

ORDINANCE NO. 691

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AN ORDINANCE OF THE BOROUGH OF MOUNT PENN, BERKS COUNTY,  
PENNSYLVANIA, TO BE USED AS AN ADDITION TO THE B.O.C.A.  
NATIONAL BUILDING CODE REGARDING THE DEMOLITION OF  
STRUCTURES

BE IT ORDAINED and ENACTED by the Council of the Borough of Mt. Penn and  
it is hereby enacted and ordained by authority of the same:

DEMOLITION OF STRUCTURES

I. GENERAL SCOPE

This specification shall require, in addition to actual demolition, the completion of necessary site improvements to insure and provide for the structural soundness and weather tightness of structures that abut the property limits. Although no specific details or drawings are shown for properties with party and/or independent walls, all work necessary to maintain the aforementioned properties that have party walls or abutting walls, in at least their present condition of repair and appearance and provide structurally sound and adequately weather-tight surfaces to new and existing exposed walls is expected to be completed by the contractor. The intent of this specification shall be to provide complete and finished abutting surfaces, and the contractor shall be required to do all work to accomplish this need, whether specifically described or not. Before commencing work, the contractor shall submit his proposed methods for accomplishing the demolition(s) to the Borough Building Inspector for his approval.

- A. Archways and cellarways between each building to be demolished and any adjoining building must be retained in at least their present condition.
- B. Any damage done to the adjacent buildings shall be repaired to match the present design of said building.
- C. The complete removal of foundation walls will be required where they are not part of foundation walls.
- D. Independent walls will be maintained and/or reinforced to insure their structural soundness.
- E. All concrete basements or cellar floors shall be broken up and the debris removed so there is no pooling or trapping of water in the cellar area that might create a drainage nuisance to the adjacent properties that remain standing.

- F. The demolition contractor, before backfilling, shall clean and properly parge adjacent foundation walls from the base of the footer to the proposed finished grade area. Any additional work, which may have to be done once the foundation walls are exposed, to protect adjacent property from any drainage nuisance, shall be completed.
- G. If the contractor discovers any unsound condition or abnormal construction techniques(s) in any of the adjacent properties, he shall cease all demolition at once and immediately notify the Borough Building Inspector. After an inspection is made of an unsound or unusual condition, the Building Inspector shall make a determination which shall be final and binding on the contractor.
- H. The contractor shall remove all demolition debris from each property or project area, in its entirety, and dump it only at a state-licensed dumping site.

## II. PERMITS

- A. All non-emergency demolition shall require zoning review prior to issuance of any permit.
- B. All permits necessary to complete the work shall be properly obtained from the Borough. No work shall begin without such permits. Any violation of the permit provision may result in prosecution of the contractor by the Borough of Mount Penn.

## III. UTILITIES

- A. General: The contractor must insure that all utilities have been turned off, disconnected, capped, and backfilled prior to starting general demolition. Fill shall be PA D.O.T. 3A modified stone. Street restoration shall be in accordance with street cut ordinance.
- B. Electricity, Telephone and Gas: The affected utility company is responsible for severing service to the buildings to be demolished and for closing any street or sidewalk openings caused by such work. The demolition contractor shall provide affected utilities with a written notice informing them of the locations of all buildings scheduled for demolition. The appropriate utility company shall completely and properly abandon all utility service to the buildings before any demolition work begins. All demolition work shall be performed in a manner that will preserve, in proper operating condition, all active utilities abutting each demolition site. On partial demolition contractor shall engage a licensed electrician to cut electricity.
- C. WATER: All of the water cut-offs will be accomplished prior to demolition and paid for in full by the contractor. Method of cut-off shall be approved by Mt. Penn Water Authority prior to starting work.

- D. SEWER: All sewer and drainage systems shall be disconnected at the curb or property line (and the lateral properly sealed by the contractor) before any demolition starts. Method of cut-off shall be approved by Antietam Valley Municipal Authority prior to starting work. A Master Plumber who is registered to work in the Borough of Mount Penn must obtain the permit required for each sewer seal from the Borough of Mount Penn. The excavation for the sanitary sewer lateral may be performed with power tools to a depth that will expose the sewer drain. From that point, all excavation and removal of pipe shall be done by hand.

The pipe shall be removed to the street side of the running trap by a Borough of Mount Penn licensed plumber and the opening capped. After inspection and approval by the Plumbing Inspector and Antietam Valley Municipal Authority, backfilling shall be made in eight inch (8") compacted layers with a pneumatic tamp to prevent settlement of the trench. On partial demolitions, no water or sanitary line cut-offs are necessary.

#### IV. EXTERMINATION

- A. A certificate of Proof of Extermination for work performed by a qualified exterminator shall be obtained by the contractor from the Borough's Board of Health. The contractor must allow a minimum of four (4) days to elapse after baiting for rodent control before the sealing of any sanitary sewer is undertaken, if the building is sewer connected.

#### V. CUT-OFF CARDS

- A. Abandonment or Proof of Service Cards shall be obtained from the Water, Gas, Electric, Telephone, and Television Cable utilities. These cards and sewer capping permits must be submitted to and approved by the Building Inspector prior to the start of demolition.

#### VI. DEMOLITION PERMITS

- A. Upon submission of proof of the abovementioned compliances, the Building Inspector will issue the Demolition permit(s) to the contractor only. Immediately after receiving the permit(s), the contractor shall make out a check to the Borough of Mount Penn in the full amount of said permit(s) and give it to the Borough Secretary. The Demolition permit(s) shall then be marked "Paid In Full" and dated. At that time, demolition shall proceed as soon as possible.

#### VII. TRAFFIC CONTROL

- A. The contractor shall place around the demolition area such barriers, barricades, lights and other signs as shall be necessary for the protection of the public and the proper control of traffic. Wherever possible, demolition trucks and/or equipment should avoid using streets where homes are still occupied. Any work in and/or along a state highway shall require Penn D.O.T. review and approval prior to starting work.

## VIII. CODES

- A. The contractor and any subcontractors shall strictly adhere to all sections and sub-sections, of the current BOCA National Building Code as well as the
- B Borough of Mount Penn Zoning Ordinance.

## IX. PROJECT COMPLETION

- A. The demolition contractor will contact the Borough Building Inspector for each property demolition after all work has been completed on that property. The Building Inspector will then inspect the work and determine if said work has been done in accordance with the Technical Specifications for each property. If the Zoning Officer approves the work, he will sign off on the Demolition Permit.

NOTE: Party walls for this specification shall mean party walls or independent walls.

## TECHNICAL SPECIFICATIONS

### H. SCOPE

The work required under this specification shall include the furnishings, by the contractor, of all labor, material, equipment, tools and services required to completely demolish:

#### A. BRICK WORK

1. Scope: The exposed brick walls or concrete walls abutting the property shall all remain.
2. Material: Brick used shall be common, red, hard-burned shale brick, and shall be laid up in common running bond. Courses shall be laid plumb, level and square. Cold weather precautions shall be adhered to, and accepted engineering practices shall prevail such as the use of retempered mortar, calcium chloride, proper concern for rising and falling temperatures, mortar mixtures, etc.

A header course shall be installed every 7th course.

Brick patching of joist holes and corner wall toothing shall be done in a neat manner, with watertight concave joints in a full bed of mortar. Care shall be taken not to break existing brick where they are exposed to view; these exposed bricks, if broken, shall be properly replaced. Existing chimneys shall be repaired as required, to provide a tight, draft producing facility.

#### B. STUCCO

1. Scope: Prior to commencing stuccoing, the contractor shall remove all the plaster and any other material from the existing exposed walls to provide a clean surface for the application of stucco. If the contractor finds defects which might affect the stucco or the finish wall, he shall promptly notify the Borough Building Inspector of such defects.

Work shall consist of tothing out and patching the remaining standing party walls of the abovementioned buildings. This patching shall consist of patching joist holes and any other openings in the party walls which may be uncovered during the demolition and after the removal of plaster. PermaStone or stucco that is damaged on the remaining abutting buildings shall be repaired as close as possible to meet their present design.

Once the plaster has been removed from the exposed party wall(s) of the aforementioned buildings and the tothing out and patching is complete, the walls shall then be covered with an approved metal lath and two (2) coats of approved exterior cement sand plaster.

Chapter 14 of the 1999 BOCA Building Code and all subsections and any revision thereto shall be strictly adhered to.

2. MATERIALS: The portion of the walls to be stuccoed shall be covered with an approved galvanized metal lath, equal to 3.4 lbs. per square yard. The metal lath shall be nailed with galvanized nails. The contractor shall install galvanized steel or zinc leveled edge expansion flange to stop stucco at front, back and top of the wall, not to exceed 600 square feet.

Mortar shall be mixed in the proportion of the 100 lbs. of portland cement 250 lbs. of sand to which shall be added an approved water repellant such as 2-1/2 quarts of Ipanex, or its approved equal, to each coat of mortar that is applied.

Sand shall be washed bar sand conforming with the requirements of A.S.T.M. Specification C144-52T. The contractor shall submit brand for approval. Ipanex Philadelphia, PA 19134, or approved equal.

Finish stucco mortar shall be soft gray or cement gray in color unless the Engineer approves an alternate color for aesthetic purposes. An accelerator such as calcium chloride will be permitted in quantities not to exceed 2% by weight.

3. APPLICATION: After the party or independent walls are exposed and properly prepared with regard to all openings, chimneys and any other holes or projections, scaffolding shall be erected and the plaster removed from the walls to provide a clean, prepared surface for the application of stucco. Upon these surfaces, galvanized metal lath shall be installed with galvanized nails, twelve inch (12") on centers. The metal lath shall be lapped at least one inch (1") in each direction, and the joints of the metal lath shall be staggered. The wall shall then be moistened and two (2) successive coats of mortar applied for a total thickness of at least one inch (1"). The first coat (base or scratch coat) shall be applied to the dampened surface and shall be not less than three-eighths (3/8) of an inch thick. The base coat shall be applied with sufficient pressure, and the stucco shall be sufficiently plastic to provide a good bond to the masonry surface. The base coat shall be scored with a metal scarifier and be allowed to dry or temper for approximately two (2) days.

The wetness of the base coat shall be sufficient to control suction. Additional two (2) days shall pass between the time the brown coat and the time the final finish coat is applied. The final coat shall be smooth or sand finish. The final coat shall be kept moist for three (3) days. ALL PRECAUTIONS FOR COLD WEATHER APPLICATIONS SHALL BE STRICTLY ADHERED TO. The stucco shall extend from the top of the existing asphaltic damp roofing at the basement level to the underside of the roof flashing. The final coat shall be either a float finish or a fine push-up finish. The contractor shall spray a silicone, waterproofing material over the finish coat of stucco after waiting a minimum of 24 (24) hours for the finish coat to dry.

Areas on adjoining party walls that do not abut must also be stuccoed according to the Technical Specifications.

All necessary steps must be taken by the contractor to insure a watertight stuccoed wall. Expansion joints shall be inserted into the party walls to be stuccoed so as to divide the wall into four (4) equal sections vertically and horizontally; but not to exceed six hundred (600) square feet.

#### C. CARPENTRY

1. Scope: Carpentry work shall cover all phases of rough and finish carpentry required to provide complete, first-class weathertight structures abutting the demolition area and shall include, but not be limited to, the cutting back of joists, the removal of roofing, sheathing, rafter, cornice, barge boards and similar items of finish work.
2. Materials: Framing lumber and blockings shall be construction grade for meeting the grading standards of the West Coast Lumberman's Association.  
  
Trim lumber, such as fascia, barge boards and finish cornice shall be No. 2 White Pine, graded according to Western White Pine Association. Plywood shall be five eighths inches (5/8") exterior grade (Marine) plywood Construction Grade One (1) according to American Plywood Association.
3. Construction: Rough framing and finish work shall be done in a first-class manner. The nailing schedule in the 1999 B.O.C.A. shall be strictly adhered to. After the frame buildings are demolished and the abutting frame walls exposed, jack studs shall be installed where necessary to provide adequate blocking for the installation of plywood. Fascia and cornice ends shall be installed where necessary to provide weathertight structures.
4. Stud out the frame party wall area with two by fours on sixteen (16) inch centers; insulate with four (4) inch fiberglass batt insulation; close with three-quarter inch (3/4") plywood before exterior finish is applied; follow Section C - Stucco.

#### D. ROOFING AND FLASHING

1. Scope: There are various types of roofing requiring reconstruction. Roofing shall, in all cases, be extended to present an extension of the existing roof, properly flashed and caulked with an elastic caulking material or roofing cement as appropriate.
2. MATERIALS: Existing roof covering materials, in most cases, cannot be properly identified. However, where interlocking shingles are found, the same type of shingles with the closest color match shall be used; other materials to match existing roofing construction, as close as is practically possible, shall be furnished and placed.

Roll roofing paper shall be placed as a base cover for all roofing that is damaged and must be replaced; the roll roofing shall be #30 felt, properly lapped and nailed.

Flashing shall be 16 gauge aluminum roll flashing or drip edge flashing, and shall extend continuously along the edge of the wall or roof, securely nailed and the splices coated with asphaltic roof cement.

3. CONSTRUCTION: After all carpentry repairs have been completed, the roof areas shall be covered with #30 pound felt with edges lapped and nailed. Aluminum flashing shall be extended around the roof edge and bent over the face of the wall. A reasonable and proper distance or drip edge shall be installed, whichever is proper for a particular situation. Where any openings appear, they shall be mucked with an asphalt roofing cement and the finish roofing applied.

The box gutters, where they have been disturbed or extended, shall be constructed with sheet metal, with all joints soldered and the surface given a coat of high-quality roofing paint. The color of the paint shall conform as close as possible to the existing color of the undisturbed roof.

The rain conductors that are remaining shall be extended from the pavement area to the roof area. The joints shall be soldered or riveted and held in place with stand-offs and drives.

All seam or joists between wood framing and masonry joints shall be caulked with a color matching elastic caulking compound such as Butyl or Thiokol or its approved equal.

#### E. PAINT

All exposed wood surfaces shall be given two (2) coats of paint with first class exterior paint, or an approved equal, in addition to a previous primer. All knots shall be shellacked between the primer and first coat.

## F. CLEAN-UP

Upon completion of all work items, the contractor shall clean up and remove from the site all debris, excess material, tools and equipment in preparation for final inspection. The Borough shall be informed when these preparations have been made, and the premises are ready for such inspection.

## G. MECHANICAL IMPROVEMENTS

Any incidental plumbing, heating, venting, or electrical work that may be required to the demolition site, or to the abutting properties, shall be performed pursuant to the Borough's codes and ordinances.

## H. BACKFILLING AND GRADING

The lot shall be graded in such a manner that no ponding of water shall occur and at no time shall any water drain on to the back, front, or side of the adjacent properties. All outside steps shall be removed from the properties to be demolished.

After all debris has been removed and the demolition area inspected by the Building Inspector, all excavations shall be backfilled, with clean fill, such as fine crushed shale or its approved equivalent in 12" compacted layers (i.e., free from glass, metal, wood, organic, or combustible material). Each area will then be spread four inches (4") over with 2A Modified Stone.

The demolition site shall be graded with a gradual downward slope so as to prevent drainage to the adjacent properties. All concrete slabs, stone, block, and brick in the rear of the properties shall be broken up and removed.

## I. PARING

1. SLOPE: After demolition and proper cleaning out of cellar areas, the adjacent foundation walls shall be properly parged from the base of the footer to the proposed finished grade area.

2. MATERIALS: The parging or damp-proofing shall be done with a number one (1) grade foundation coating which is impervious to water.

3. APPLICATIONS: After the foundation walls of the above mentioned adjacent properties are exposed, they shall be cleaned of loose dirt, time white wash, or any other debris on the walls as much as is practically possible.

Then the first coat of foundation sealer shall be applied and left to dry for at least one day. Then a second coat shall be applied and left to dry for an additional day.



F. CLEAN-UP

Upon completion of all work items, the contractor shall clean up and remove from the site all debris, excess material, tools and equipment in preparation for final inspection. The Borough shall be informed when these preparations have been made, and the premises are ready for such inspection.

G. MECHANICAL IMPROVEMENTS

Any incidental plumbing, heating, venting, or electrical work that may be required to the demolition site, or to the abutting properties, shall be performed pursuant to the Borough's codes and ordinances.

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The demolition site shall be graded with a gradual downward slope so as to prevent drainage to the adjacent properties. All concrete slabs, stone, block, and brick in the rear of the properties shall be broken up and removed.

I. PARGING

1. SLOPE: After demolition and proper cleaning out of cellar areas, the adjacent foundation walls shall be properly parged from the base of the footer to the proposed finished grade area.

2. MATERIALS: The parging or damp-proofing shall be done with a number one (1) grade foundation coating which is impervious to water.

3. APPLICATIONS: After the foundation walls of the above mentioned adjacent properties are exposed, they shall be cleaned of loose dirt, lime white wash, or any other debris on the walls as much as is practically possible.

Then the first coat of foundation sealer shall be applied and left to dry for at least one day. Then a second coat shall be applied and left to dry for an additional day.

After the second coat is properly dried, the cellar areas of the above mentioned properties shall be properly backfilled to the proposed finish grade.

Any additional work, which may have to be done when the foundation walls are exposed which is necessary to protect the adjacent property(ies) from any drainage nuisance, shall be paid for entirely by the demolition contractor.

4. INTENT: The intent of this section on parging of foundation walls is to prevent moisture from oozing through the foundation walls of the remaining properties.

The responsibility to see that this parging is done completely and satisfactorily in every respect, whether specifically described or not, will be the obligation of the contractor.

#### J. FENCING

It is the intent of this provision that fencing, adequate for the protection of adjoining property, be provided as specified to each of the above-listed properties once demolition has been completed. Such fencing shall be erected in conformity with the existing building and/or lot lines of adjacent properties and structures. Where feasible, existing fencing which is found on the site and is of sound metal gate shall be installed at the front of each passageway of the above property to provide a point of access to the side and rear yards(s). Front, side, and rear yard fencing shall be six (6) feet in height and constructed of nine (9) gauge metal with supporting metal posts installed no more than ten (10) feet maximum span on center in concrete base at a minimum depth of 24 inches. The contractor will secure the approval of the Borough Building Inspector before backfilling the postholes. The contractor shall padlock the gate. Bottom, middle, and top rails shall be installed between all posts on the fence.

#### K. RETAINING WALLS

Given the slopes encountered on the demolition site, the contractor must ensure the adequate support of all filled and graded areas once demolition has been completed and make adequate modifications for seepage/drainage at the site.

#### L. SIDEWALKS AND CURBS

Once demolition and site clearance have been accomplished, all sidewalks and curbing shall be replaced in conformance with standards adopted by the Borough of Mount Penn. Fill in the pavement openings with 2B (Aashto No. 57) Stone and a layer of five (5) inches of concrete applied on top, flush with level of existing sidewalk.

#### M. TREES

Cut down the tree and remove all trunks, limbs and branches from the site. The remaining tree stump may not protrude above ground level.

N. GROCER'S ALLEY

The party wall abutting the grocer's alley shall be left standing in order to retain the cellarway between the two properties. A roof shall be constructed over the grocer's alley in such a manner that it conforms to the roofing and flashing requirements. The roof shall be constructed with a slope that assures proper run-off. The cement walk in the grocer's alley shall be repaired or replaced as necessary.

O. CHIMNEYS

Where party chimneys exist, the brick in the entire chimney shall be repaired so as to assure weathertightness, and then the entire chimney stuccoed as per the stucco specifications.

P. NO PARTY WALL SITUATION

If the adjoining property should be found not to have an independent party wall, then the contractor shall, at his own expense, supply all labor and materials necessary to construct an eight inch (8") party wall of brick with struck joints using both accepted construction techniques of the building industry with sound engineering practices.

Q. REINFORCING RODS

When demolition involves properties with party walls, then the contractor shall reinforce the structural stability of all party walls as follows: run all 3/4 inch threaded steel reinforcing rods through a minimum of three (3) floor joints, or attach the rods to the floor joists by hanger, a distance of every four feet apart at the second and third floor levels. Solid blocking shall be placed in between each joist that is tied with reinforcing rods. Eight (8') inch by 8" fishplates shall be installed on both ends of all reinforcing rods.

SECTION X: Any Ordinance or parts of Ordinances inconsistent herewith shall be and the same are hereby repealed.

**DULY ENACTED AND ORDAINED** by the Council of the Borough of Mount Penn,  
Berks County, Pennsylvania, this 8<sup>th</sup> day of February, 2000.

**MOUNT PENN BOROUGH COUNCIL**



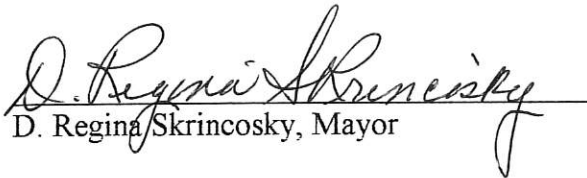
President

Attest:



Ann D. Ftorski, Secretary

APPROVED this 8<sup>th</sup> day of February, 2000.



D. Regina Skrincosky, Mayor