

**CONEWANGO TOWNSHIP
WARREN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2016-3

INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND 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 ENSURE 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 EXISTING STRUCTURES IN THE TOWNSHIP; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR.

WHEREAS, the Supervisors of Conewango Township do ordain as follows:

SECTION 1:

A certain document, three (3) copies of which are on file in the office of Conewango Township (the "Township"), being marked and designated as the *International Property Maintenance Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township, in the Commonwealth of Pennsylvania, for regulating and 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 ensure 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

SECTION 2:

The following sections are hereby revised:

Section 101.1. Insert: Conewango Township

Section 106.3. Replace with:

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a summary offense as determined by the Township, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the Township shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Section 112.4. Insert: not less than \$600.00 or more than \$1,000.00

Section 302.4. Insert: eight inches (8")

Section 304.14. Insert: April 1 through October 31

Section 602.3. Insert: October 1 through May 15

Section 602.4. Insert: October 1 through May 15

SECTION 3:

If any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Township hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4:

Nothing in this legislation 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 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

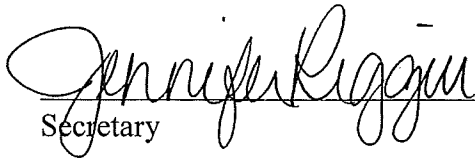
SECTION 5:

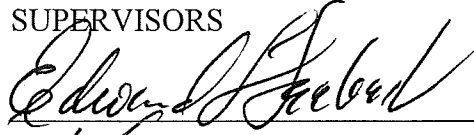

This law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

ENACTED and ORDAINED this 27 day of June, 2016, by the Supervisors of Conewango Township, Warren County of Pennsylvania.

ATTEST: (SEAL)

CONEWANGO TOWNSHIP
SUPERVISORS


Secretary

SCHEDULE – SECTION 103.5 FEES

Administrative fee	\$ 25.00 per invoice generated
Each application filed with the Property Maintenance Board of Appeals on appeals from decisions of the Property Maintenance Code Official or decisions of the Blighted Property Review Board	\$ 400.00* – Residential Application \$1,000.00* – Commercial Application

*Amount of required deposit to be submitted with the application. Applicant will be charged actual costs for the hearing advertisement, stenographer fees, transcript (if requested by the applicant), and any ancillary costs. Any charges in excess of the amounts sets forth above will be billed to the applicant. If the deposit amount exceeds the actual costs, the excess amount will be refunded to the applicant after the hearing has been held and all costs have been calculated by the Township.