Amending the act of November 10, 1999 (P.L.491, No.45), entitled "An act establishing a uniform construction code; imposing powers and duties on municipalities and the Department of Labor and Industry; providing for enforcement; imposing penalties; and making repeals," further providing for UNIFORM CONSTRUCTION CODE REVIEW AND ADVISORY COUNCIL, FOR REVISED OR SUCCESSOR CODES AND FOR exemptions.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Section 901(a) of the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act, amended July 7, 2006 (P.L.1052, No.108), is amended and the section is amended by adding subsections to read:

SECTION 1. SECTION 107(B)(3), (C)(2), (H) AND (J) OF THE ACT
OF NOVEMBER 10, 1999 (P.L.491, NO.45), KNOWN AS THE PENNSYLVANIA
CONSTRUCTION CODE ACT, ADDED OCTOBER 9, 2008 (P.L.1386, NO.106),
ARE AMENDED AND THE SECTION IS AMENDED BY ADDING A SUBSECTION TO
READ:

SECTION 107. UNIFORM CONSTRUCTION CODE REVIEW AND ADVISORY
COUNCIL.

* * *

(B) DUTIES.--THE COUNCIL SHALL DO THE FOLLOWING:

* * *

(3) WITH THE EXCEPTION OF THE PROVISIONS OF CHAPTER 11
AND APPENDIX E OF THE INTERNATIONAL BUILDING CODE OF [2006]
2009, OR ITS SUCCESSOR CODES, OR ANY OTHER ACCESSIBILITY
REQUIREMENTS CONTAINED IN OR REFERENCED BY THE UNIFORM
CONSTRUCTION CODE RELATING TO PERSONS WITH PHYSICAL
DISABILITIES, REVIEW [NEW AND AMENDED PROVISIONS CONTAINED IN
TRIENNIAL REVISIONS OF THE CODES ISSUED BY THE INTERNATIONAL
CODE COUNCIL TO ANY OF ITS CODES. THE COUNCIL SHALL INFORM
THE DEPARTMENT OF ANY CODE PROVISIONS THAT SHOULD BE EXCLUDED
FROM THE UNIFORM CONSTRUCTION CODE BY MAY 1 OF THE YEAR OF
ISSUANCE OF THE LATEST TRIENNIAL CODE ISSUED BY THE
INTERNATIONAL CODE COUNCIL.] THE LATEST TRIENNIAL CODE
REVISIONS ISSUED BY THE INTERNATIONAL CODE COUNCIL, BEGINNING
WITH THE 2012 CODES, AS PROVIDED UNDER SUBSECTION (B.1).

(B.1) CODE REVIEW PROCESS.--

(1) BEGINNING WITH THE 2012 ICC CODES, THE COUNCIL SHALL
REVIEW THE LATEST TRIENNIAL CODE REVISIONS UPON OFFICIAL
PUBLICATION OF THE CODES.

(2) DURING THE REVIEW PROCESS, THE COUNCIL SHALL HOLD AT
LEAST THREE PUBLIC HEARINGS. ONE OF THE PUBLIC HEARINGS SHALL
BE HELD IN HARRISBURG, ONE SHALL BE HELD IN THE EASTERN
REGION OF THIS COMMONWEALTH AND ONE SHALL BE HELD IN THE
WESTERN REGION OF THIS COMMONWEALTH.

(3) THE COUNCIL SHALL SUBMIT A REPORT TO THE SECRETARY
WITHIN THE TWELVE-MONTH PERIOD FOLLOWING OFFICIAL PUBLICATION
OF THE LATEST TRIENNIAL CODE REVISIONS UNDER PARAGRAPH (1)
WITH PROVISIONS OF THE CODES THAT ARE SPECIFIED FOR ADOPTION.
THE PROVISIONS OF THE CODES THAT ARE SPECIFIED FOR ADOPTION
SHALL BE SEPARATELY DESIGNATED IN THE REPORT.

(4) THE COUNCIL SHALL EXAMINE TRIENNIAL CODE REVISIONS
APPLYING ALL OF THE FOLLOWING CRITERIA:

(I) THE IMPACT THAT THE PROVISION MAY HAVE UPON THE
HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

(II) THE ECONOMIC AND FINANCIAL IMPACT OF THE
PROVISION.

(III) THE TECHNICAL FEASIBILITY OF THE PROVISION.

(5) ONLY TRIENNIAL CODE REVISIONS THAT ARE ADOPTED BY A
TWO-THIRDS VOTE OF COUNCIL MEMBERSHIP SHALL BE INCLUDED IN
THE REPORT REQUIRED UNDER PARAGRAPH (3).

(C) COMPOSITION.--THE COUNCIL SHALL CONSIST OF THE FOLLOWING
MEMBERS APPOINTED BY THE GOVERNOR:

* * *

(2) A GENERAL CONTRACTOR FROM AN ASSOCIATION
REPRESENTING THE NONRESIDENTIAL CONSTRUCTION INDUSTRY WHO HAS
RECOGNIZED ABILITY AND EXPERIENCE IN THE CONSTRUCTION OF
NONRESIDENTIAL BUILDINGS.

* * *

(H) QUORUM [AND CONSENSUS].--TEN MEMBERS SHALL CONSTITUTE A
QUORUM[, AND A CONSENSUS AMONG AT LEAST TEN MEMBERS MUST BE
REACHED BEFORE ANY DETERMINATION CAN BE MADE BY THE COUNCIL].

* * *
(J) ADMINISTRATIVE SUPPORT.--THE [SECRETARY] DEPARTMENT SHALL PROVIDE A FACILITY FOR COUNCIL MEETINGS UNDER THIS ACT, STENOGRAPHIC SERVICES AND REQUIRED NOTICE OF THE COUNCIL'S MEETINGS. THE DEPARTMENT MAY PROVIDE STAFF SUPPORT IN DRAFTING ANY REPORTS REQUIRED UNDER THIS ACT.

* * *

SECTION 2. SECTION 304 OF THE ACT, AMENDED OCTOBER 9, 2008 (P.L.1386, NO.106), IS AMENDED TO READ:

SECTION 304. REVISED OR SUCCESSOR CODES.

[(A) BUILDING CODE.--]


(2) SUBJECT TO SECTIONS 105(C) AND (D), 301(A)(3), (4), (5), (6) AND (7), (C) AND (D) AND 302, BY DECEMBER 31 OF THE YEAR OF ISSUANCE OF A NEW TRIENNIAL ICC INTERNATIONAL RESIDENTIAL CODE, OR ITS SUCCESSOR BUILDING CODE, THE DEPARTMENT SHALL PROMULGATE REGULATIONS PROVIDING THAT ALL DETACHED ONE-FAMILY AND TWO-FAMILY DWELLINGS AND ONE-FAMILY TOWNHOUSES THAT ARE NOT MORE THAN THREE STORIES IN HEIGHT AND THEIR ACCESSORY STRUCTURES MAY BE DESIGNED IN ACCORDANCE WITH
THAT CODE OR THE UNIFORM CONSTRUCTION CODE AT THE OPTION OF
THE BUILDING PERMIT APPLICANT. THE DEPARTMENT SHALL
PROMULGATE REGULATIONS ADOPTING THE NEW CODE AS THE UNIFORM
CONSTRUCTION CODE UNLESS THE COUNCIL INFORMS THE DEPARTMENT
THAT IT SHOULD EXCLUDE ANY PROVISIONS OF THE TRIENNIAL CODE
FROM THE UNIFORM CONSTRUCTION CODE. IF THE COUNCIL PROVIDES
THIS NOTIFICATION, THE DEPARTMENT SHALL SUBMIT REGULATIONS
ADOPTING THE TRIENNIAL CODE WITH PROVISIONS OMITTED BY THE
COUNCIL UNDER THIS SECTION WITHIN 90 DAYS FOLLOWING COUNCIL
NOTIFICATION.]

(A) DUTIES OF DEPARTMENT.--

(1) SUBJECT TO SECTIONS 105(C) AND (D), 301(A)(3), (4),
(5), (6) AND (7), (C) AND (D) AND 302, WITHIN THREE MONTHS OF
THE RECEIPT OF THE REPORT UNDER SECTION 107(B.1), THE
DEPARTMENT SHALL PROMULGATE FINAL-OMITTED REGULATIONS UNDER
REGULATORY REVIEW ACT, TO ADOPT THE TRIENNIAL CODE REVISIONS
MADE IN THE REPORT WITHOUT CHANGE.

(2) REGULATIONS PROMULGATED UNDER THIS SUBSECTION ARE
EXEMPT FROM:

(I) SECTION 205 OF THE ACT OF JULY 31, 1968
(P.L.769, NO.240), REFERRED TO AS THE COMMONWEALTH
DOCUMENTS LAW; AND

(II) SECTIONS 204(B) AND 301(10) OF THE ACT OF
OCTOBER 15, 1980 (P.L.950, NO.164), KNOWN AS THE
COMMONWEALTH ATTORNEYS ACT.

(3) NOTWITHSTANDING PARAGRAPHS (1) AND (2), THE
DEPARTMENT SHALL PROMULGATE REGULATIONS UPDATING
ACCESSIBILITY STANDARDS UNDER CHAPTER 3 BY ADOPTING CHAPTER
11 AND APPENDIX E OF THE INTERNATIONAL BUILDING CODE OF 2012,
OR ITS SUCCESSOR, BY DECEMBER 31 OF THE YEAR OF ISSUANCE OF
THE NEW CODE.

(A.1) CONTINUITY.--IF A TRIENNIAL REVISION IS NOT ADOPTED
UNDER SECTION 107(B.1)(5), THE RELEVANT PROVISIONS OF THE PRIOR
VERSION OF THE CODES SHALL REMAIN IN EFFECT.

[(B) INTERNATIONAL FUEL GAS CODE.--BY DECEMBER 31 OF THE
YEAR OF THE ISSUANCE OF A NEW INTERNATIONAL FUEL GAS CODE, OR
ITS SUCCESSOR CODE, THE DEPARTMENT SHALL PROMULGATE REGULATIONS
ADOPTING THE NEW CODE.]

(C) PRIOR PERMITS AND CONSTRUCTION.--

(1) A CONSTRUCTION PERMIT ISSUED UNDER VALID
CONSTRUCTION REGULATIONS PRIOR TO THE EFFECTIVE DATE OF
REGULATIONS FOR A SUBSEQUENT UNIFORM CONSTRUCTION CODE OR
INTERNATIONAL FUEL GAS CODE ISSUED UNDER THIS ACT SHALL
REMAIN VALID, AND THE CONSTRUCTION OF ANY BUILDING OR
STRUCTURE MAY BE COMPLETED PURSUANT TO AND IN ACCORDANCE WITH
THE PERMIT.

(2) IF THE PERMIT HAS NOT BEEN ACTIVELY PROSECUTED
WITHIN TWO YEARS OF THE EFFECTIVE DATE OF THE REGULATION OR
THE PERIOD SPECIFIED BY A MUNICIPAL ORDINANCE, WHICHEVER IS
LESS, THE FORMER PERMITHOLDER SHALL BE REQUIRED TO ACQUIRE A
NEW PERMIT.

(3) WHERE CONSTRUCTION OF A BUILDING OR STRUCTURE
COMMENCED BEFORE THE EFFECTIVE DATE OF THE REGULATIONS FOR A
SUBSEQUENT UNIFORM CONSTRUCTION CODE OR INTERNATIONAL FUEL
GAS CODE ISSUED UNDER THIS ACT AND A PERMIT WAS NOT REQUIRED
AT THAT TIME, CONSTRUCTION MAY BE COMPLETED WITHOUT A PERMIT.

[(D) CODE REVISIONS.--

(1) THE COUNCIL MAY DETERMINE THAT ANY NEW OR AMENDED
PROVISION CONTAINED IN A TRIENNIAL REVISION BY THE ICC TO ANY
OF THE CODES WHICH HAVE BEEN ADOPTED BY REGULATION OF THE
DEPARTMENT AS PART OF THE UNIFORM CONSTRUCTION CODE IS NOT,
IN THE OPINION OF THE COUNCIL, CONSISTENT WITH THE INTENT AND
PURPOSE OF THIS ACT OR IS OTHERWISE INAPPROPRIATE FOR
INCLUSION IN THE UNIFORM CONSTRUCTION CODE. IN MAKING A
determination on the new or amended triennial revisions, the
council may consider the provisions of section 102, as well
as other relevant factors, including, but not limited to:

(I) THE IMPACT THAT THE PROVISIONS MAY HAVE UPON THE
HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

(II) THE ECONOMIC REASONABLENESS AND FINANCIAL
IMPACT OF THE PROVISIONS.

(III) THE TECHNICAL FEASIBILITY OF THE PROVISIONS.

(2) WHEN ADOPTING THE LATEST TRIENNIAL VERSIONS OF THE
ICC CODES, THE DEPARTMENT SHALL EXCLUDE A SPECIFIC NEW OR
AMENDED CODE PROVISION REJECTED BY THE COUNCIL UNDER
PARAGRAPH (1) AND SHALL PROVIDE THAT THE RELEVANT PROVISIONS
OF THE PRIOR VERSIONS OF THE CODE SHALL REMAIN IN EFFECT.]
housing, as defined in the act of May 11, 1972 (P.L.286, No.70), known as the Industrialized Housing Act, with the exception that any model code enacted pursuant to the Industrialized Housing Act shall not include code provisions specifically omitted from adoption pursuant to this act.

* * *

(f) Log walls.--Log walls with a minimum average wall thickness of five inches or greater which comply with the International Code Council Standard on the Design and Construction of Log Structures, ICC 400-2007, or other successor standard which the department may specify by regulation, shall be permitted in residential buildings if:

(1) the area weighted average U-factor for fenestration products in the log walls is a maximum of 0.31; and

(2) (i) the building heating equipment meets or exceeds the following Department of Energy ratings:

(A) Gas furnace - 90 annual fuel utilization efficiency (AFUE).

(B) Oil furnace - 85 annual fuel utilization efficiency (AFUE).

(C) Boilers - 85 annual fuel utilization efficiency (AFUE).

(D) Air source heat pumps - 8.2 heating seasonal performance factor (HSPF) split systems.

(E) For water-to-air geothermal heat pumps:

(I) Closed loop water-to-air, an energy efficiency rating of 14.1 and coefficient of performance of 3.3.

(II) Open loop water-to-air, an energy efficiency rating of 16.2 and coefficient of
performance of 3.6.

(F) For water-to-water geothermal heat pumps:

   (I) Closed loop water-to-water, an energy efficiency rating of 15.1 and coefficient of performance of 3.0.

   (II) Open loop water-to-water, an energy efficiency rating of 19.1 and coefficient of performance of 3.4.

(G) For direct geothermal exchange, an energy efficiency rating of 15.0 and coefficient of performance of 3.5;

or

   (ii) the building heating equipment is qualified under the Energy Star program jointly operated by the Department of Energy and the Environmental Protection Agency as provided for in 10 CFR Pt. 430 (relating to energy conservation program for consumer products); and

   (iii) all energy efficiency requirements of this act applicable to components other than log walls are met.

An applicant for a building permit that was submitted prior to the effective date of this subsection may opt to utilize the standards of this subsection.

(g) Automatic fire sprinkler systems in one-family and two-family dwellings.—

   (1) Section R313.2 (relating to automatic fire sprinkler systems in one- and two-family dwellings) of the International Residential Code (2009 edition), and any successor triennial revisions, is excluded from this act and shall not be part of Chapter 3.

   (2) A builder of a one-family or two-family dwelling
subject to the International Residential Code shall, at or before the time of entering into the purchase contract, do all of the following:

(i) Offer to a buyer the option to install or equip, at the buyer's expense, an automatic fire sprinkler system in the building or dwelling unit designed and installed in accordance with the provisions of section R313.2.1 (relating to design and installation of automatic fire sprinkler systems) of the International Residential Code (2009 edition).

(ii) Provide the buyer with information which explains the initial and ongoing cost of installing and equipping an automatic fire sprinkler system in the building or dwelling unit.

(iii) Provide the buyer with information, as made available by the State Fire Commissioner on the agency's Internet website, on the possible benefits of installing an automatic sprinkler system.

(3) If an application is submitted for a building permit for a one-family or two-family dwelling on or after January 1, 2011, and prior to the effective date of this subsection, the applicant may opt to not install an automatic fire sprinkler system in the dwelling.

(h) Fire protection of floors. Section R501.3 of the 2012 International Residential Code shall be part of the Uniform Construction Code. This subsection shall apply to construction under which the permit applicant opts to not apply the automatic sprinkler requirement under subsection (g)(3).

(H) FIRE PROTECTION OF FLOORS.--

(1) EXCEPT AS SET FORTH IN PARAGRAPH (2), A FLOOR
ASSEMBLY NOT REQUIRED IN THE INTERNATIONAL RESIDENTIAL CODE, OR ITS SUCCESSOR BUILDING CODE, TO BE FIRE-RESISTANCE RATED SHALL BE PROVIDED WITH A 1/2-INCH GYPSUM WALLBOARD MEMBRANE, 5/8-INCH WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT, ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER.

(2) PARAGRAPH (1) SHALL NOT APPLY TO ANY OF THE FOLLOWING:

(I) A FLOOR ASSEMBLY LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904, NFPA13D OR OTHER EQUIVALENT SPRINKLER SYSTEM APPROVED BY A MUNICIPAL CODE OFFICIAL.

(II) A FLOOR ASSEMBLY LOCATED DIRECTLY OVER A CRAWL SPACE NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.

(III) A PORTION OF A FLOOR ASSEMBLY WHICH COMPLIES WITH ALL OF THE FOLLOWING:

(A) THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQUARE FEET PER STORY.

(B) FIRE BLOCKING IN ACCORDANCE WITH SECTION R302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.

(IV) A WOOD FLOOR ASSEMBLY USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN TWO-INCH BY TEN-INCH NOMINAL DIMENSION OR A FLOOR ASSEMBLY APPROVED BY A MUNICIPAL CODE OFFICIAL DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

(I) WALL BRACING REQUIREMENTS.—SECTION R602.10 THROUGH SECTION R602.12.1.6 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE, OR ITS SUCCESSOR PROVISIONS, ARE EXCLUDED FROM THE UNIFORM CONSTRUCTION CODE. THE WALL BRACING REQUIREMENTS OF SECTIONS
R602.10 THROUGH R602.11.3 OF THE 2006 INTERNATIONAL RESIDENTIAL CODE SHALL BE PART OF THE UNIFORM CONSTRUCTION CODE.

SECTION 4. RETROACTIVITY IS AS FOLLOWS:

(1) THE ADDITION OF SECTION 901(F) OF THE ACT SHALL APPLY RETROACTIVELY TO JANUARY 1, 2010.

(2) THE ADDITION OF SECTION 901(G) OF THE ACT SHALL APPLY RETROACTIVELY TO JANUARY 1, 2011.

Section 25. This act shall take effect AS FOLLOWS:

(1) THE AMENDMENT OF SECTION 107(C)(2) OF THE ACT SHALL TAKE EFFECT JULY 1, 2012.

(2) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT immediately.