

ORDINANCE NO. 2026 _____

**AMENDMENT TO THE CITY CODE CHAPTER 108 TITLED BUILDING
CONSTRUCTION**

**AN ORDINANCE AMENDING CHAPTER 108 OF THE CITY CODE OF THE CITY OF
LATROBE, COUNTY OF WESTMORELAND, COMMONWEALTH OF
PENNSYLVANIA – TITLED BUILDING CONSTRUCTION REPEALING CHAPTER
108 IN ITS ENTIRETY**

WHEREAS, the City of Latrobe maintains the city code Chapter 108 titled Building Construction which includes the process of establishing minimum standards for the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion, use or maintenance of all buildings, structures and premises and providing for the issuance of permits, collection fees and establishing fire limits in the City of Latrobe as defined by the 1993 edition of the BOCA National Building Code which was originally adopted on July 7, 1981 and amended on April 23, 1996

WHEREAS, the City wishes to amend the Code specifically repealing Section 108-1 Standards adopted, 108-2 Administration and enforcement, 108-3 Definitions, 108-4 Amendments to standards, and 108-5 Conflicts with other provisions which contains outdated processes that conflict with the Uniform Construction Code 2021; and,

WHEREAS, the City seeks to enhance public safety by strengthening building standards to reduce hazards and ensure safer occupancy conditions and,

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Latrobe, and the City of Latrobe hereby ordains as follows:

SECTION 1. Chapter 108 – Administration and Enforcement: Section 108 repealed in its entirety.

SECTION 2. That the within Ordinance shall take effect on the date of publication of the post enactment notice of passage of the same and no later than_____.

SECTION 3. That the City Manager, The City Secretary, Mayor and any other proper City official is authorized and directed to execute any and all documents and to take any action necessary in order to carry in effect the within ordinance.

ENACTED AND ORDAINED this _____ day of July, 2026.

ATTEST:

COUNCIL OF THE CITY OF LATROBE:

Janina Hall, Council Secretary

By: _____
Eric Bartels, Mayor

Chapter 108

BUILDING CONSTRUCTION

~~§ 108-1. Standards adopted.~~

~~§ 108-3. Definitions.~~

~~§ 108-2. Administration and enforcement.~~

~~§ 108-4. Amendments to standards.~~

~~§ 108-5. Conflicts with other provisions.~~

[HISTORY: Adopted by the Council of Latrobe 7-13-1981 by Ord. No. 1981-2 as Ch. V, Part 1, of the 1981 Code. Amendments noted where applicable.]

GENERAL REFERENCES

~~Commercial structures — See Ch. 116.~~

~~Plumbing standards — See Ch. 147.~~

~~Electrical standards — See Ch. 121.~~

~~Subdivision and land development — See Ch. 154.~~

~~Housing standards — See Ch. 132.~~

~~Zoning — See Ch. 166.~~

§ 108-1. Standards adopted. [Amended 4-23-1996 by Ord. No. 1996-5]

There is hereby adopted by Latrobe for the purpose of establishing minimum standards for the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion, use or maintenance of all buildings, structures and premises and providing for the issuance of permits, collection fees and establishing fire limits in Latrobe, that certain code known as the "BOCA National Building Code," 1993 Edition, its amendments and supplements thereto, recommended by the Building Officials and Code Administrators International, Inc., with the exception of the changes made in § 108-4. The code is hereby adopted as if set out in full herein, and the provisions thereof shall be controlling as to all buildings, structures and premises within Latrobe from the date this chapter shall take effect.

§ 108-2. Administration and enforcement.

There is hereby adopted within this chapter all of the provisions and sections of Chapter 98, Administration and Enforcement, regulating the administration and enforcement of the various codes adopted by Latrobe.

§ 108-3. Definitions.

Wherever used in the BOCA National Building Code, the following terms shall have the meanings herein indicated:

BASIC CODE — The BOCA National Building Code adopted in § 108-1.

BUILDING OFFICIAL — The Code Enforcement Officer (see Chapter 98).

CORPORATION COUNSEL — The Solicitor for Latrobe.

MUNICIPALITY — Latrobe.

WRITTEN NOTICE — As prescribed under Chapter 98, Administration and Enforcement.

§ 108-4. Amendments to standards. [~~Amended 4-23-1996 by Ord. No. 1996-5~~]

The edition of the BOCA National Building Code now in effect is amended and changed as set forth below. To the extent that the current edition of the 1993 BOCA National Building Code or any subsequent amendment, addition or supplement thereto establishes a higher standard than the amendments set forth below, then in that event the higher standard of either the BOCA Code or the ordinance amendment shall be applicable to the extent there is any conflict between the amendments set forth below and the applicable BOCA National Building Code. The amendments are:

- A. ~~The section regarding the Department of Building Inspection, is deleted in its entirety.~~
- B. ~~The section regarding the duties and powers of the Building Official is adopted only insofar as its provisions do not conflict with the provisions of Chapter 98, Administration and Enforcement.~~
- C. ~~The section regarding rules and regulations is adopted only insofar as its provisions do not conflict with Chapter 98, Administration and Enforcement.~~
- D. ~~The section regarding right of entry is deleted in its entirety.~~
- E. ~~The section regarding Fees is deleted, and the provisions in Chapter 98, Administration and Enforcement, apply.~~
- F. ~~The section regarding Sign Bonds shall provide for an amount of not less than \$100.~~
- G. ~~The section regarding violations shall be adopted insofar as it does not conflict with Chapter 98, Administration and Enforcement.~~
- H. ~~The section regarding unlawful continuance shall provide that the penalty for violating stop work orders given by the Code Enforcement Officer shall be the same as the penalty provided in Chapter 98, Administration and Enforcement, for the violation of any other order thereof.~~
- I. ~~The section regarding the Board of Survey is deleted in its entirety.~~
- J. ~~The section regarding Board of Appeals is deleted in its entirety.~~
- K. ~~The section regarding general definitions shall be amended as follows:~~
 - (1) ~~"Owner" shall mean the same as defined in Chapter 98, Administration and Enforcement.~~
 - (2) ~~"Person" shall mean the same as defined in Chapter 98, Administration and Enforcement.~~
- L. ~~The section regarding fire limits shall include that territory described in Chapter 275, Fire Limits; Fireproof Construction. Any changes that shall be recommended by the Code Enforcement Officer shall have the approval of the Fire Chief prior to recommending such changes to the Council of Latrobe.~~
- M. ~~The section regarding window size is amended by adding the following paragraph:~~

~~"In rooms used primarily for sleeping in one or two family dwellings, there shall be at least one window having an operating section which has a clear opening of 18 inches in width by 36 inches in height, and the windowsill or stool cannot be more than 36 inches above the room floor line."~~
- N. ~~The article regarding fire protection systems is adopted; however, the means of enforcement and all procedures for enforcement shall be the same procedures that are included in the Fire Prevention~~

~~Code of Latrobe. (See Chapter 279.)~~

- ~~O. The section regarding inspection is adopted only insofar as its provisions do not conflict with those of Chapter 98, Administration and Enforcement.~~
- ~~P. The section regarding filing bond shall provide for a bond in the amount of \$100.~~
- ~~Q. The article regarding plumbing systems is adopted; however, the means of enforcement and all procedures for enforcement shall be the same as included in the Plumbing Code of Latrobe. (See Chapter 147.) The following change under "Drainage System" is as follows:~~

~~"The drainage system shall be so designed, constructed and maintained as to guard against fouling and clogging. The sewer main from building to public sewer shall be not less than six inch pipe having a running trap installed immediately before leaving the building. Where public storm sewers and public sanitary sewers are provided, each building shall have a separate sanitary sewer and storm sewer. Where the existing public sewer is a combination storm and sanitary sewer, new buildings shall be drained and have separate sanitary and storm sewers to a point five feet beyond the foundation line, from which point a combination sewer is allowed to the public sewer."~~

~~**§ 108-5. Conflicts with other provisions.**~~

~~If any provision of this chapter is found to be in conflict with any provision of Chapter 166, Zoning, the Plumbing Code (Chapter 147), the Housing Code (Chapter 132), the Electrical Code (Chapter 121), the Mechanical Code (Chapter 137), the Property Maintenance Code (Chapter 149) or the Fire Prevention Code (Chapter 279), the provision which establishes the highest standard for the promotion and protection of the health and safety of the people shall prevail.~~