily dwelling, or manufactured home, inspect and test each single- and multiple-station smoke alarm device to insure that each required device is present and in proper working order.
3. In the case of tenant occupied properties, the owner may require the occupant to conduct the weekly/monthly testing as set forth in paragraph (1) above. The owner must then provide the occupant with clear and concise written instructions regarding the weekly/monthly testing and the occupant must be able to perform such testing. The owner must also demonstrate to the occupant the proper testing procedures at the beginning of the leasehold.
4. The occupant shall have the duty and responsibility to notify the owner of any defect(s).
5. The owner shall have the duty and responsibility of remedying any defect after receiving notice of the defect.
6. All single-and multiple-station smoke alarm devices shall be kept in proper working condition at all times and shall be replaced after being in service for a period of ten years or becoming defective/inoperable, whichever comes first.

MMM. **Section 907.2.12, High Rise Buildings**, is amended by adding the following language before the first sentence of the paragraph:

~~907.2.13~~ **907.2.12 High rise buildings**. Buildings with a floor used for human occupancy located more than 65 feet (19812mm) above the lowest level of fire department access.

NNN. **Section 907.2.12.1.1** is amended by deleting subsection 1 and replacing with the following:

1. In each mechanical room/equipment, electrical, transformer, telephone equipment, elevator machine room, elevator lobbies or similar room and stair tower, exits, exit access corridors.

OOO. **Section 907.2.12.32, Fire department communication system** is amended by adding “mechanical rooms” in the first sentence between the words fire pump rooms and areas of refuge.

PPP. **Section 907.2.12**, is amended by adding the following subsection:

~~907.2.13.3~~, **907.2.12.4 Monitoring**. All new and existing fire protection systems (manual or automatic fire detection or suppression systems) where required by the City of Reading, Pennsylvania, State law, ordinance or order shall be connected to an approved central station service system according to NFPA 72, (2016 edition), §8 26-3.

QQQ. Section 907.2 shall be amended by adding **Section 907.2.24, Height and Area** as follows:

**907.2.24 Height and Area**. In all buildings four or more stories in height or more than 30 feet in height or 5,000 square feet or more in area shall have an automatic fire alarm/detection system installed throughout the building, conforming to NFPA 72.

RRR. . Section 907.2 shall be amended by adding **Section 907.2.25, Hazardous Areas** as follows:

**907.2.25 Hazardous Areas**. Smoke detectors shall be installed in the following hazardous areas, in addition to a fire suppression system: trash rooms, painting rooms, laundry collection rooms, furnace room, boiler room, mechanical/electrical rooms, and rooms of similar use as determined



by the Fire Code Official.

SSS. . Section 907.2 shall be amended by adding by adding **Section 907.2.26, Sprinklered Buildings**, as follows:

**907.2.26 Sprinklered buildings.** In all buildings provided with approved automatic sprinkler systems, a complete manual fire alarm system and an automatic detection system shall be provided in all means of egress and mechanical rooms in addition to the automatic fire detection systems required in 907.2.10.1 through and including 907.2.25.

TTT. **Chapter 9, Section 909.1.** Delete the words *International Building Code* in the first sentence and substitute the words *City of Reading Codified Ordinances or other law, statute, regulations or rules*.

UUU. **Chapter 9, Section 913.4, Valve Supervision**, is amended by deleting the entire Section and substituting the following:

**913.4 Valve Supervision.** Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised by an approved central station service system according to NFPA 72, (2016 edition), §26-3.

VVV. **Chapter 9, Section 914.1 General.** Delete the words *International Building Code* and substitute the words *City of Reading Codified Ordinances or other law, statute, regulations or rules*.

WWW. **Chapter 10, Section 1031, is amended to add subsection 1031.11**

**Overcrowding** as follows:

**1031.11 Overcrowding.** Overcrowding, admittance of any person beyond the approved occupant load established by the City of Reading Building Code or other building code or City ordinance under which the building was constructed, or obstructing aisles, passageways or any part of the means of egress shall not be allowed. The Fire Code Official, upon finding any condition that constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected.

~~XXX Chapter 32, Section 3204.3.6 Location~~ is renumber ~~5504.3.1.1.3~~ with the following language added after the first sentence:

**Chapter 55, Section 5504.3.1.1.3** is amended by adding the following language after the first sentence: **Location**, Locations and limitation as determined by the Fire Code Official.

~~YYY. Chapter 33, Section 3301.1.3 Fireworks~~, is renumbered ~~5601.1.3~~, and amended by deleting Exception No. 4. **Chapter 56, Section 5601.1.3** is amended by deleting Exception No. 4.

~~ZZZ. Chapter 34, Section 3404.2.9.4~~ is renumbered ~~5704.2.9.5.3~~, the title amended, and replaced with the following: **5704.2.9.5.3 Aboveground tanks inside of buildings**. Locations and limitation of aboveground tanks shall be determined by the Fire Code Official. **Chapter 57, Section 5704.2.9.5 Aboveground tanks inside of buildings**, is amended to add section **5704.2.9.5.3 Locations**, as follows: Locations and limitation of aboveground tanks shall be determined by the Fire Code Official.

~~AAAA. Chapter 34, Section 3406.2.5.1~~ is renumbered **Chapter 57, Section 5706.2.4.4**, is amended and replaced with the following: **5706.2.4.4 Locations where aboveground tanks are prohibited**, Locations and limitations of aboveground tanks shall be determined by Fire Code Official.

~~BBBB. Chapter 38, Section 3804.2, Maximum capacity within established limits~~, is renumber ~~6104.2~~ and amended by deleting all wording after the word "of" on the fifth line and inserting the following: **Chapter 61, Section 6104.2** is amended by deleting the words "2, 000 gallons (7570 L)" and inserting the following:

5 gallons for residential and water capacity of 2,000 gallons for commercial installations.