

TOWNSHIP OF WASHINGTON
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 231

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, NORTHAMPTON COUNTY, PENNSYLVANIA, ADOPTING THE 2003 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE TOWNSHIP OF WASHINGTON; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ORDINANCE 213, AS AMENDED, OF THE TOWNSHIP OF WASHINGTON AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Washington Township, Northampton County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, as follows:

SECTION 1. Adoption of Property Maintenance Code.

That a certain document, three (3) copies of which are on file at the Office of the Township Secretary of the Township of Washington, being marked and designated as the International Property Maintenance Code, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Washington, in the State of Pennsylvania; for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township Secretary are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, prescribed in Section 3 of this Ordinance.

SECTION 2. Inconsistent Ordinances Repealed. That Ordinance 213 Property Maintenance Code of the Township of Washington, as amended by Ordinance 215, and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. Additions, Insertions and Changes.

Section 101.1 Title: These regulations shall be known as the Property Maintenance Code of the Township of Washington, hereinafter referred to as "this code."

Section 103.5 Fees: Fees are as adopted from time to time by resolution.

Section 106.4 Violation Penalties: Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall, upon conviction thereof, be subject to a fine of not less than TWO HUNDRED FIFTY AND 00/100 (\$250.00) DOLLARS, nor more than ONE THOUSAND AND 00/100 (\$1000.00) DOLLARS, or imprisonment for a term not to exceed TEN (10) DAYS, or both, at the discretion of the Court. Each day that the violation continues after due notice has been served shall be deemed a separate offence.

Section 111.1 Application for Appeal: Any Person directly affected by a decision of the codes officer or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 5 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Section 302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches (162 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the township or contractor hired by the township shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Section 303.14 Insect Screens: During the period from April 15 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 602.3 Heat Supply: Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory and guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15 to May 15 to maintain a temperature of not less than 68 Degrees F. (20 Degrees C.) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30 degrees F (-1 degree C) a minimum temperature of 65 degrees F (18 degrees C) shall be maintained.

Section 602.4 Occupiable Work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from September 15 to May 15 to maintain a temperature of not less than 65 Degrees F. (18 Degrees C.) during the period the spaces are occupied.

Exceptions

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

SECTION 4 Savings Clause.

That nothing in this Ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any Court, or any rights acquired, or liability incurred, or any cause or causes of action, or existing, under any act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5 Date of Effect. This Ordinance shall be placed into effect five (5) days after adoption thereof.

ORDAINED AND ENACTED by the Supervisors of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, into an Ordinance this 14th day of April, 2004.

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS

By: David Hess
David Hess, Chairman

By: David Renaldo
David Renaldo

By: Daniel Crafa
Daniel Crafa

ATTEST:

By: Jane A. Mellert
Jane A. Mellert, Secretary

Approved and certified this 14th day of April, 2004.

David Hess
David Hess, Chairman

ATTEST:

By: Jane A. Mellert
Jane A. Mellert, Secretary