

BOROUGH OF EAST BANGOR
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 2013-3 3-13

AN ORDINANCE OF THE BOROUGH OF EAST BANGOR, NORTHAMPTON COUNTY, PENNSYLVANIA, 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 HUMAN OCCUPATION AND USE, AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES, TO BE KNOWN AS THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

BE IT ORDAINED AND ENACTED AND IT IS HEREBY ORDAINED AND ENACTED by the Council of the Borough of East Bangor, County of Northampton and Commonwealth of Pennsylvania, as follows:

SECTION 1. Adoption of Property Maintenance Code. That a certain document, three (3) copies of which are and will hereafter be on file at the office of the Borough Secretary of the Borough of East Bangor, being marked and designated as "The International Property Maintenance Code" as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the Borough of East Bangor, in the State of Pennsylvania; for the control of 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 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. If said Code is amended, the then current edition of said Code shall be the applicable Code for East Bangor.

SECTION 2. Inconsistent Ordinances Repealed. That any Ordinance, or part of any Ordinance, conflicting with this Ordinance, be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 3. Additions, Insertions and Changes. The following additions, insertions and changes are hereby made to the aforementioned International Maintenance Code:

Section PM-101.1 Title: These regulations shall be known as the Property Maintenance Code of the Borough of East Bangor, hereinafter referred to as "this code".

Section PM-103.6: Fees are as adopted from time to time by Resolution of Borough Council. Said fees shall be paid directly to the Borough's Building Official prior to all inspections. This shall apply to all original inspection fees, reinpection fees, and reinstatement fees.

Section PM-107.6: Inspection and Certificate required for Transfer of Ownership- All property, buildings and structures are to be inspected for compliance with the provisions of this Code and must receive a Certificate of Occupancy prior to a sale or transfer of ownership. At the time a property, building or structure is offered for sale, or a transfer of ownership, the Borough Building Official shall be notified in order that an inspection can be scheduled and performed in a timely manner.

Section PM-112.4 Any violation of this Ordinance shall result in the imposition of a minimum fine of \$250.00 for each violation, with a maximum fine of \$1,000.00 per violation.

Section PM-111.1 Application for Appeal: Any person directly affected by a decision of the code official 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 five (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, or that the strict application of any requirement of this code would cause an undue hardship.

Section PM-303.14 Insect Screens: During the period from April 15 to November 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing 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 screen of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

Exception: Screen doors shall not be required for out-swinging doors or other types of openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

Section PM-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 65 degrees F. (18 degrees C.) in all habitable rooms, bathrooms and toilet rooms.

Section PM-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 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, 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 hereof.

ORDAINED AND ENACTED into an Ordinance this 2nd day of July, 2013.

BOROUGH OF EAST BANGOR

By: Stephen Toth
Stephen Toth, President

ATTEST:

By: Bonnie Due
Bonnie Due, Secretary

APPROVED AND CERTIFIED this 2nd day of July, 2013.

By: Gaylord Weidlich
Gaylord Weidlich, Mayor

ATTEST:

By: Bonnie D. Due
Bonnie Due, Secretary