

ORDINANCE NO. 2026_____

**AMENDMENT TO THE CITY CODE CHAPTER 121 TITLED ELECTRICAL
STANDARDS**

**AN ORDINANCE AMENDING CHAPTER 275 OF THE CITY CODE OF THE CITY OF
LATROBE, COUNTY OF WESTMORELAND, COMMONWEALTH OF
PENNSYLVANIA – TITLED FIRE LIMITS; FIREPROOF CONSTRUCTION**

WHEREAS, the City of Latrobe maintains the city code Chapter 275 titled Fire Limits; Fireproof Construction which includes minimum standards for the use of buildings, structures, and premises within established fire limits, including regulations governing fire-damaged wooden buildings, outer walls, roofs, windows, doors, public garages, service stations, gasoline tanks, and pumps, which ordinance was originally adopted by the governing body and has been amended from time to time to protect the health, safety, and welfare of the public certain fire limits code known as the Fire Limits; Fireproof Construction which was originally adopted on July 13, 1981 and amended on April 23 1996 and October 10 2011; and,

WHEREAS, the City wishes to amend the Code specifically repealing Section 275-1 Fire limits established; building construction regulated, 275-2 Fire-damaged wooden buildings; reconstruction or repair, 275-3 Outer walls and roofs; windows; doors, 275-4 Permit to remove wooden building, 275-5 Permits for building work within fire limits; inspections, 275-6 Violations and penalties, 275-7 Reports and investigations, 275-8 Public garages, service stations, gasoline tanks and pumps restricted, and 275-9 Removal of unlawful garages, service stations, gasoline tanks and pumps; violations and penalties which contains outdated processes that conflict with the National Fire Protection Agency (NFPA); and,

WHEREAS, the City seeks to enhance public safety by strengthening fire 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 Chapter 275 – Fire Limits; Fireproof Construction: Section 275 repealed in its entirety.

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.

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 275

FIRE LIMITS; FIREPROOF CONSTRUCTION

ARTICLE I General Provisions

- ~~§ 275-1. Fire limits established; building construction regulated.~~
~~§ 275-2. Fire-damaged wooden buildings; reconstruction or repair.~~
~~§ 275-3. Outer walls and roofs; windows; doors.~~
~~§ 275-4. Permit to remove wooden buildings.~~
~~§ 275-5. Permits for building work within fire limits; inspections.~~

- ~~§ 275-6. Violations and penalties.~~
~~§ 275-7. Reports and investigations.~~

ARTICLE II Public Garages, Service Stations and Gasoline Tanks and Pumps

- ~~§ 275-8. Public garages, service stations, gasoline tanks and pumps restricted.~~
~~§ 275-9. Removal of unlawful garages, service stations, gasoline tanks and pumps; violations and penalties.~~

[HISTORY: Adopted by the Council of the City of Latrobe as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 108.

Fire prevention standards — See Ch. 279.

Outdoor burning — See Ch. 262.

ARTICLE I

General Provisions

~~[Adopted 7-13-1981 by Ord. No. 1981-2 as Ch. V, Part 4, §§ 401 through 407, of the 1981 Code]~~

~~§ 275-1. Fire limits established; building construction regulated.~~

~~From and after the passage and approval of this article, it shall be unlawful to build, erect, construct, remove into or place upon any or all lands within the following described boundaries in the First, Second, Third and Sixth Wards of Latrobe any frame, wooden, wooden frame, brick frame, brick, stone or iron-faced building, house or tenements or additions thereto or any other building or buildings, houses or tenements or additions thereto, the walls of which are not wholly composed and entirely of brick, stone, tile or other incombustible material.~~

~~Fire Limits:~~

~~Beginning at a point at the southeast corner of Ligonier Street and alley north of Thompson Street; thence along the south line of said alley N. 49° 49 E., a distance of about 600 feet, to the west side of Alexandria Street; thence S. 40° 11 E. along the west side of Alexandria Street about 1,360 feet, to center of alley south of Weldon Street; thence S. 49° 49 W. about 500 feet to a point 100 feet east of the east line of Ligonier Street; thence S. 40° 11 E. preserving the same 100 feet east of Ligonier Street about 650 feet to the north line of Walnut Street; thence S. 49° 49 W. along the north side (crossing Ligonier Street) of Walnut Street 250 feet to a point on the north side of said Walnut Street; thence N. 40° 11 W. preserving 100 feet west of Ligonier Street 650 feet to the center of said alley south of Weldon Street, thence S. 49° 49 W. (along center of said alley about 300 feet to a point on or near Jefferson Street; thence along or near said Jefferson Street and the south side of Water Street by various courses and distances to a point on the east end of bridge at Loyalhanna Creek at the west end of Depot Street, thence across bridge to a point on the west end of the bridge on the south side of Lloyd Avenue; thence S. 40° 11 E. about 175 feet to a point; thence S. 49° 49 W. most of the distance being through the center of alley south of Lloyd Avenue about 600 feet to the east end of Unity Street; thence N. 40° 11 W. along the east line of said Unity Street, crossing Lloyd Avenue about 325 feet to center of alley north of Lloyd Avenue; thence N. 49° 49 E. along center of said alley south of Lloyd Avenue about 600 feet to a point on bank of the Loyalhanna Creek; thence S. 80° 11 E. about 150 feet to the west end of bridge on the north line of Lloyd Avenue; thence across the bridge to a point on the north side of Depot Street; thence 40° 11 W. about 200 feet to the right of way of the P.R.R.; thence N. 49° 49 E. along the south line of the P.R.R. right of way about 800 feet to a point 100 feet west of the west line of Ligonier Street; thence S. 40° 11 W. crossing the Pennsylvania Railroad and preserving the same 100 feet west of Ligonier Street about 460 feet to the south line of alley north of Thompson Street; thence N. 49° 49 E. along the south line of said alley and crossing Ligonier Street 150 feet to the northeast corner of said Ligonier Street, and said alley north of Thompson Street, to the place of beginning.~~

~~§ 275-2. Fire damaged wooden buildings; reconstruction or repair.~~

~~No wooden building erected within said fire limits and damaged by fire to the extent of more than 50% of its market value shall be repaired or rebuilt, except of brick, stone, concrete, tile or other incombustible material, nor without a written permit as provided herein first had and obtained.~~

~~§ 275-3. Outer walls and roofs; windows; doors.~~

~~A.—The outer walls of each and every building or addition to any building erected within said limits shall consist wholly and entirely of brick, stone mortar, concrete or other incombustible material, and the roof shall be of slate, tin, tile, metal or other incombustible material. Excepted from this provision are~~

~~awnings and canopies made of canvas or similar material. [Amended 10-10-2011 by Ord. No. 2011-10]~~

~~B. Windows. [Added 4-23-1996 by Ord. No. 1996-5]~~

- ~~(1) All windows with an area of 20 square feet or less, except where not permitted by labor and industry standards, and aboveground windows can be wood, vinyl or any construction material.~~
- ~~(2) All windows with an area of more than 20 square feet shall be of metal or any noncombustible material on all floors above the first floor above ground level.~~
- ~~(3) All windows except storefront shall be of s type that can be opened to at least 40% of the opening for ventilation purposes.~~
- ~~(4) All storefront windows 20 square feet or more shall be of metal frame and plate glass.~~
- ~~(5) All glass block windows shall have at least a twenty five percent opening for ventilation purposes.~~
- ~~(6) Any exceptions to these revisions shall be made only with the approval of the Fire Chief and the Code Enforcement Department.~~

~~C. Doors. [Added 4-23-1996 by Ord. No. 1996-5]~~

- ~~(1) All new and replacement doors and frames shall be of noncombustible material.~~
- ~~(2) All means of egress doors shall comply with labor and industry standards.~~
- ~~(3) Any noncombustible material used shall have a manufacturer's certification with it for noncombustibility ratings.~~
- ~~(4) Any exceptions to these revisions shall be made only with the approval of the Fire Chief and the Code Enforcement Department.~~

§ 275-4. Permit to remove wooden buildings.

~~No person or persons shall be permitted to move any building or part or portion of such building now located within the said limit described herein from the place such building is located and place or rebuild the same upon any other lot within said limits, unless for the purpose of rebuilding with brick, stone or other incombustible material in or about the location from which such wooden building, part or portion is intended to be removed. In such event and upon application by the person or persons so proposing to rebuild as aforesaid to the Code Enforcement Officer of Latrobe for a permit so to do and upon the Code Enforcement Officer's being satisfied that it is in no wise the desire of the person or persons applying for permission to remove the wooden building, a part or portion of the same, other than temporarily as hereinafter stated and for the sole purpose of rebuilding in compliance with the provisions of this article, it shall be lawful for the Code Enforcement Officer to permit the removal of the same to another portion of the lot upon which the same may be erected or to an adjoining lot, there to remain for a period of time not exceeding four months from the time permission so to do shall have been granted by the Code Enforcement Officer and upon an agreement, in writing, by the person or persons having permission from the Code Enforcement Officer that the wooden building, part or portion permitted to be so moved shall be wholly removed or taken away on or before the expiration of the permit so granted.~~

~~§ 275-5. Permits for building work within fire limits; inspections.~~

~~When any person, firm or corporation shall be desirous of erecting, constructing, altering, repairing or removing any building within the limits described herein, he, she or they shall submit the plans and specifications for the construction, repair, alteration or removal of such building to the Code Enforcement Officer for approval and shall obtain from him a written or printed permission, which permit shall describe the locality of such contemplated improvement, the nature of the building to be erected, altered or repaired, the kind or character of the materials to be used in its construction, alteration or repair and the sum to be paid for the permit. It shall be the duty of the Code Enforcement Officer to inspect, examine and approve or disapprove the plans or specifications for all buildings to be hereinafter erected, constructed, altered or repaired within the limits described herein. If the plans and specifications comply with the terms of this chapter, he shall issue a permit, as provided; if the plans and specifications do not comply with the terms of this article, they shall not be approved, and no permit shall be issued. It shall be the duty of the Code Enforcement Officer to inspect the construction, alteration and repair of all buildings within the above-described limits and to require the plans and specifications so as aforesaid approved and the terms of this article to be complied with.~~

~~§ 275-6. Violations and penalties. [Amended 4-23-1996 by Ord. No. 1996-5]~~

~~Any person or persons violating any of the provisions of this article shall be compelled to remove the structure or part thereof in violation hereof or pay the cost of removal thereof by Latrobe, with an additional amount of 10%, and, upon conviction of such violation, to pay a fine of not more than \$600 and costs of prosecution or, in default of payment of such fine and costs, to undergo imprisonment for not more than 30 days, provided that each week's continuance of a violation, after conviction thereof, shall constitute a separate offense; provided, further, that such person or persons, firm or corporation shall also be liable to be proceeded against for maintaining a nuisance as provided by Act of Assembly.~~

~~§ 275-7. Reports and investigations.~~

~~It shall be the duty of the police of Latrobe to immediately report to the Code Enforcement Officer of Latrobe the name of any person or persons violating the provisions of this article. On such report being made, the Code Enforcement Officer shall without delay investigate the alleged violation, and if he finds the charges to be true, he shall immediately institute legal proceedings for the recovery of fines and penalties imposed by this article or cause the offending person or persons to be arrested for maintaining a nuisance, or either or both at his discretion.~~

ARTICLE II

Public Garages, Service Stations and Gasoline Tanks and Pumps
[Adopted 7-13-1981 by Ord. No. 1981-2 as Ch. V, Part 4, §§ 408 through 409]**~~§ 275-8. Public garages, service stations, gasoline tanks and pumps restricted.~~**

~~From and after the passage of this article, it shall be unlawful to build, erect, construct or place any public garage to be used for the storing or repairing of automobiles belonging to other persons than the owners of said garages or any service station or gasoline tank or pump on the following portions of streets in Latrobe, Pennsylvania: Ligonier Street from the Pennsylvania Railroad right of way to Walnut Street; Alexandria Street from the Pennsylvania Railroad right of way to Spring Street; Jefferson Street from the Pennsylvania Railroad right of way to the north side of Spring Street; Depot Street from the West Latrobe Bridge to the Ligonier Valley Railroad right of way; Main Street from the West Latrobe Bridge to Hamilton Avenue; Weldon Street from the Loyalhanna Creek to Hamilton Avenue; Spring Street from the Loyalhanna Creek to Hamilton Avenue, and the building, erecting, constructing or placing of any public garage, service station or gasoline tank or pump is hereby positively forbidden and prohibited.~~

~~§ 275-9. Removal of unlawful garages, service stations, gasoline tanks and pumps; violations and penalties. [Amended 4-23-1996 by Ord. No. 1996-5]~~

~~Any person or persons, partnership, firm or corporation violating any of the provisions of this article shall be compelled to remove the structure erected or located in violation thereof or to pay the cost of removal thereof by Latrobe, with an additional charge of 10%, and also, upon conviction of such violation, to pay a fine of not more than \$600 and costs of prosecution for each and every such offense; provided that each week's continuance of a violation, after conviction thereof, shall constitute a separate offense; provided, further, that such person or persons, partnership, firm or corporation shall also be liable to be proceeded against for maintaining a nuisance, as provided by the Act of Assembly.~~