



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

June 5, 2026

Kevin Horvath, P.E.

RE: **(26-001 Site Plan Review) – 26050004 – 1801 ELLIOTT AVENUE – SITE PLAN REVIEW – Ward 13, Zoned RR, plan dated March 16, 2026.**

Dear Mr. Horvath:

The purpose of this letter is to provide overall planning and guidance to the applicant. The Applicant proposes to develop the site into five sets of single-family semi-detached dwellings and one single-family detached dwelling, each on fee-simple lots. The parcel once contained a single-family detached dwelling, as evidenced in 2008 Google Streetview. The parcel is currently vacant, ostensibly wooded and contains slopes. The parcel is bounded by Elliott Avenue (ostensibly unopened) to the north, Mt. Airy Avenue (improved) to the east. A previously approved land development plan for 1746-1800 Elliott Avenue included improving the unopened portion of Elliott Avenue with a 30' wide cartway and 5' wide sidewalk on the northern side.

Comments regarding the Site Plan Review requirements are specified in Article 1322.01 and 1322.02 of the Zoning Ordinance (attached) and analysis are as follows:

SITE PLAN REVIEW

1. Zoning Relief. The Applicant shall submit an Appeal Application for the following relief:
 - a. A Use Variance from ZO §1304.01(b) to construct Single-Family Semi-Detached Dwellings in the RR Zoning District; whereas only Single-Family Detached Dwelling are permitted [1322.02(d)(2) Building Arrangement].
 - b. If a Use Variance were to be granted, then Dimensional Variances shall be required to utilize dimensional criteria from the RG Zoning District as opposed to the criteria mandated by 1306.07/1306.01(a)(1) Other Allowed Uses [1322.02(d)(2) Building Arrangement].
 - c. Sheet C1 of 1, Concept Plan, Zoning Relief Granted, referenced previous Zoning Hearing Board Decisions on the applicability of Steep Slopes and an Interpretation on time limitations. The referenced Zoning Hearing Board decisions were issued under a previous Zoning Ordinance, "September 25, 1970, amended to April 2007." The 2007 Zoning Ordinance defined Steep Slopes as anything greater than 15% [1302.84] and granted exceptions for "Man-Made Slopes" without qualification [1318.29(b)(3)]. The current ordinance includes the qualification "...unless the grading creating said man-made slope occurred prior to 1960. Any slope created greater than 75 years before the plan submission shall be considered natural" [ZO §1316.01(b)(3)]. The referenced 2008 Zoning Hearing Board interpretation did not definitively set an age for the slopes, but does reference a USGS Map from the 1870's. Consequently, the current application must conform to the requirements of the current Zoning Ordinance [1322.02(d)(1) Preservation of Natural Features]. If the Applicants cannot conform to the current ordinance, then additional relief shall be required.

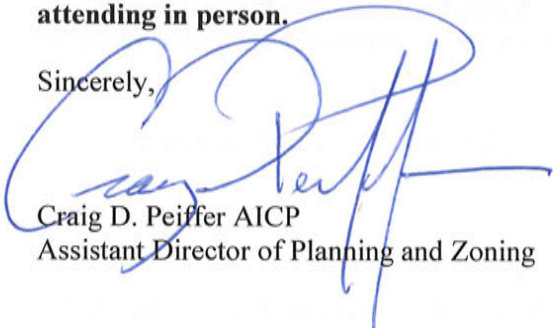
2. 1322.02(d)(1) Preservation of Natural Features. Applicants shall provide a current inventory of all Steep Slope areas as presently exists, as well as necessary additional details demonstrating full compliance with Article 1316, Steep Slopes.
3. 1322.02(d)(1) Preservation of Natural Features. Applicants shall submit additional information and plans as needed to demonstrate compliance with section 1318.28 Tree Conservation. See also Forestry Comment #3.
4. 1322.02(d)(3) Access, Parking and Circulation. The plan proposes no pedestrian access from the right-of-way to each site. Pedestrian access shall be provided from the right-of-way to each front porch, stoop or door.
5. 1322.02(d)(4) Utilities. Utilities connections shall be provided below grade, unless the Applicants can provide to the satisfaction of the City that this requirement is infeasible.
6. 1322.02(d)(5) Special Features. Applicants shall provide Street Trees as required by section 1319.02(j). See also Forestry Comment #1.
7. At the time of submission of Preliminary/Final Major Subdivision and Land Development Plans, Applicants shall provide schematic elevations of the principal facades and label proposed façade materials.

Per Zoning Ordinance Sections 1322.02(a)(1) thru (3) (Site Plan Review for projects determined to have a significant impact upon an adjacent neighborhood), the Planning Commission may recommend conditions of approval that should be considered by the Zoning Hearing Board. This provision is set forth because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, neighborhood compatibility issues, vehicle/pedestrian circulation, and special features such as buffer yards and the preservation of natural features, as opposed to engineering details required under any later subdivision and land development plan process.

Additional comments to be addressed at the Subdivision & Land Development Plan review stage are attached.

This plan will be placed on the June 11, 2026, Planning Commission agenda. Please let us know who will be attending in person.

Sincerely,



Craig D. Peiffer AICP
Assistant Director of Planning and Zoning

- | | | | |
|----|------------------|-------------|-------------------|
| C. | Geoffrey Karanja | Craig Baer | Robert Taylor |
| | Adam Harbold | Ryan Knause | Greg Cryder |
| | Cathy Fletcher | Olivia Teel | Mike Halbfoerster |
| | David Taylor | | |

Enclosures

Additional Comments Related to the Overall Land Development

A Site Plan lacks much of the information necessary for a thorough evaluation and has been reviewed only for general conformance to the City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review. At this point we offer the following comments:

PUBLIC WORKS

Stormwater Engineering

1. Indicate on the plan the existing and proposed impervious coverage for this project. Per Article 925 of the City Codified Ordinance a stormwater escrow charge of \$0.10 per square foot may be assessed based on the increase in impervious cover.
2. Stormwater runoff generated by this project must be managed on-site. A stormwater management report and post-construction stormwater management plan shall be submitted to the City. A copy of the LVPC review letter shall also be submitted to the City.
3. Indicate the limit of disturbance. If this is greater than one (1) acre, then an erosion & sedimentation control plan will be required and shall be reviewed by PaDEP. A copy of the NPDES permit shall be submitted to the City.

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. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. Existing and proposed features, including, but not limited to, utilities and trees, shall be shown on separate plans. Details shall be provided for all public improvements to be constructed in the City's right-of-way.
2. Applicants shall provide standard signature blocks for relevant authorities including Owner, Notary, Engineer/Surveyor, Planning Commission and Secretary, Lehigh Valley Planning Commission, and if applicable, Lehigh County Recorder of Deeds.
3. Existing addresses shall be shown on existing features plan.
4. Show survey benchmark on plans.
5. PA One-Call Dig information shall be shown on plans.
6. A Legal description of the proposed lots shall be provided. The developer will be responsible for preparing the necessary deed of dedication forms and recording at Lehigh County.
7. The following note shall be added to the plans:
 - a. The drainage easement provides for the flow of storm water across lots and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of stormwater, and any such proposed provision shall be approved in writing by the City Engineer.
8. 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. Any changes not flagged may 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. 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 be provided electronically or 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.

9. Prior to any work within the Right-of-Way, permits and a warrant of survey shall be obtained from the City's Engineering Office.

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. The ADA accessible ramp on Mount Airy Avenue near Cottage Avenue shall be removed as it causes unsafe midblock crossing. Applicants shall coordinate with the City's Traffic Superintendent, Ryan Knause, 610.997.7960, or rknause@bethlehem-pa.gov, and Project Engineer, Adam Herbold, 610.865.7040, or aherbold@bethlehem-pa.gov, to discuss options for pedestrian accessibility at this location.
3. Provide recommendations for how vehicles traveling south on Mount Airy Avenue will be prevented from driving onto the extended property of 107 Mount Airy Avenue.
4. Install a Road Narrows (W5-1) sign on Mount Airy Avenue for southbound traffic before the narrowed road at 107 Mount Airy Avenue.

Forestry

1. Submit a landscape plan including a compliance chart for landscape requirements.
2. Any tree work within the public right of way, including removal or pruning, shall require a licensed arborist and street tree permit.
3. Include all trees located on the lot that are 6 inches in diameter or greater and label if they are to be removed. Minimize the cutting or removal of any healthy trees with a diameter of 6 inches or more where applicable.

Water

1. Comments will be provided upon receipt of a utility plan.

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. Provide cul-de-sac/turn-around or through street at proposed west end of Elliott Avenue (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). Provide code compliant turn around and associated turn plan.
2. Add a fire hydrant at the corner of Mt. Airy Avenue & Elliott Avenue.
3. Add a note to 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 either 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.

GENERAL

1. This plan will be reviewed as a Major Subdivision and Land Development Plan. Submit a Preliminary/Final Plan Submission Checklist.
2. A recreation fee of \$16,500 (\$1,500 x 11 dwellings) shall be paid at the time of execution of the developer's agreement.
3. Sheet C1 of 1, Concept Plan, Zoning Data, provide accurate data for each proposed new lot.
4. Sheet X1 of 1, Existing Features Plan, add a note to the plan indicating that the parcel is partially located within the 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X); Ref. FEMA FIRM 42095C0306E, effective on 7/16/2014.
5. Add a note to the plan, an average minimum of one deciduous or evergreen tree shall be required to be planted and then maintained for every 4,000 square feet of [new] impervious surface; Ref. 1349.19(G).
6. 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. Direct stormwater from roof downspouts into suitable vegetative areas.
7. 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.
8. 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.

ARTICLE 1322
ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

1322.01 Purposes

This Article lists additional requirements for certain uses that are either permitted by right or special exception uses.

1322.02 Procedure for Uses Required to Undergo Planning Commission Site Plan Review

- (a) Applicability.
- (1) A Site Plan shall be submitted to the Planning and Zoning Bureau for review by City Staff. The plan may be forwarded to the City Planning Commission where the matter involves one or more of the following:
 - (i) Another section of this Ordinance requires a City Planning Commission site plan review.
 - (ii) The project will involve a special exception application or use variance for a new principal non-residential or multi-family building.
 - (iii) The project will involve the addition of 10 or more off-street parking spaces.
 - (iv) The project will involve 10,000 square feet or greater of new principal non-residential building space.
 - (v) Other projects that the Planning Bureau Staff determine may have significant impacts upon an adjacent neighborhood.
 - (2) Such site plan shall be submitted to the Zoning Officer at the same time as an application is made to the Zoning Hearing Board for such matter. Whenever feasible, such review should occur prior to a Zoning Hearing Board hearing on such matter.
 - (3) The City Planning Commission may then forward its review to the Zoning Officer, including comments for use in preparing any Zoning Hearing Board notice. The Planning Commission may recommend conditions for approval that should be considered by the Zoning Hearing Board and/or may recommend disapproval. This provision is set forth because of the considerable impacts that these land uses may have upon the community. The plan review is intended to emphasize layout, traffic and neighborhood compatibility issues, as opposed to the engineering details required under any later subdivision or land development plan process. This process enables both the City and applicant to uncover any matters which may impact feasibility.
- (b) The applicant shall submit an accurate site plan showing existing and proposed development for review by the City Staff and the City Planning Commission. This review process should occur prior to formal review of a subdivision and land development plan.
- (c) Procedure.
- (1) Site plans are not required at this stage to be a fully engineered land development plan. Site Plans shall include the following information:
 - (i) A statement as to the proposed use of the building or land.
 - (ii) A site layout drawn to a scale of not less than one inch equals 50 feet showing the location, dimensions, and height of proposed buildings,

structures, or uses and any existing buildings in relation to property and street lines. If the application relates to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.

(iii) Proposed parking areas, aisles and vehicle access points onto streets.

(d) Plan Review Criteria. The City Planning Commission shall use the following criteria when reviewing all sketch-type plans:

- (1) Preservation of Natural Features. Insofar as practical, natural features on the site shall be preserved. See Articles 1316, 1317 and other natural feature provisions.
- (2) Building Arrangement. Elements of the site plan shall be harmoniously and efficiently organized in relation to existing desirable trees, topography, views within and beyond the site, the size and shape of the site, the character of adjoining property and the size of the buildings.
- (3) Access, Parking and Circulation. With respect to vehicular and pedestrian circulation, special attention shall be given to location and number of access points to public streets, width of interior drives and access points, on-site circulation, separation of pedestrian and vehicular traffic, and arrangement and location of parking areas. The need for adequate signalization, channelization, and other traffic control measures shall be given consideration.
- (4) Utilities. Electric and telephone lines shall be underground where practical. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and the site.
- (5) Special Features. Setbacks, buffer yard and other screening methods shall be carefully considered to minimize the visual effect of exposed storage area, exposed machinery installations, service areas, truck loading area, utility buildings and structures, and similar accessory areas and structures.



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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



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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.

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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.

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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

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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.