

CHAPTER 4

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PART 1

BUILDING PERMITS

§4-101. Building Permits are Required.

It shall be unlawful for any person, firm or corporation to erect, rebuild, enlarge or alter any building or structure in the Township of Earl, Lancaster County, Pennsylvania, without having first obtained a building permit in accordance with this Part 1, for any building, alteration, structure or improvement having a total area of 100 square feet or more.

(*Ord. 14, 6/5/1968, §1; as amended by R-6/3/1970, §1*)

§4-102. Issuance of Building Permit and Fee.

The Supervisors of the Township of Earl shall designate the proper officer who shall have the authority to issue building permits to the person, firm or corporation submitting an application for said permit as provided for in the §4-103 of this Part 1 upon payment of the application fee of \$10 for the first \$5,000 of construction costs, and \$1 per thousand, or part thereof, after the first \$5,000. Said permit shall be issued by the proper officer as designated by the Supervisors of said Township, without the said officer considering lot lines, grades or set back lines, unless and until the said Township adopts regulations concerning Zoning or Subdivision governing or controlling construction thereof. The proper officer for the issuance of building permits shall not be required to determine if the applicant has complied with the regulations of the County of Lancaster, Pennsylvania, for the conveyance of premises or the erection of buildings. It is the specific intention of the Supervisors of Earl Township in adopting this Part 1 to aid the Supervisors in determining what new construction is anticipated in said Township for the purpose of aiding the Township Health Officer in proper execution of his duties concerning the proper disposal of sewage in connection with new construction, as well as aiding the Supervisors in the proper determination of assessable property for tax purposes.

(*Ord. 14, 6/5/1968, §2; as amended by Ord. 1989-2, 6/5/1989*)

§4-103. Application for Permit.

All applications for permits under this Part 1 shall be in writing, and shall contain such information and details of the proposed construction or alteration as the Supervisors of said Township may, from time to time, deem necessary for the proper issuance of the permit.

(*Ord. 14, 6/5/1968, §3*)

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§4-104. Content of Permit.

All building permits shall briefly describe the location, nature and extent of the proposed construction or alteration, including the lot area upon which said construction or alteration is to be made.

(*Ord. 14, 6/5/1968, §4*)

§4-105. Enforcement.

The Supervisors of the Township of Earl and/or the proper officer designated by them to issue building permits, shall each have the authority to see that all terms and conditions, permits and regulations with respect to the application for and issuance of permits are complied with, and to require that any work be stopped which shall be in violation thereof.

(*Ord. 14, 6/5/1968, §5*)

§4-106. [Reserved].

(*Ord. 14, 6/5/1968, §6; as amended by Ord. 1989-2, 6/5/1989; and as repealed by Ord. 4-1996, 7/1/1996, §2*)

PART 2

ALARM SYSTEMS

§4-201. Definitions.

ALARM CONSOLES—the console or control panel of devices giving a visual or audio response or both and located within the Lancaster County Control.

ALARM DEVICE—any type of alarm system actuating equipment in the alarm console providing warning of intrusion, fire, smoke, flood or other peril.

ALARM SYSTEM—an alarm device, dial alarm or local alarm or any combination of the same.

FALSE ALARM—any alarm actuated by inadvertence, negligence or unintentional act of someone other than an intruder and shall include alarms caused by malfunctioning of the alarm system or other equipment but shall not include alarms created by malfunction of the alarm console.

KEY LOCK BOX—a secured box purchased from the Knox Box Company used for the storage of facility keys.

LOCAL ALARM—any alarm or device which, when actuated, produces a signal not connecting to the alarm console, such as a store or home burglar alarm actuating bell or horn devices.

PERSON—any natural person, partnership, corporation or association.

POLICE DEPARTMENT—the New Holland Police Department, which has jurisdiction over Earl Township.

(Ord. 5-2004, 11/6/2004, §1)

§4-202. Police to Investigate False Alarms.

In the case of any false alarm, any person having knowledge thereof shall immediately notify the Police Department. In addition, in the case of false alarms, the Police Chief, or his designee, shall cause an investigation to be made to determine the cause of the false alarm.

(Ord. 5-2004, 11/6/2004, §1)

§4-203. Service Charge Imposed.

1. For the first and second false alarms in any given calendar year, a warning shall be issued notifying the owner and occupant that a false alarm occurred, and that

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for the third and subsequent false alarms during that same calendar year, a service charge of \$100 will be imposed.

2. The amount of the service charge shall be \$100 for the third and each subsequent false alarm in one calendar year period.

(Ord. 5-2004, 11/6/2004, §1)

§4-204. Failure to Pay Service Charge; Revocation of Permit.

1. In the event that the service charge is not paid within 30 days of its date of mailing to the owner and occupant, the Township may initiate an enforcement action to collect such service charges, or may refer the charges to a collection agency. In the event that such enforcement action is undertaken, the Township may request that the cost of the action including, but not limited to, its attorney fees and court costs be included as part of the judgment. All service charges recovered by the Township shall be paid either to the volunteer fire department that responded to the false alarms, or to the Township depending on whether the fire department or police department were involved in the false alarms.
2. The Township may terminate/revoke the permit for the operation of the alarm system in the event that service charges are not made, or if substantial steps are not taken to prevent false alarms from recurring, or if the continued operation of the alarm system is contrary to any applicable law.

(Ord. 5-2004, 11/6/2004, §1)

§4-205. Notice.

Notice as required by this Part shall be provided by the Township, or its agent, to the person occupying the premises upon which the alarm system is located by mailing a copy of the notice, certified mail, return receipt requested, to such person at the address where the alarm system is located. A notice may also be given by personal service by handing a copy of the same to the occupant of the premises upon which the alarm system is located or to an adult resident thereof or an employee located thereon, or by affixing a notice to a conspicuous part of the subject structure.

(Ord. 5-2004, 11/6/2004, §1)

§4-206. Permit Required.

The owner of each property to which an alarm system is "connected and operating" shall apply for and obtain a permit for the alarm system within 60 days of the effective date of this Part. The permit fee of \$25 shall be paid at the time that application is made.

(Ord. 5-2004, 11/6/2004, §1)

§4-207. Key Lock Boxes Required.

1. Each nonresidential structure having an operating alarm system shall provide a key-lock box to the appropriate fire department to enable the fire department to have access to the interior of the structure when the alarm system is activated.
2. The lock box shall be located: (1) at or near the recognized public entrance on the exterior of the structure, unless other factors suggest an alternate location, in the sole discretion of the Township; (2) shall be located at eye level and not less than 4 feet above grade level.
3. The box shall be electrically supervised, connected to the fire alarm control panel and shall indicate no less than a trouble alarm. The lock box's tamper switch shall be connected to the alarm system but shall produce a tamper signal that can be distinguished from a fire alarm.
4. The box shall contain the keys for the main entrance door, the alarm room and other rooms or areas as required by the Township. All keys shall be clearly marked as to which door, room, area or lock they serve. When electronic door locks are employed, the lock box shall contain a copy of the appropriate digital code that provides access.
5. A fire department connection security cap, or caps, approved by a fire official shall be installed on all nonresidential structures that are also protected by an automatic sprinkler system or a standpipe system.

(Ord. 5-2004, 11/6/2004, §1)

§4-208. Alarm Systems in Single Family Residential Dwellings

The following requirements shall apply to the installation of an alarm system in any single family residential dwelling within Earl Township.

- A. The owner of the premises shall notify the Township of the installation of the alarm system.
- B. The owner of such dwelling may, but shall not be obligated to, install a keyed lock box in accordance with §4-207.
- C. In the event no keyed lock box is installed by the owner of any single family residential dwelling, if the Liberty Fire Company, or New Holland Borough Police Department, responds to any alarm on the property, the Fire Company or Police Officer shall have a duty only to conduct a reasonable exterior inspection of the dwelling or other improvements erected on the premises in order to determine if there is any evidence of any fire within such structure detectable from the exterior thereof. If as a result of such inspection no evidence of a fire is observed, the Police Officer or the Liberty

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Fire Company shall have no duty or obligation to forcibly enter the dwelling or other structure for the purpose of determining whether or not the alarm is a false alarm, or if there is any fire within the dwelling or structure.

(Ord. 5-2004, 11/6/2004, §1)