

TOWNSHIP OF WASHINGTON
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 202

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, 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, KNOWN AS THE PROPERTY MAINTENANCE CODE.

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

SECTION 1. Adoption of Property Maintenance Code.

That a certain document, three (3) copies of which are on file at the Office of the Township Secretary of the Township of Washington, being marked and designated as "The BOCA National Property Maintenance Code" as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Property Maintenance Code by the Township of Washington, 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 BOCA 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.

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 Inconsistent Ordinances Repealed. That any Ordinance, or part of any Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.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

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

Section PM-106.2 Penalty: Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not less than TWO HUNDRED FIFTY AND 00/100 (\$250.00) DOLLARS, nor more than ONE THOUSAND AND 00/100 (\$1,000.00) DOLLARS, or imprisonment for a term not to exceed TEN (10) DAYS, or both, at the discretion of the Court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.0 Means of Appeal

A. A Board of Appeals is to be appointed.

Section 111.2.6 Compensation of Members:

Compensation of members shall be determined by Resolution of the Board of Supervisors from time to time.

Section PM-303.4 Weeds

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches (162 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Section PM-304.12 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-602.2.1 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 sufficient heat during the period from September 15 to May 15 to maintain the room temperatures specified in Section PM602.2 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 PM602.3 Nonresidential Structures:

Every enclosed occupied work space shall be supplied with sufficient 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 all working hours.

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.

That the Washington Township Secretary shall certify to the adoption of this Ordinance, and cause the same to be published as required by law; and this Ordinance shall take effect as of January 4, 1999, and be in force from and after its approval as required by law.

ORDAINED AND ENACTED into an Ordinance this 9th day of September, 1998.

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS

By: Ignatz Klausz, Jr.
Ignatz Klausz, Jr., Chairman

By: David Renaldo
David Renaldo

By: David Hess
David Hess

ATTEST:

By: Mary Ann Repsher
Mary Ann Repsher, Secretary

Approved and certified this 9th day of September, 1998.

Ignatz Klausz, Jr.
Ignatz Klausz, Jr., Chairman

ATTEST:

Mary Ann Repsher
Mary Ann Repsher, Secretary