

Article III — Inspection Program

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Article III — Inspection Program

§ 34-301 Addition to the Fire Code.

The provisions of this Article are hereby added to and incorporated into the Fire Code of the Borough of Albury. Except as may be provided otherwise in this Article, the administrative provisions of the Fire Code as established under Articles I and II of this Chapter shall apply to the matters regulated in this Article, including but not limited to enforcement, notices, appeals, penalties, and definitions.

[Ord. 599 09-10-2025]

§ 34-302 Short Title.

This Article shall be known, and may be cited, as the “Alburtis Fire Inspection Ordinance.”

[Ord. 599 09-10-2025]

§ 34-303 Commercial Structure.

For purposes of this Article, the term “Commercial Structure” shall mean any building or facility, either open or closed, which includes an occupancy group defined in Section 202 of the *International Fire Code* other than:

- (a) a Residential Group R-3 occupancy;
- (b) a Storage Group S occupancy accessory to a *dwelling unit* which is part of a Residential Group R-3 occupancy; or
- (c) a Miscellaneous Group U occupancy.

The term includes, without limitation, office buildings, community centers, personal service businesses, industrial property, financial institutions, schools and educational facilities, cultural facilities, medical centers, hotels, motels, malls, retail stores, theaters, restaurants, taverns, shopping centers, places of worship, utility buildings, and warehouses.

[Ord. 599 09-10-2025]

§ 34-304 Inspections.

(a) **Biennial Inspections.** The *fire code official* is hereby authorized and directed to conduct inspections at least once every two (2) years on each Commercial Structure in the Borough to determine whether it is in compliance with the Fire Code. An inspection under Codified Ordinances Chapter 30 (relating to Uniform Construction Code) or Chapter 36 (relating to Residential Rental Properties) shall satisfy this requirement.

(b) **Other Inspections.** Additional or more frequent inspections under the Fire Code may be conducted if.

- (1) the *fire code official* reasonably determines they are necessary;
- (2) the use or occupancy of the Commercial Structure is to be changed and no inspection is to be made under the Uniform Construction Code; or
- (3) fixed fire suppression equipment, sprinkler systems, fire alarm systems, or fire hydrants are to be installed or modified, or activities involving blasting are to occur, unless a permit is required and an inspection is to be made under the Uniform Construction Code in connection therewith or inspection under the Fire Code is preempted by the Uniform Construction Code.

[Ord. 599 09-10-2025]

§ 34-305 Supplemental Duties of Fire Code Official.

In addition to all other duties under the Fire Code, the *fire code official* shall:

- (a) explain the results of all inspections under this Article with the property *owner*;
- (b) suggest measures which can be taken by the property *owner* to correct all dangerous and unsafe conditions which are in violation of the Fire Code; and
- (c) ensure compliance with the Fire Code and orders of the *fire code official*.

[Ord. 599 09-10-2025]

§ 34-306 Fees.

The *owner* or operator of a Commercial Structure shall pay a fee for inspections conducted under this Article as follows. The fee shall be due within thirty (30) days after billing by the Borough, together with a penalty of one percent (1%) of the unpaid balance for each month or fraction that payment is past due:

(a) Group A, B, M, S, and U occupancies—

(1) 1-999 ft ²	\$310.00
(2) 1,000-5,000 ft ²	\$345.00
(3) 5,001-10,000 ft ²	\$415.00
(4) 10,001-50,000 ft ²	\$470.00
(5) 50,001-100,000 ft ²	\$565.00
(6) 100,001-250,000 ft ²	\$685.00
(7) 250,001-500,000 ft ²	\$800.00
(8) over 500,000 ft ²	\$925.00
(9) additional inspections beyond 2/other services.....	\$70.00/hr

(b) Group E, F, H, I, and R occupancies—

(1) 1-999 ft ²	\$160.00
(2) 1,000-5,000 ft ²	\$175.00
(3) 5,001-10,000 ft ²	\$210.00
(4) 10,001-50,000 ft ²	\$240.00
(5) 50,001-100,000 ft ²	\$300.00
(6) 100,001-250,000 ft ²	\$350.00
(7) 250,001-500,000 ft ²	\$415.00
(8) over 500,000 ft ²	\$475.00
(9) additional inspections beyond 2/other services.....	\$70.00/hr

[Ord. 599 09-10-2025]