

TOWNSHIP OF PERRY
FAYETTE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2007-03

INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE

WHEREAS, the purpose of this Ordinance is to promote the general health, safety and welfare of the citizens of Perry Township by implementation of the Property Maintenance Code (International Property Maintenance Code) as the said Code may be amended, revised or upgraded from time to time; and

WHEREAS, the Property Maintenance Code (International Property Maintenance Code) requires the enactment of an appropriate ordinance by Perry Township electing to administer and enforce the Code provisions as amended, revised or upgraded from time to time and consistent with the terms, conditions and provisions of the Uniform Construction Code (Pennsylvania Construction Code Act, as amended and revised).

NOW, THEREFORE, be it ordained and enacted by the Supervisors of Perry Township in lawful session assembled as follows:

SECTION 1 – Perry Township hereby elects to administer and enforce the provisions of the Property Maintenance Code (International Property Maintenance Code) and to enforce the provisions of said Code as may be amended from time to time and all of the companion regulations and references recited therein. The provisions of Chapter 1 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

SECTION 2 - The Property Maintenance Code as amended from time to time is hereby adopted and incorporated herein by reference as the Perry Township Property Maintenance Code with the definitions set forth in Chapter 2 specifically incorporated herein by reference and made a part hereof.

SECTION 3 - Specifically incorporates the provisions of Chapter 3 which explain the general requirements of the Code to establish a minimum level of safety and sanitation for both the general public and occupants of a structure, and to maintain the building's structural and weather-resistant performance. The provisions of Chapter 3 of the Code, including those provisions which apply to motor vehicles, are hereby incorporated by reference and made a part hereof as though the same were fully set forth herein.

SECTION 4 - Establishes the criteria for light, ventilation and occupancy limitations. The provisions of Chapter 4 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

SECTION 5 - Explains the requirements for plumbing facilities and plumbing fixture requirements listing various principles of environmental sanitation and safety for plumbing systems. The provisions of Chapter 5 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

SECTION 6 - Establishes the mechanical and electrical requirements for proper installation and maintenance. The provisions of Chapter 6 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

SECTION 7 - Explains in detail the fire safety requirements that arise as a result of a building's occupancy. The provisions of Chapter 7 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

SECTION 8 - Provides technical references for the Electrical Code, the Building Code, the Mechanical Code, the Plumbing Code and other Codes. The provisions of Chapter 8 of the Code are incorporated herein by reference and made a part hereof as though the same were fully set forth herein.

- (a) Exemptions: Active farmers and farms situate within Perry Township are totally exempt from compliance with the terms, conditions, provisions and requirements of the Ordinance such that the occupation of active farming is economically encouraged to remain prosperous within the township as a desirable occupation.

SECTION 9 - If any section, subsection, sentence, word or clause of this Ordinance is held for any reason to be invalid, illegal or unconstitutional, such decision or decisions shall not affect the validity

of the remaining portions of this Ordinance. This Ordinance shall be interpreted to be consistent with the terms and provisions of the Uniform Construction Code and any inconsistencies, irregularities or ambiguities shall be resolved in favor of the Property Maintenance Code.

SECTION 10 - Penalties. Any person, business, corporation, entity or organization who shall violate any provisions of this Ordinance, shall upon conviction of a summary offense before the local magisterial district judge, be sentenced to pay a fine, which is consistent with the statutory law of the Commonwealth of Pennsylvania for violation of this type of ordinance; which may be revised, amended or changed from time to time by the statutory law of Pennsylvania. In addition, any person who violates any provision of this Ordinance shall pay the costs of prosecution, plus costs of enforcement, including reasonable attorneys fees and in default of such payment shall be sentenced to undergo a period of imprisonment for a term which is consistent with and specified by the statutory law of the Commonwealth of Pennsylvania in effect on the date of the violation. Each day of violation shall constitute a separate offense, separately punishable.

ENACTED AND ORDAINED by the Board of Township Supervisors of Perry Township on the 5th of June, 2007. This Ordinance shall take effect five (5) days after enactment.

PERRY TOWNSHIP SUPERVISORS

BY: 
Andrew J. Boni, Chairman

BY: 
Janet Galla, Vice-Chairman

BY: absent
Dwayne Rose, Supervisor

ATTEST:


Janet Galla, Secretary

(SEAL)

I hereby certify that the foregoing Ordinance was advertised in *The Herald Standard* on 11th
day of MAY, 2007, a newspaper of general circulation in the municipality and was duly
enacted and approved as-set forth at a regular meeting of the Perry Township Supervisors held on the
5th day of June, 2007.



Janet Galla, Secretary

(SEAL)