

ORDINANCE NO. 2026_____

**AMENDMENT TO THE CITY CODE CHAPTER 117 TITLED CONSTRUCTION
CODES, UNIFORM**

**AN ORDINANCE AMENDING CHAPTER 117 OF THE CITY CODE OF THE CITY OF
LATROBE, COUNTY OF WESTMORELAND, COMMONWEALTH OF
PENNSYLVANIA – TITLED CONSTRUCTION CODES, UNIFORM**

WHEREAS, the City of Latrobe seeks to update Chapter 117 to reflect the Commonwealth's adoption of the 2021 editions of the Uniform Construction, thereby modernizing the City's construction standards and ensuring continued consistency with state law and current industry practices; and,

WHEREAS, the City further intends to amend Chapter 117 by adding Section 117-10, titled *Repair Permits*, to establish a uniform permitting process for specified repair, maintenance, and replacement activities not regulated under the Pennsylvania Uniform Construction Code, consistent with the standards set forth in the 2021 IPMC, in order to protect the health, safety, and welfare of residents and ensure the continued integrity of buildings and structures; 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 117 – Construction Codes, Uniform Sections 117-1, 117-2, 117-3, and 117-6 be updated and corrected as outlined on the attached Exhibit A.

SECTION 2. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing under any prior ordinance or regulation; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance. Chapter 117 – Construction Codes, Uniform Section 117-10 titled *Repair Permits* be adopted and added to Chapter 117 as outlined on the attached Exhibit A.

SECTION 3. That the within Ordinance shall take effect no later than (30) days following the date of publication of the post-enactment notice of passage.

SECTION 4. 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 117

CONSTRUCTION CODES, UNIFORM

§ 117-1.	Adoption of Building Code.	§ 117-5.	Fees and costs.
§ 117-2.	Administration and enforcement.	§ 117-6.	Violations and penalties.
§ 117-3.	Board of Appeals.	§ 117-7.	When effective.
§ 117-4.	Repealer.	§ 117-8.	Severability.
		§ 117-9.	Change in state law.
		§ 117-10.	Repair Permits

[HISTORY: Adopted by the Council of Latrobe 6-28-2004 by Ord. No. 2004-7. Amendments noted where applicable.]

GENERAL REFERENCES

Planning Commission — See Ch. 30.

Building construction — See Ch. 108.

Commercial structures — See Ch. 116.

Electrical standards — See Ch. 121.

Property maintenance — See Ch. 132.

Mechanical standards — See Ch. 137.

Plumbing standards — See Ch. 147.

Subdivision and land development — See Ch. 154.

Zoning — See Ch. 166.

Outdoor burning — See Ch. 262.

Fire limits; fireproof construction — See Ch. 275.

Fire prevention standards — See Ch. 279.

§ 117-1. Adoption of Building Code.

~~The City hereby adopts the Uniform Construction Code (hereinafter referred to as "code"), as designated and defined by the Act,¹ as amended and supplemented, and the regulations promulgated by the Department of Labor and Industry thereunder (hereinafter referred to as "regulations"), as amended and supplemented from time to time, as provided in the Act and regulations, as the City of Latrobe Building Code. The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401 through 405, as amended from time to time, consists of the following:~~

- ~~A. The provisions of Chapters 2 through 29 and 31 through 35 of the International Building Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~B. The ICC Electrical Code — Administrative Provisions 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~C. The International Mechanical Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~D. The International Fuel Gas Code 2003, (First Printing). This includes all errata issued by the International Code Council.~~

1. ~~Editor's Note: See 35 P.S. § 7210.101 et seq.~~

- ~~E. The International Plumbing Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~F. The International Residential Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~G. The International Fire Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~H. The International Energy Conservation Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~I. Sections AE501 through AE503 and AE601 through AE605 of Appendix E of the International Residential Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~J. The International Existing Building Code for Buildings and Facilities 2003 (First Printing). This includes all errata issued by the International Code Council.~~
- ~~K. The International Urban Wildlife Interface Code 2003 (First Printing). This includes all errata issued by the International Code Council.~~

The City hereby adopts the Uniform Construction Code (hereinafter referred to as "code"), as designated and defined by the Act, as amended and supplemented, and the regulations promulgated by the Department of Labor and Industry thereunder (hereinafter referred to as "regulations"), as amended and supplemented from time to time, as provided in the Act and regulations, as the City of Latrobe Building Code. The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401 through 405, as amended from time to time, consists of the following:

- A. International Building Code (IBC), 2021 Edition. This includes all errata issued by the International Code Council.
- B. International Residential Code (IRC), 2021 Edition. This includes all errata issued by the International Code Council.
- C. International Fire Code (IFC), 2021 Edition. This includes all errata issued by the International Code Council.
- D. International Mechanical Code (IMC), 2021 Edition. This includes all errata issued by the International Code Council.
- E. International Plumbing Code (IPC), 2021 Edition. This includes all errata issued by the International Code Council.
- F. International Fuel Gas Code (IFGC), 2021 Edition. This includes all errata issued by the International Code Council.
- G. International Existing Building Code (IEBC), 2021 Edition. This includes all errata issued by the International Code Council.
- H. International Property Maintenance Code (IPMC), 2021 Edition. This includes all errata issued by the International Code Council.
- I. International Swimming Pool and Spa Code (ISPSC), 2021 Edition. This includes all errata issued by the International Code Council.
- J. International Energy Conservation Code (IECC), 2021 Edition. This includes all errata issued by the International Code Council.
- K. Any other ICC codes or standards adopted by the Commonwealth of Pennsylvania as part of the Uniform Construction Code.

§ 117-2. Administration and enforcement.

- A. The City hereby elects to administer and enforce the provisions of the Act, as amended from time to time, the regulations promulgated thereunder, and the code.
- B. Administration and enforcement of the code within the City shall be undertaken in the following manner:

~~(1) By agreement with the Indiana Westmoreland Council of Governments and the member municipalities thereof who have agreed to the joint administration and enforcement of the code, act and regulations, pursuant to an intermunicipal agreement substantially in the form attached hereto, made Exhibit A and expressly made a part hereof.~~

Through the City's Code Enforcement Officer and the City's designated Building Code Official (BCO), who shall administer and enforce the Act, the regulations promulgated thereunder, and the applicable codes in accordance with the enforcement standards and procedures established by the International Code Council (ICC).

§ 117-3. Board of Appeals.

- A. Pursuant to 35 P.S. § 7210.501(c) of the Act and 34 Pa. Code § 403.121, the City of Latrobe hereby establishes a Board of Appeals consisting of three members and two alternates.
- ~~B. The Board of Appeals established by the City of Latrobe shall be that Board of Appeals established by the Indiana Westmoreland Council of Governments through the intermunicipal agreement attached hereto pursuant to 53 Pa.C.S.A. §§ 2301 through 2315 (relating to intergovernmental cooperation).~~
- B. The Board of Appeals established by the City of Latrobe shall be that Board of Appeals established by the Foothills Council of Governments through the intermunicipal agreement attached hereto pursuant to 53 Pa.C.S.A. §§ 2301 through 2315 (relating to intergovernmental cooperation).
- C. All members of the Board of Appeals shall be qualified by training and experience to pass on matters pertaining to building construction. By way of example, training and experience may consist of licensure as an architect or engineer, experience in the construction industry and training or experience as an inspector or plan reviewer. Further, all members of the Board of Appeals shall at least meet the requirements of the Act and the rules and regulations promulgated thereunder.
- ~~D. The City of Latrobe shall utilize the above described Board of Appeals for that period of time during which the City participates with the enforcement of the act, rules or regulations through the Indiana-~~

~~Westmoreland Council of Governments. Should the City of Latrobe no longer participate through an intergovernmental cooperation agreement with the Indiana Westmoreland Council of Governments for enforcement of the Act, the code, rules and regulations, then and in that event, the City of Latrobe will establish a Board of Appeals consistent with the requirements set forth above.~~

D. The City of Latrobe shall utilize the above-described Board of Appeals for that period of time during which the City participates with the enforcement of the act, rules or regulations through the Foothills Council of Governments. Should the City of Latrobe no longer participate through an intergovernmental cooperation agreement with the Foothills Council of Governments for enforcement of the Act, the code, rules and regulations, then and in that event, the City of Latrobe will establish a Board of Appeals consistent with the requirements set forth above.

§ 117-4. Repealer.

All ordinances, resolutions, regulations and policies of the City not affected, modified or repealed by this chapter, the code, Act or regulations, shall remain in full force and effect.

§ 117-5. Fees and costs.

The City hereby imposes and assesses fees and costs for the administration and enforcement of said code, Act, regulations, and this chapter, which fees and costs shall be established by the City by ordinance from time to time.

§ 117-6. Violations and penalties.

~~A. Any person, firm or corporation that violates any of the provisions of this chapter, the code, Act and/or regulations for new construction of commercial, industrial or residential structures, and/or industrial or commercial remodeling, commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not more than \$1,000 and costs incurred by the City in enforcement of said violation. Each day that a violation exists and continues shall be a separate violation.~~

Any person, firm, or corporation that violates any provision of this chapter, the Code, or the Act, including but not limited to violations involving new construction, commercial or industrial remodeling, or the repair, remodeling, or alteration of existing residential structures, commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not more than \$1,000, together with costs incurred by the City in enforcement. Each day that a violation continues shall constitute a separate offense.

~~B. Any person, firm or corporation that violates any of the provisions of this chapter, the code, Act and/or regulations involving repair, remodeling or alteration of any existing residential structure in the residential zone commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not more than \$0.10 and costs incurred by the City in enforcement of said violation. Each day that a violation exists and continues shall be a separate violation.~~

§ 117-7. When effective.

This chapter shall be effective upon date of post-enactment publication.

§ 117-8. Severability.

The provisions of this chapter are severable, and if any clause, sentence, subsection, section, article, chapter or part thereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation and application to the clause, sentence, subsection, section, article or part

thereof rendered. It is hereby declared to be the intent of the Council of the City of Latrobe that this chapter would have been adopted if such illegal, invalid or unconstitutional clause, sentence, subsection, section, article, chapter or part thereof had not been included therein. date of repeal or deletion by any prior code of the City of Latrobe, rule or regulation issued thereunder, to the extent applicable.

§ 117-9. ~~Change in state law.~~

~~In the event that the aforementioned Act and/or any rule or regulation adopted by, under or pursuant to the Act shall be repealed, amended, deleted or modified, then and in that event, the modification or amendment shall apply to the provisions of this chapter. If the aforesaid Act is repealed in whole or in part, or if a rule or regulation promulgated thereunder is repealed or deleted, then and in that event, the matter addressed by the repealed or deleted provision of Act, rule or regulation shall, by default, be governed from the effective~~

§ 117-10. Repair permits.

- A. The purpose of this section is to require permits for certain repair, maintenance, and replacement activities affecting buildings and structures within the City of Latrobe that are not subject to regulation under the Pennsylvania Uniform Construction Code (UCC), in order to protect the health, safety, and welfare of residents, ensure the continued weatherproofing and integrity of buildings, maintain neighborhood appearance and property standards and establish a uniform permitting process consistent with existing City practices.
- B. A repair permit shall be obtained prior to the commencement of any repair work, including but not limited to:
 - 1) Replacement or repair of exterior siding
 - 2) Replacement of roofing materials, including shingles
 - 3) Replacement of exterior windows or doors where no structural alteration occurs
 - 4) Repair or replacement of gutters, soffit, fascia, trim, or similar exterior components
 - 5) Replacement or repair of porch components, including flooring, decking, railings, steps, or trim, where no structural members are altered or replaced
 - 6) Repair or replacement of non-structural exterior appurtenances, including chimney caps or masonry pointing, and existing signage or sign panels
 - 7) Repair or replacement of existing fence panels, pickets, or posts
- C. The following activities are exempt from the requirement to obtain a Repair Permit:
 - 1) Interior alterations, repairs, or maintenance that do not affect the building's exterior or structural components.
 - 2) Routine maintenance that does not involve the replacement of exterior materials, does not affect safety or weatherproofing, and does not alter the structure.
 - 3) Work otherwise regulated and permitted under the Pennsylvania Uniform Construction Code
- D. The Code Enforcement Officer is authorized to inspect repair work performed pursuant to a repair permit to ensure compliance with this Article and other applicable City regulations.

§ 117-11. Amendments

- A. **Drainage Requirements from Former §108-4(Q).** The drainage provisions formerly contained in §108-4(Q) are adopted as amendments, modifying the applicable requirements

of the 2021 International Plumbing Code, including Chapters 3 (General Regulations), 7 (Sanitary Drainage), and 11 (Storm Drainage). The original text 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."

§ 117-12. Interpretation.

If any provision of this chapter is found to be in conflict with any provision of Chapter 166 Zoning, Chapter 132 Property Maintenance, Chapter 279 Fire Prevention Standards, Uniform, the provision which establishes the highest standard for the promotion and protection of the health and safety of the people shall prevail.