



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

September 4, 2026

Drew Moyer
BPG Investments II, LLC
24 West Broad Street
Bethlehem, PA 18018

RE: **(26-007 LD) – 26060009 – 701-719 N NEW STREET, 14 W NORTH STREET and 11-15 W GARRISON STREET – MAJOR LAND DEVELOPMENT PLAN – Ward 9, Zoned CB, plans dated June 16, 2026.**

Dear Mr. Moyer:

This review letter combines both the Land Development Plan and Subdivision (Lot Consolidation) Plan. These plans have been reviewed by the appropriate City offices. We offer the following comments:

PUBLIC WORKS

Sanitary Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU shall be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection (PA DEP).

Stormwater Engineering

1. Pursuant to Article 925 of the City's Codified Ordinance, a stormwater escrow fee of \$798.10 shall be paid at the time of execution of the developer's agreement. The fee is based upon the proposed increase in impervious coverage.

Miscellaneous Engineering

1. Submit a legal description of the consolidated lot.
2. The following notes are required on the land development plans:
 - a. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
 - b. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle and revision cloud. Any changes not flagged and marked shall be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
 - c. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six

(36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.

- d. Prior to any work within the Right-of-Way, permits shall be obtained from City Engineering Office.
- e. All improvements within the public ROW shall comply with the City of Bethlehem standards and specifications and the appropriate public utility authorities.
3. Correct the Construction Details Sheets to correctly reflect City of Bethlehem Standard Details and include all details. For construction details contact the City Engineer's Office, Dylan Schlosser at either: 610.865.7051, or dschlosser@bethlehem-pa.gov.

Forestry

1. Sheet LP-1, Landscaping Plan, include on the plan the City of Bethlehem Planting detail. For planting details contact the City Forester, Andrew Danga-Storm at either: 610.865.7073, or adanga-storm@bethlehem-pa.gov.
2. Coordinate with the City Forester for tree locations, species and spacing; final approval shall be at the direction of the City Forester.
3. If the calculated amount of street trees cannot be planted, then a fee of \$500 per tree shall be paid at the time of execution of the developer's agreement.
4. A street tree permit and City licensed arborist are required to remove and plant street trees.

Traffic

1. Trip generation calculations shall be submitted for the plan, so that it can be determined if a traffic study is required per SALDO, Section 1349.04(M).
2. A stop sign (R1-1) shall be added to each driveway exit of the property.
3. Parking stalls shall not be painted on the road.
4. The Site Plan page (sheet 4) shall show existing to remain signage.
5. The plans propose to remove several on-street parking spaces with the addition of new no parking signs (R7-302). The application shall provide justification for the removal of these spaces.

Electrical

1. Sidewalk pedestrian lighting shall be addressed by either matching the surrounding area Victorian pole and fixture lighting or building wall pack lighting to illuminate the sidewalks on W. North Street, N. New Street and W. Garrison Street for the entire length of the property. See also Zoning Comment 3.
2. The traffic signals at N. New Street and W. North Street shall be upgraded to current Penn DOT standards with AAPS style pedestrian pushbutton stations on all corners, count down pedestrian displays in all directions and shall be compliant with current ADA requirements. This requirement is necessitated by the additional pedestrian traffic that the development will add to the intersection.

Water

1. Comments, if any, will be submitted under separate cover.

Fire

The City of Bethlehem Fire Department currently enforces the 2018 Edition of the International Fire Code in its entirety including Appendices, with local amendments, as adopted in Article 1501 of the Codified Ordinances of the City of Bethlehem, Ordinance 2022-15.

A condensed version of Article 1501/Ordinance 2022-15 listing the common items that affect Land Development Projects is attached at the end of this document for reference. For a copy of the full ordinance please visit <https://www.bethlehem-pa.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. *Approved* fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior; Ref. 2018 IFC 503.1. West Garrison Street shall meet the requirements of a 20' wide fire apparatus access road/fire lane along the length of the project.

2. A Knox Box for City of Bethlehem Fire Department access shall be installed (Add a note to plans and indicate location TBD).
3. Indicate the proposed location of all Fire Department Connections (FDC). Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Marshal. Add a note to the plan stating, "Any change in the location of the Fire Department Connection shall be approved by the City of Bethlehem Fire Department."
4. All 'Fire Lanes' or "Fire Department Access Roads" shall be identified and properly marked (Refer to the International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
5. Add a fire hydrant on W. Garrison St. The hydrant shall be located within 100' of the FDC.
6. Add a note to the plan to acknowledge that Chapter 33 of the IFC "Fire Safety During Construction and Demolition" will be enforced for the duration of the construction project.

Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Lucas Fuller (lfuller@bethlehem-pa.gov) with any questions, referenced Fire Code requirements or to obtain any documents required to complete the submittal for review.

RECYCLING

1. The plans do not provide any details on how the property owner will maintain trash and recycling services for the apartment units. Provide specific details such as location of where trash and recycling materials will be stored and/or collected, the type of container(s), the number of containers and the frequency of service for both trash and recycling materials.
2. While the submitted plan illustrates a vehicular entrance to dumpster area, it is not clear how a vehicle will access the area. Provide a refuse collection vehicle turning plan.

ZONING

1. The areas of the proposed building designated as 'Gym' and 'Lounge/Party Room' are required to be a "retail, restaurant or personal service use that is on the front street level;" Ref. 1305.01(a), footnote 4. See also General Comment 1.
2. Applicants shall offer a rationale and present exhibits substantiating the proposal to install a solid fence in lieu of the required densely planted vegetative buffer. Also, if utilization of a fence is approved, then the Applicants should consider a solid masonry wall, as vinyl fences often do not weather well; Ref 1318.23.
3. Applicants shall provide a lighting plan with fixture details and photometrics; Ref. 1318.25.
4. Provide a parking calculation for the purpose of determining the minimum size of required bike racks; Ref. 1319.02(o).
5. Provide details of proposed bike racks; Ref. 1319.02(o).
6. Sheet CS-1, Cover Sheet, Add a General Note stating, "The current landowner shall be responsible to ensure that the [bicycle Storage] hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed."
7. Sheet LP-1 notes that the plan falls short of several planting requirements. Applicants shall account for required plantings or seek Zoning Hearing Board approval if it is felt a variance is warranted.

GENERAL

1. Applicants previously submitted sketch plan, dated March 24, 2019, and Preliminary Plan, dated October 1, 2024, indicated Retail/Commercial space along the length of North New Street, and in compliance with the City's Zoning Ordinance. The current plan, dated June 18, 2026, reduces this to 3,300 SF of Retail space, Atrium/Lounge, Lounge/Party Room and Gym. Presumably, the Lounge/Party Room and Gym are intended to be tenant amenities. If so, then these spaces do not comply with the Zoning Ordinance, and the Applicants shall either modify the space or provide justification for non-compliance and seek a Zoning Variance. The Planning Bureau is amenable to the dimensions of the proposed Lounge/Atrium, as a maximum width of similarly approved variations based upon a percentage of the total building length.
2. A recreation fee shall be paid at the time of execution of the developer's agreement ($X \# \text{ SF of commercial space} \times 0.25 = \$X + \$1,500 = \X , and $82 \text{ DUs} \times \$1,500 = \$123,000$). This fee is subject to change based upon General Comment 1.

- a. The City shall waive these fees for any residential unit(s) that utilize any federal, state, or local public funds, tax credits, or other similar financial programs in which the owner agrees to keep the housing units affordable for low- and moderate-income residents based on the affordability guidelines in the specific program or programs used in financing the housing units; Ref. 1349.07(B)(2). See also General Comments 16 and 17.
3. Referencing Architectural Sheet A1.1, Floor Plans, North Steet Level Plan, the plan indicates stair access on either side of the elevated entry platform; whereas it is recommended that an unencumbered ADA-accessible pathway be provided on the south side of the platform in lieu of the stairs.
4. While it is commendable that the plans indicate an area within the parking garage for bicycle parking, this does not account for tenant guests or commercial space employees or patrons. It is recommended that racks be placed nearby the intersections of North New Street and West North Street and North New Street and West Garrison Street.
5. Sheet CS-1, Cover Sheet, Statement of Intent, correct the number of off-street parking spaces from 84 to 80.
6. Sheet CS-1, Cover Sheet, add a note to the plan, "Within the CB District, off-street parking spaces are not required; Ref. Article 1319.01(a)." The City commends the Applicants for providing 80 off-street parking spaces, and notes that additional off-street parking is available at the nearby North Street Parking Garage. Contact Tiffany Wells at either: 610-419-0120, or tiffany@bethpark.org.
7. Sheet CS-1, Cover Sheet and Sheet LP-1, Landscaping Plan, add a note to the plans, "All landscaping, as approved on final site plans, shall be completed and maintained, including the replacement of dead plantings by the applicant or their successors and assigns." Ref. SALDO 1349.19(I).
8. Sheet SP-1, Site Plan, provide a dimension string between the tree wells and the elevated entry platform.
9. Sheet SP-1, Site Plan, indicates a 9' x 25' Loading/Delivery Space within the right-of-way of North New Street. Applicants shall coordinate with and be granted approval from the City Engineer/Department of Public Works for this proposed dedicated zone. The Applicants shall also provide a narrative explaining how building management will accommodate residential and commercial tenant loading and unloading, tenant and guest drop off and pick up and e-commerce deliveries.
10. Sheet LP-1, Landscaping, Plan, denote the type of vegetative ground cover proposed for non-paved or built areas. The use of hardscape, such as gravel or rock, should only be used where it is deemed to be necessary to control stormwater, and only then to the extent necessary. Grade shall be sloped away from the building footprint to permit recommended foundation plantings.
11. Sheet LP-1, Landscaping Plan, per SALDO 1349.19(E), modify the buffer yard to consist of evergreen trees and/or shrubs or a mix of deciduous trees, evergreen trees and evergreen shrubs. At least 3 types of trees and shrubs shall be selected to create the buffer yard. Applicants shall consult with the City Forester prior to finalizing the screening materials.
12. Sheet LP-1, Landscaping Plan, per SALDO 1349.19(G), provide for an average minimum of one deciduous or evergreen tree for every 4,000 square feet of impervious surface. This requirement shall be in addition to required street trees and buffer yard plantings. Note: this requirement is reduced by 50% in the CB District.*
13. Sheet LP-1, Landscaping Plan, account for the five replacement trees required under Tree Conservation; Ref Zoning Ordinance 1318.28.*
14. Sheet LP-1, Landscaping Plan, account for two street trees ($501.5 \text{ LF} / 30 = 17$), Ref. 1319.02(j).*

*If the Applicants cannot reasonably accommodate the minimum required landscaping, then they may seek variances, waivers and/or payments in lieu of and at the discretion of the City Forester.

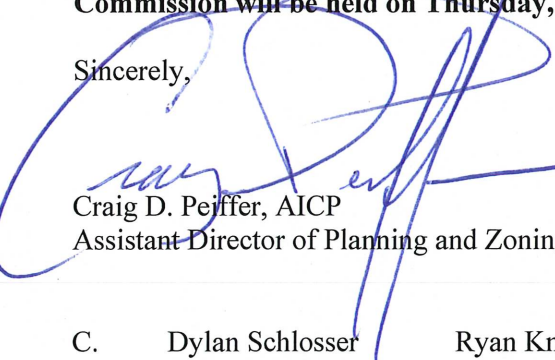
15. The architect should specify bird-friendly glass being UV-reflective and patterned glass. There are a variety of manufactures including: Guardian Glass, Bendheim, Glaspro and Pilkington to name a few. The Applicant is encouraged to contact Muhlenberg College, Acopian Center for Ornithology, Dr. Daniel Klem, danielklem@muhlenberg.edu, to further discuss the most appropriate options.
16. The five-story structure proposes 82 dwellings. Keeping with the City's affordable housing goals, the City asks proposed multifamily projects to offer 10% of a project's units at rents affordable to households earning 80% of area median income (AMI) or less. For this 82-unit project, that would be nine (9) units affordable to residents at 80% of AMI or less.

17. This parcel sits within a low- to moderate-income area making it eligible for assistance through the U.S. Department of Housing and Urban Development's HOME program. For information on the City's Housing Policies and Incentives, contact Sara Satullo at either: 610.419.9003, or ssatullo@bethlehem-pa.gov.
18. Applicants are encouraged to consider green options to promote stormwater infiltration and filtering of pollutants, including:
 - a. Suitable alternative surfaces such as porous pavement and pervious pavers.
 - b. Rain gardens or bioswales with plantings that are water tolerant, native species and promote pollinators.
 - c. Vegetative roof systems.
19. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for the letter when the revised plans are submitted.
20. The project should generally comply with the goals and objectives of the City's Climate Action Plan for new development, including energy efficient construction, provisions for safe walking and biking, green development and other various provisions.
21. The project is on parcels currently designated as eligible for Enterprise Zone (EZ) Tax Credit benefits. Eligible program activities include rehabilitation, expansion, improvement to a building(s), improvement to land, engineering, architecture, and acquisition. To discuss whether the project would qualify for a tax credit, please contact the Department of Community & Economic Development, Chastity Haxton, at either: 610.865.4347, or chaxton@bethlehem-pa.gov.
22. Submit an Engineer's Opinion of Probable Cost Estimate.

When these comments are addressed, submit two (2) full set of revised plans, five (5) partial sets of revised plans for Forestry, Traffic, Electrical, Fire and Recycling, an electronic plan, and a comment/response letter for further review.

This plan will be placed on the September 10, 2026, Planning Commission Agenda, unless the owner or their representative provides a letter granting an extension of time. The next regular meeting of the Planning Commission will be held on Thursday, September 10, 2026.

Sincerely,



Craig D. Pejffer, AICP
Assistant Director of Planning and Zoning

C.	Dylan Schlosser	Ryan Knause	Andrew Danga-Storm
	Cathy Fletcher	Greg Cryder	Michael Halbforester
	David Taylor	Robert Taylor	
	Craig Baer		

Enc.



July 20, 2026

Craig Peiffer, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

Dear Mr. Peiffer,

We appreciate the opportunity to comment on the proposed large development centered on 701 N. New Street. Our recommendations are in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ energy saving strategies that will lower energy costs and at the same time reduce pollution from traditional energy sources.

Acknowledgements

- We applaud the inclusion of two indoor bicycle racks. Many people are choosing to forego a car and use alternatives, like bicycles. We think you tenants will value this.
- A dedicated loading/unloading parking space is included. This is often overlooked and a good addition to this plan.

Strong recommendations

- The developer is removing 5 mature trees, and has a deficit of 2 trees along Garrison St. This total of 7 trees should be installed by the developer at another location to be specified by the City Forester, or pay the \$1000 per tree penalty.
- Regarding the planned trees:
 - The Yoshino Cherry tree is a bad choice. While it looks beautiful, it struggles with the harsh conditions found right next to a road. Yoshino cherry trees need plenty of room for their roots to spread out. The cramped soil spaces between sidewalks and streets will stunt their growth. They do not handle car exhaust, road salt, or city

dust very well. This stress makes them weak. These trees are prone to diseases like leaf spot and pests like aphids. When stressed by street conditions, they get sick much easier. Even in perfect conditions, they only live about 15 to 25 years. On a busy street, they may die even sooner.

- The American Hornbeam (*Carpinus caroliniana*) is not a good choice. Its main drawbacks include a slow growth rate, difficulty in transplanting, and high sensitivity to environmental stressors like soil compaction, heat, and drought. Its thin bark also makes it highly vulnerable to damage. Hophornbeam is intolerant of salt so should be avoided where road salting is common.
- Better choices are male Ginkos or Thornless Honeylocusts..
- More green space is required to reduce the heat island effect of this large concrete structure and help absorb CO₂ from the air. Consider making a 'green' roof. There is already a deck planned for the roof. Instead of covering the roof with impervious surfaces, include a green roof capable of absorbing rain water and improving absorption of CO₂. This could include a rooftop gardening space for tenants. Include a variety of potted plants and small trees. Consideration could be given to using native plants/grasses that will provide pollinator habitat in the planters on deck and courtyard.
- Consider planters alongside garage wall with trellis for vining plants such as native trumpet horn. Trellis plants can reduce the urban heat island effect.
- Unless a green roof is installed, this development will have impervious surfaces over the majority of the site. This will add a large volume of water going directly into the storm sewers. The city should be compensated for this increased demand on the storm sewer system. The existing compensation of 7 street trees does not seem adequate.
- The use of Electric Vehicles is increasing and Install Level 2 Electric Vehicle (EV) Charging stations to allow for a minimum of 4 cars to charge simultaneously. As gas prices surge, EV technology becomes less expensive, and lower cost used EV's come to market, EV's will become more popular. Offering on-site charging stations will increase the attractiveness for tenants while helping us reduce greenhouse gas emissions from tailpipes.
- Consider LEED guidelines in the building structures. Adopting LEED guidelines will lower utility costs, provide healthier air, and yield higher asset value.
- We recommend that the developer utilize sustainable building materials and energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment like Heat Pumps, increased insulation and water conservation and indoor air quality measures.
- External lighting should not reflect up to avoid distracting migrating birds.
- If an abundance of windows is planned, we note the potential for bird impacts. Birds are not capable of seeing glass, which is either clear (see-

through) or reflective. When windows in a building line-up with one another, birds often see habitat on the far side and try to fly through to it, often hitting with a terrible and fatal force. According to Dr. Daniel Klem Jr., "Every year up to one billion birds are killed or fatally injured colliding with glass windows in North America alone." Should the building incorporate large areas of glass, we suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass. Please let us know if you would like more information.

Additional Considerations

- Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency, water conservation and indoor air quality measures to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes. The Sustainable Energy Fund (SEF) administers the C-PACE program for Northampton County and can provide information on the program (www.theSEF.org). In addition, there are currently tax credits for new solar energy systems.
- Ensure pet waste stations are available at entrances of the apartment building. Pet waste stations will help reduce unhealthy waste in the neighborhood.

Thank you for your consideration.

Sincerely,

Steve Olshevski, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhor Kumar

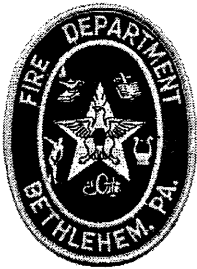
Megan Lysowski

Mandy Tolino

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds



CITY OF BETHLEHEM

Department of Fire
Office of the Fire Marshal

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

www.bethlehem-pa.gov/fire

Phone: 610 865-7140

Fax: 610 997-5746

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FIREPREVENTION@BETHLEHEM-PA.GOV

BILL NO. 15-2022

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 1501 OF THE CODIFIED ORDINANCES OF
THE CITY OF BETHLEHEM TITLED
FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

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

SECTION 1. That Article 1501 of the Codified Ordinances of the City of Bethlehem, titled "Fire Safety and Code Enforcement Inspection Fees" as presently enacted is hereby restated and re-enacted as follows:

ARTICLE 1501

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

- 1501.01 Authority
- 1501.02 Permits Required
- 1501.03 Inspection
- 1501.04 Adoption
- 1501.05 Modifications to 2018 International Fire Code

CROSS-REFERENCES

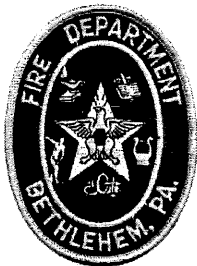
2018 International Fire Code - International Code Council
Article 150 of the Codified Ordinances of the City of Bethlehem - Codes Board of Appeals
Article 746 of the Codified Ordinances of the City of Bethlehem - Consumer Fireworks
DOT 49 CFR Parts 100-185 - United States Department of Transportation regulations
Optional Third Class City Charter Law Act of July 15, 1957, P.L. 901, as amended
Pennsylvania Uniform Construction Code 34 Pa.Code § 403

1501.01 AUTHORITY.

The City of Bethlehem Fire Department, Bureau of Inspections is hereby charged with the enforcement of this Article.

1501.02 PERMITS REQUIRED.

Bethlehem Fire Department



CITY OF BETHLEHEM

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Permits required by the International Fire Code (current edition) 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 by resolution of Council of the City of Bethlehem, Pennsylvania.

1501.04 ADOPTION

The 2018 International Fire Code (hereafter "IFC") published by the International Code Council, which is part of the Pennsylvania Uniform Construction Code pursuant to 34 Pa.Code § 403.21(a)(8), is hereby adopted in its entirety and made part of this Article subject to the modifications implemented hereinafter and/or by subsequent ordinance(s) of the City of Bethlehem (~~strikeouts~~ identify proposed deletions and underlined text identify proposed insertions to the 2018 IFC).

101.1 Title These regulations shall be known as the *FIRE CODE* of The City of Bethlehem, hereinafter referred to as "this code".

101.2.1 Appendices B, C, D, E, F, H, I, L, are adopted as part of this code.

1501.05 MODIFICATIONS TO 2018 INTERNATIONAL FIRE CODE.

(b) § 105.6.15 of the IFC shall be amended to read as follows:

105.6.15 Fire hydrants and valves. Approval from the Bethlehem Water Authority or its designee is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

Exception: A permit is not required for authorized employees of the Bethlehem Water Authority or its designee that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) § 105.6.39 of the IFC shall be amended to read as follows:

105.6.39 Private fire hydrants. Approval from the Bethlehem Water Authority and the Fire Code Official is required for the removal from service of private fire hydrants.

Exception: Approval from the Bethlehem Water Authority and the Fire Code Official is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

Bethlehem Fire Department



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(g) § 105.7.19 of the IFC shall be amended to read as follows:

105.7.19 Private Fire Hydrants. A construction permit is required for the removal or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(k) § 109.1 of the IFC shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, the Board of Appeal identified in Article 150 of the Codified Ordinances of the City of Bethlehem and/or occasionally known as the "Codes Board of Appeals" shall have exclusive jurisdiction, subject to any right of further appeal therefrom.

(m) The definition of the term "approved" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

Approved. Acceptable to the fire code official, as evidenced by his/her written approval.

(o) The definition of the term "fire code official" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

FIRE CODE OFFICIAL. The fire chief or other designated authority, including the Fire Marshal of the City of Bethlehem, charged with the administration and enforcement of the code, or a duly authorized representative. The terms "Fire Marshal of the City of Bethlehem" and "Fire Code Official" shall be interchangeable in this and any other ordinance or resolution of the City of Bethlehem.

(z) Add the following subsection to the IFC:

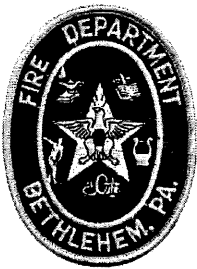
505.1.1 Only addresses approved and verified by the Department of Public Works Bureau of Engineering will be acceptable.

(aa) § 507.3 of the IFC shall be amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method determined by Department of Water and Sewer Resources.

507.3.1 Fire flow testing. The fire code official, Department of Water and Sewer Resources or its designees shall be notified prior to conducting fire flow testing. Fire flow tests shall be witnessed by the fire code official, Department of Water and Sewer Resources or its designees and approved documentation of the test and results shall be provided to the Department of Water and Sewer Resources.

Bethlehem Fire Department



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(bb) §507.4 of the IFC shall be amended to read as follows:

507.4 Water supply test. The fire code official and Department of Water and Sewer Resources or its designees shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and Department of Water and Sewer Resources or its designees or approved documentation of the test shall be provided to Department of Water and Sewer Resources prior to final approval of the water supply system.

507.4.1 The property owner is responsible for installation and maintenance of water supply for construction projects until the water system is accepted/approved by the Department of Water and Sewer Resources, and responsibility for the system is formally turned over to the Department of Water and Sewer Resources.

(cc) § 507.5.1 of the IFC shall be amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the Department of Water and Sewer Resources

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall not be greater than 500 feet (152.4 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall not be greater than 500 feet (152.4 m).

(dd) Insert 901.6.3.2, 901.6.3.2.1, 901.6.3.2.2

901.6.3 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 by the company performing the inspection(s) to the Office of the Fire Marshal, unless an alternate designee is specified by Resolution approved by the City Council of the City of Bethlehem.

Insert 901.6.3.2.1 Records shall be provided per City of Bethlehem Resolutions 2018-214 and 2018-222

Insert 901.6.3.2.2 Records shall be provided within 30 days of the date of inspection, testing, or maintenance

Bethlehem Fire Department



CITY OF BETHLEHEM

Department of Fire
Office of the Fire Marshal

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(ee) § 903.4.2 of the IFC is deleted in its entirety and replaced with the following:

903.4.2 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.

(ff) The following subsection is added:

905.3.9. Large Area Buildings: The City requires Class I standpipes to access any portion of a building's interior which is more than 250 feet from the nearest approved point of fire department access or the nearest Class I standpipe connection. This distance shall be measured along a path of travel where fire hose can be deployed for fire suppression activities.

(gg) 905.4.1 Shall be modified to read:

905.4.1 In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, when present, unless otherwise approved by the fire code official

(hh) § 906.1 of the IFC shall be amended to read as follows:

906.1 Where required, portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies without exception.



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