
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 377 Session of
2011

INTRODUCED BY EVERETT, BAKER, BENNINGHOFF, BARRAR, BEAR, BOYD, R. BROWN, BUXTON, CALTAGIRONE, CARROLL, CAUSER, CHRISTIANA, CLYMER, D. COSTA, COX, CREIGHTON, CUTLER, DAY, DeLUCA, DENLINGER, DUNBAR, FLECK, FRANKEL, GABLER, GEIST, GILLEN, GODSHALL, GROVE, HAHN, HALUSKA, HARKINS, HARRIS, HELM, HESS, HORNAMAN, M.K. KELLER, KIRKLAND, KNOWLES, KRIEGER, LAWRENCE, LONGIETTI, MAHONEY, MAJOR, MALONEY, MASSER, METCALFE, METZGAR, MILLARD, MUSTIO, OBERLANDER, PEIFER, PETRARCA, PICKETT, PYLE, RAPP, REED, REICHLEY, ROAE, ROCK, SACCONI, SAYLOR, SCAVELLO, CULVER, S. H. SMITH, SONNEY, STERN, STEVENSON, TALLMAN, TURZAI AND VULAKOVICH, JANUARY 31, 2011

REFERRED TO COMMITTEE ON LABOR AND INDUSTRY, JANUARY 31, 2011

AN ACT

1 Amending the act of November 10, 1999 (P.L.491, No.45), entitled
2 "An act establishing a uniform construction code; imposing
3 powers and duties on municipalities and the Department of
4 Labor and Industry; providing for enforcement; imposing
5 penalties; and making repeals," further providing for
6 exemptions.

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

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

13 Section 901. Exemptions.

14 (a) Manufactured housing.--This act shall not apply to
15 manufactured housing which bears a label, as required by and

1 referred to in the act of November 17, 1982 (P.L.676, No.192),
2 known as the Manufactured Housing Construction and Safety
3 Standards Authorization Act, which certifies that it conforms to
4 Federal construction and safety standards adopted under the
5 Housing and Community Development Act of 1974 (Public Law
6 93-383, 88 Stat. 633), nor shall it apply to industrialized
7 housing, as defined in the act of May 11, 1972 (P.L.286, No.70),
8 known as the Industrialized Housing Act, with the exception that
9 any model code enacted pursuant to the Industrialized Housing
10 Act shall not include code provisions specifically omitted from
11 adoption pursuant to this act.

12 * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18 or

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

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

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

28 (1) Section R313.2 (relating to automatic fire sprinkler
29 systems in one- and two-family dwellings) of the
30 International Residential Code (2009 edition), and any

1 successor triennial revisions, is excluded from this act and
2 shall not be part of Chapter 3.

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

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

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

18 (3) An applicant for a construction permit that has been
19 approved under section 502, prior to the effective date of
20 this subsection, may opt to utilize the provisions of this
21 subsection on construction authorized under the permit.

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

27 Section 2. This act shall take effect immediately.