

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

TO: Rachel Leon, Council President
FROM: Mike Simonson, Chief Code Official
RE: Adoption of Ordinance Amending Article 1701
DATE: January 13, 2026

Enclosed for Council's review and action is a proposed ordinance amending Article 1701 in order to adopt, per the Pennsylvania Uniform Construction Code requirements, the 2021 International Code Suite, as amended.



Mike Simonson
Chief Code Official

Cc: J. William Reynolds
Laura Collins, Esq.
John F. Spirk, Esq.
Matthew J. Deschler, Esq.

BILL NO. _____ - 2026

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 1701 OF THE CODIFIED ORDINANCES
ENTITLED PENNSYLVANIA UNIFORM CONSTRUCTION CODE,
BY ADOPTING THE 2021 PENNSYLVANIA UNIFORM
CONSTRUCTION CODE.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Article 1701 of the Codified Ordinances of the City of Bethlehem, titled Pennsylvania Uniform Construction Code is hereby repealed in its entirety and replaced as follows:

ARTICLE 1701

Pennsylvania Uniform Construction Code

- 1701.01 Adoption.
- 1701.02 Additions and Modifications.

CROSS REFERENCES

Adoption by reference - See 3rd Class City Code, 11 Pa.C.S. §§ 141A01 - 141A05
Zoning-building permit - See ZON. Art. 1324
Table of Building Regulations - See ZON. Appx. A
Structures unfit for human occupancy - See BLD. Art. 1733
Registration, Sale and Transfer of Real Estate - See ADM. Art. 119

1701.01 ADOPTION.

That certain documents, viz, the Pennsylvania Uniform Construction Code (PA UCC), Act No. 45-1999, 35 P.S. §§ 7210.101 – 7210.1103, as amended, and the Uniform Construction Code, 34 Pa. Code, Chapters 401 – 405, as amended, be adopted as the official Codes of the City of Bethlehem, in accordance with the provisions of the Third Class City Code, 11 Pa.C.S. §§ 141A01 - 141A05, with the changes and amendments noted hereinafter, for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy and maintenance of all buildings and structures of the City of Bethlehem providing for the issuance of permits and each and all of the regulations, provisions, conditions, and terms of the PA UCC, as amended, are hereby referred to,

adopted, and made a part hereof as is fully set forth in this ordinance, with the changes and amendments noted hereinafter.

1701.02 ADDITIONS AND MODIFICATIONS.

Additions and deletions to be made to the PA UCC are as follows:

UCC 403.1(b)(3); Change 1000 square feet to read 200 square feet, in accordance with section 303(b)(1) of the Act, delete sections 403.1(b)(8), 403.1(b)(9), 403.1(b)(10).

UCC 403.3(a): Delete subject paragraph and substitute the following:

UCC 403.3(a) Appointment

The Chief Code Official shall be appointed by the head of the Department to which the Bureau of Code Enforcement is administratively assigned. At a minimum the Chief Code Official shall have an "Accessibility Inspector/Plan Examiner" certification through the International Code Council in addition to a "Building Code Official" certification through the State of Pennsylvania. After appointment, he shall not be removed from office except in compliance with the City of Bethlehem Personnel Manual, as amended.

UCC 403.3(b)(1); The Fire Marshal of the City of Bethlehem Fire Department and his designees shall be responsible for the enforcement of the International Fire Code. The Fire Marshal's designees shall include Fire Inspectors, Fire Officers, Hazardous Materials Officers, and Police Officers.

Additions and deletions to be made to 403.21(a) of the referenced PA UCC are as follows:

Whenever [name of Jurisdiction] appears, insert "City of Bethlehem".

403.21(a)(1) amendments to the International Building Code

Add IBC 202.0 General Definitions

Day and Night Average Sound Level - The 24 hour energy average of the A-weighted sound pressure level, with the levels during the period 10:00 P.M. to 7:00 A.M. the following day increased by 10 dBA before averaging.

Add IBC 720.8 Installation of Sound Insulation

Any new residential structure affected by vehicular, industrial or aircraft noise shall be designed so that the interior sound levels do not exceed a day-night average sound level of forty-five (45) decibels (calculated with the windows and doors closed). This may be accomplished by the acoustical insulation of the structure as specified in the U.S.

Department of Transportation Federal Highway Administration Publication FHWA-TS-77-202 available from the City Planner.

IBC 903.4.4 Alarms.

Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated.

Add IBC 3107.2 Bonds and Liability Insurance

No person shall erect, install, remove or rehang any projecting sign for which a permit is required under the provisions of the Basic Code until there shall have been filed with the City Solicitor's office, a bond in the sum of Five Thousand Dollars (\$5,000) as herein required, or a Certificate of Liability Insurance coverage, adequate in the opinion of the City Solicitor.

Add IBC 3303.8 Extermination

The owner or contractor must present a letter from an exterminating company to the building inspector that the building has been exterminated or does not require extermination for rodents or insects prior to issuing razing permit.

Add IBC 3307.2.4 Party Wall Maintenance

In the case of an existing party wall or an existing exposed wall which is structurally sound and which is not intended to be used by the owner of the building being demolished and further that the surface of the said wall is to remain exposed, then the owner of the building being demolished shall preserve, at his own expense, the party or exposed wall, by ensuring that the exposed surfaces shall be made permanently waterproof by the application of stucco, brickote, gunite or other approved noncombustible materials.

Add IBC 3307.2.5 Party Wall Repair or Replacement

If a home is gutted for remodeling or, if a fire occurs and the party wall is damaged and needs to be replaced, it shall be replaced in accordance with the requirements of this code.

UCC 403.21(a)(6) Amendments to the International Plumbing Code

302 Exclusion of Materials Detrimental to the Sewer System

302.1 Detrimental or Dangerous Material

Delete subsection and substitute the following:

Controlled by Article 921

302.2 Industrial Wastes

Delete and substitute the following:

Controlled by Article 921 and Article 923.

305.4.1 Sewer Depth – Insert Thirty-six Inches (36”).

416.3 Commercial Foodwaste grinder outlets - Delete subsection and substitute the following:

Commercial food waste grinder waste outlets are not permitted in the City of Bethlehem, Pennsylvania.

701.2 Sewer Required - Add subsection.

701.2.1. Public Systems Available

A public water supply system and/or public sewer system shall be deemed available to premises used for human occupancy if such premises abut along a street, alley, or easement, of the public water supply or sewer system and a connection conforming with the standards set forth in this Code may be made thereto.

903.1.1 Roof Extension – Insert Twelve Inches (12”).

1002.6 Building traps - Delete and substitute the following.

1002.6 Building traps. Building (house) traps shall be prohibited, except that the replacement of existing house traps shall be permitted pursuant to Section 1002.6.1.

1002.6.1 Replacement of existing house traps: the house trap shall not be less in diameter than the pipe it taps and in no case less than four (4) inches in diameter. Air inlets shall be four (4) inches in diameter for five (5) inch and six (6) inch diameter drains, six (6) inches in diameter for eight (8) inch diameter drains, and not less than eight (8) inches in diameter for all drains larger than eight (8) inches in diameter. All house traps shall be of the double hub pattern and shall in all cases be located and installed below the cellar floor.

1002.6.2 Existing house traps must be kept in good working order to ensure proper water seal and internal ventilation to effectively block sewer gases.

403.21(a)(6) Amendments to the International Residential Code

Insert the following in Table R301.2(1):

Ground snow Load – 30 lbs.

Wind Speed – 115

Topographic effects - no

Seismic Design Category – B

Weathering – severe

Frost line depth – 30"

Termite – moderate

Winter design temp – 9 degrees

Ice shield underlayment required – yes

Flood hazards – October 25, 1970; May 6, 2001; July 16, 2024

Air freezing index – 1000

Mean annual temperature – 50 degrees

P2603.5.1 Insert '36 inches' in both locations.

SECTION 2. That all ordinances and sections thereof that are inconsistent with this Ordinance are hereby repealed.

Sponsored by _____

Passed finally in Council this _____ day of _____, 2026.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2026.

Mayor