

**TOWNSHIP OF CONEMAUGH
SOMERSET COUNTY, PENNSYLVANIA**

ORDINANCE NO. 697

**AN ORDINANCE OF CONEMAUGH TOWNSHIP, SOMERSET COUNTY ADOPTING THE
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION, MODIFYING CERTAIN
RULES CONTAINED THEREIN, PRESCRIBING A PROCEDURE FOR ESTABLISHING FEES AND
ESTABLISHING PENALTIES FOR VIOLATION THEREOF.**

PROPERTY MAINTENANCE

Section 1 - Standards adopted by reference.

Section 2 - Repealer.

Section 3 - Amendments to standards; violations and penalties.

Section 4 - Construal of provisions.

Section 5 - Enforcement and Penalties

Section 6 -Effective Date.

Section 1 - Standards adopted by reference.

A certain document, three copies of which are on file in the municipal offices of the Township of Conemaugh, being marked and designated as the International Property Maintenance Code, 2012 Edition, as published by the International Code Council be and is hereby adopted as the Property Maintenance Code of the Township of Conemaugh for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted and made a part thereof, as if fully set forth herein, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

Section 2 - Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3 - Amendments to standards; violations and penalties.

The following sections are hereby revised as follows:

A. Replacing the title of Section 101.1 to read as follows:

101.1. Title. These regulations shall be known as the Property Maintenance Code of Township of Conemaugh, hereinafter referred to as "this code."

B. Replacing the title of Section 103 to read as follows:

SECTION 103 ADMINISTRATION OF THE PROPERTY MAINTENANCE CODE

C. Replace Section 103.1 with a new Section 103.1 to read as follows:

103.1 General. The Township Zoning and Code Officer acting under supervision of the Township Supervisors shall have the sole responsibility for, and benefit of, the execution of the provisions of the Property Maintenance Code.

D. Replace Section 103.2 with a new Section 103.2 to read as follows:

103.2 Appointment. The Township Zoning/Code Officer or such other person designated by the Township Supervisors from time to time shall act as, and be treated as, the code official(s) as described in this ordinance; E. Replace Section 103.5 with a new Section 103.5:

103.5. Fees. The fees for activities and services performed by the Township in carrying out its responsibility under this code shall be as indicated in a resolution adopted from time to time by a majority of the Conemaugh Township Board of Supervisors acting at duly advertised, public meetings.

F. Insert a new section 302.3.1 as follows:

302.3.1. Snow and ice removal. Snow and ice shall be removed from all sidewalks, driveways and parking lots within 24 hours after the accumulation of any snow or ice on these surfaces.

Snow and ice shall be removed from the full paved width of any public sidewalk.

Collected snow from snow removal processes shall not be placed on areas of the lot where the collected snow will impede access to fire hydrants, dumpsters or other garbage collection facilities, or reduce visibility of signs or visibility at driveways or intersections.

Collected snow and ice shall not be placed on the street or in any public right-of-way.

Exception: Snow and ice on private sidewalks and driveways servicing detached single-family dwellings shall be exempt from the provisions of this section.

G. Replace the first paragraph of Section 302.4 with the following first paragraph:

302.4. Weeds. All premises and exterior property, within 200 feet of a neighboring structure shall be maintained free from weeds or plant growth in excess of eight inches high. 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.

H. Replace the first paragraph of Section 302.8 with the following first paragraph:

302.8. Motor vehicles. Except as provided for in other regulations, no motor vehicle that is inoperable or without current valid registration or current valid inspection shall be parked, kept or stored on any premises, outside of an enclosed garage or otherwise completely hidden from view of neighbors or the public and no motor vehicle shall be at any time in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an enclosed structure.

I. Replace the first sentence of the first paragraph of Section 303.2 with the following first sentence:

303.2. Enclosure. Private swimming pools, hot tubs and spas containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1,219 mm) in height above the finished ground level measured on the side of the barrier away from the pool hot tubs or spas.

J. Replace Section 304.3 with the following Section 304.3:

Section 304.3. Premises identification. Each building or structure shall display its approved address number in compliance with the following requirements.

(a) Address numbers shall be Arabic reflective numerals not less than three inches in height and not less than 1/2 inch in stroke width. These reflective numbers shall contrast with their background.

(b) Address numbers shall be placed on or within three feet of the main door of the structure that faces the street and clearly visible from the street.

(c) Where the main door of the building cannot be seen from the street or where the building is setback more than 100 feet from the street right-of-way, in addition to the address numbers placed in proximity to the door as required by part (b) of this section, address numbers in compliance with part (a) of this section shall also be placed at the driveway entrance. These numbers shall be located within 10 feet of the driveway entrance to the building and within 10 feet of the edge of the street right-of-way. These numbers shall be located on a pole and be not less than three feet above or more than seven feet above ground level. These numbers shall be placed so to be clearly visible by traffic traveling in either direction on the street.

(d) In the event that a private driveway serves more building the address numbers of all buildings served by the driveway shall be displayed as required in part (c) of this section.

K. Replace Section 304.6 with the following Section 304.6:

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, growing vegetation and loose or rotting materials

L. Remove the first five words of Section 304.14 so it reads as follows:

304.14. Insect screens. Every door, window and other outside opening required for ventilation of 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 screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

M. Add to Section 307, Rubbish and Garbage, a new Section 307.4, Collection of rubbish and garbage. 307.4. Collection of rubbish and garbage. The following requirements shall apply to the collection of garbage and rubbish.

- (a) No container for the collection of, or garbage, refuse or debris contemplated for collection as herein set forth shall be placed at the curb or cartway prior to 6:00 p.m. on the day prior to the day regularly scheduled for collection.
- (b) All containers used for the collection of garbage or refuse and all garbage, refuse and debris not collected on the day of regularly scheduled for collection shall be removed from the curb or cartway no later than 9:00 p.m. the day of collection.
- (c) Rubbish and garbage containers for commercial and industrial properties shall be clearly marked with the name and phone number of the business responsible for the container.

Section 4 - Construal of provisions.

Nothing in this chapter 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 § 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 – Enforcement and Penalties

Violation of any provision of the International Property Maintenance Code, 2012 Edition, as modified by this Ordinance, shall be punishable upon conviction thereof by a fine not exceeding \$600.00. Each day that a violation continues may be prosecuted as a separate and distinct offense under this Ordinance.

Section 6 - When effective.

This Ordinance shall become effective five (5) days after final passage.

ENACTED AND ORDAINED into an Ordinance this 17th day of August, 2016.

CONEMAUGH TOWNSHIP BOARD OF SUPERVISORS

By: _____
Steven M. Buncich, Chairman

By: _____
Dean L. Glessner, Supervisor

By: _____
Kenneth J. Tressler, Supervisor

ATTEST:

Cindy A. Walerysiak, Township Secretary
(Seal)