

**WASHINGTON TOWNSHIP
ORDINANCE NO. 256**

AN ORDINANCE REQUIRING THAT A BUILDING PERMIT BE OBTAINED BEFORE ERECTING, PLACING, ADDING TO OR ALTERING ANY BUILDING IN THE TOWNSHIP OF WASHINGTON OR MAKING ALTERATIONS THEREIN OR THERETO, AND REQUIRING AN OCCUPANCY PERMIT BE OBTAINED UPON COMPLETION OF ERECTING, PLACING, ADDING TO OR ALTERING ANY BUILDING IN THE TOWNSHIP OF WASHINGTON OR MAKING ALTERATIONS THEREIN OR THERETO AND PRESCRIBING PENALTIES FOR VIOLATION

WHEREAS, the Supervisors of the Township of Washington finds it necessary to require that all properties within Washington Township obtain a permit before erecting, placing, adding to or altering any building or making alterations therein or thereto in order to maintain accurate up to date property records for properties located within the Township of Washington to be fairly and accurately accessed for taxing purposes; and

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

SECTION 1. The word "person" as used in this Ordinance shall mean any natural person or persons, association, partnership, firm or corporation. The words "alteration or addition" shall not mean painting or normal regular maintenance repairs to a building.

SECTION 2. No person shall cause or permit any building to be erected or placed or any alteration or addition to be made therein or thereto, upon any property owned by such person, or upon any ground rented by them, in the case of a ground rental arrangement, without first having obtained a Building Permit thereof. Such permit shall be issued by the Township Zoning Officer or such other officer or employee as the Board of Supervisors may designate upon filing an application with the Washington Township and furnishing such specific information as may be prescribed by the application form, such as plans and specifications, and upon the payment of the required fee, as determined by the Board of Supervisors by Resolution of Fee Schedule.

SECTION 3. Fees shall be in an amount sufficient to cover the expense of inspection, record keeping, administrative fees and other costs relating to the enforcement of this Ordinance.

SECTION 4. If any work authorized by any permit issued under this Ordinance shall not have been commenced within six (6) months after the issuance of such permit or if work shall cease for a six (6) month period, the permit shall expire. All permits shall expire one (1) year after the issued date. Under such conditions, neither the permit fee nor any part thereof shall be returned such permit holder, and if at any future time such permit holder shall make application for another permit for the same work, they shall follow the same procedure and pay the required fee as if no previous permit had been issued.

SECTION 5. Upon completion of the work or construction of any building, for a permit issued under this Ordinance, the holder of such permit shall report such completion to the Zoning Officer requesting final inspection and issuance of an Occupancy Permit if required. At the discretion of the Zoning Officer, after completion, or at anytime during the course of the work for which the permit shall have been granted, or prior to the issuance of the permit, cause an inspection of such building to be made. If there is evidence that any requirement of the law or of any applicable ordinance has not been complied with, the Zoning Officer shall deny or revoke any Building Permit issued or deny an Occupancy Permit and commence prosecution under such law or ordinance to take the necessary steps to secure compliance otherwise. The fact of satisfactory completion of such work shall be noted upon the original application for the permit, which shall be kept on file.

SECTION 6. No Building Permit shall be issued unless the application, plans and intended use indicate that such building or structure is designed and intended to conform in all respects to the provisions of the Washington Township Zoning Ordinance and, where applicable, the Washington Township Subdivision Ordinance, as well as full compliance by the applicant with all other Township Ordinances affecting building construction and use therein.

SECTION 7. Any person who shall violate or fail to comply with any of the provisions of this Ordinance, shall, upon conviction thereof, be sentenced to pay a fine of not less than ONE HUNDRED (\$100.00) DOLLARS nor more than THREE HUNDRED (\$300.00) DOLLARS and costs of prosecution, and, in default

of payment of such fine and costs, to imprisonment for not more than five (5) days.

Said Ordinance to be effective five (5) days after its adoption.

ORDAINED AND ENACTED by the Supervisors of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, into an Ordinance, this 10th day of October, 2007.

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS

By: David Hess
David Hess, Chairman

By: David Renaldo
David Renaldo

By: Daniel Crafa
Daniel Crafa

ATTEST:

By: Lori Dobson
Lori Dobson, Secretary