

ORDINANCE NO. 658

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, 2006 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 Inconsistent Ordinances Repealed**

That Ordinance No. 540 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.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:

Section PM-101      Title

Shall be amended to read:

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

#### Section PM-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."

The following section shall be amended to read:

#### "PM-107. To Owner or to Person or Persons Responsible

"The Code of Penn Township stipulates that no notice shall be required prior to prosecution of any violation under any Township Ordinance. The Code Official may, as a courtesy, issue a notice if he or she determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occurred, or whenever the Code Official has condemned any structure or equipment under the provisions of Section PM-108.3. The notice may be given to the owner, occupant or person/persons responsible."

#### Section PM-107.2 Form

Shall be deleted in its entirety.

#### Section PM-107.3 Method of Service

Shall be amended to read:

"Notice shall be deemed to be served upon the owner, occupant or person/persons responsible if delivered in person by the Code Official, or by posting the notice on the affected property, or by written notification through the mail system."

#### Section PM-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."

Section PM-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.

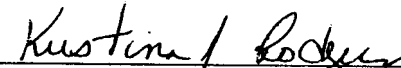
SECTION 5. Date of Effect

This Ordinance shall become effective immediately.

ENACTED AND ORDAINED this 19<sup>th</sup> day of March 2007.

Board of Commissioners of Penn Township

By:   
Joseph A. Klunk, President

Attest:   
Kristina J. Rodgers, Secretary