

ORDINANCE NO. 712

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS 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 INSURE 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 STRUCTURES; KNOWN AS THE PROPERTY MAINTENANCE CODE.

BE IT ENACTED AND ORDAINED, by the Penn Township Board of Commissioners, York County, Pennsylvania, and it is hereby ordained by the authority of the same:

SECTION 1 Adoption of Property Maintenance Code

That a certain document, a copy of which is on file in the Office of the Secretary of the Township of Penn, being marked and designated as "The International Property Maintenance Code, 2009 Edition" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Penn, York County, Pennsylvania; for regulating and governing the conditions and maintenance of all property, buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of said Property Maintenance Code are hereby referred to, adopted, and made a 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 Inconsistent Ordinances Repealed

That Ordinance Nos. 658, 666 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3 Additions, Insertions and Changes

That the International Property Maintenance Code is amended and revised in the following respects:

101.1 Title

Shall be amended to read:

"These regulations shall be known as the Penn Township Property Maintenance Code, hereinafter referred to as 'this code.'"

106.4 Violation Penalties

Shall be amended to read:

"Any person, firm or corporation, who shall violate any provision of this code shall be subject to the fines and penalties as set forth in Chapter 101, PENALTIES, of the Penn Township Code." Each day that a violation continues shall be deemed a separate offense."

111.2 Membership of Board

Shall be amended to read:

"The Board of Appeals shall consist of a minimum of three members of the Penn Township Board of Commissioners. The *code official* shall be an ex-officio member but shall not have no vote on any matter before the board."

111.2.1 Alternate Members

Shall be amended to read as follows:

"The Board of Commissioners may appoint two or more alternate members who shall be called by the board president to hear appeals during the absence of or disqualification of a member."

111.2.2 Chairman

Shall be amended to read:

"The board chairman shall be the current president of the board of commissioners."

111.3 Notice of Meeting

Shall be amended to read:

"The board shall meet within 20 business days of the filing of an appeal, or at stated periodic public meetings."

111.4 Open Hearing

Shall be amended to read:

"All hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of three board members."

304.3 Premises Identification

Shall be amended to read:

“Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 3 inches (3”) high for residential uses and five and one-half inches (5-1/2”) high for nonresidential uses.

304.14 Insect Screens

The first sentence shall be amended to read:

"During the period from May 1st to October 31st every door, window and other outside opening used or required for ventilation purposes serving any building containing habitable rooms, food preparation areas, food service areas, or any areas where products used 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 and every swinging door shall have a self-closing device in good working condition."

The following section shall be added:

Section 309 – Brush and limbs

309.1 General. If authorized by the Board of Commissioners, Penn Township residents may place brush/limbs curbside on a dedicated Township street or road for collection.

309.2 Placement of Brush/limbs. Upon notification by the Township of a brush/limb collection project, every occupant of a residential structure may place brush/limbs curbside in front of the residence from which the brush/limbs originated. Brush/limbs shall not be placed curbside sooner than ten (10) days prior to the scheduled collection date.

309.3 Vehicular Hazard. Brush/limbs shall not be placed in front of driveways and/or mailboxes or within thirty feet (30’) of any street intersection.

309.4 Excessive Accumulation. Curbside placement of brush/limbs shall be limited to normal and routine property maintenance and not for the purpose of removing large trees or shrubbery associated with landscaping projects. Should the Township determine that an accumulation of brush/limbs is excessive and/or beyond the collection capabilities of the public works department, the resident shall be notified to have the excessive accumulation removed within five (5) days of notification.

309.5 Size Requirements. Brush/limbs shall be no larger than three inches (3”) in diameter or smaller than one-half inch (1/2”) in diameter.

602.3 Heat Supply

Shall be amended to read:

"Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat to maintain a room temperature of not less than 65 degrees F. (18 degrees C.) in all habitable rooms, bathrooms and toilet rooms during the hours between 6:30 A.M. and 10:30 P.M. of each day and not less than 60 degrees F. (16 degrees C.) during other hours."

SECTION 4. Saving 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 acquired 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 become effective immediately.

ENACTED AND ORDAINED this 15th day of March 2010.

Board of Commissioners of Penn Township

By: 

Craig M. Prieber, President

Attest:



Kristina J. Rodgers, Secretary