

# SCOTT TOWNSHIP

## ORDINANCE FOR ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

### ORDINANCE NO.

11-16-22 C

AN ORDINANCE OF SCOTT TOWNSHIP ADOPTING THE 2021 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 SCOTT TOWNSHIP; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ORDINANCE NO. 1-1995 OF SCOTT TOWNSHIP AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Scott Township, on October 10, 1995, adopted Ordinance No.1-1995 creating a Property Maintenance Code for the Township; and

WHEREAS, Scott Township desires to update its Property Maintenance Code in order to protect the health, safety, general welfare and the property of the inhabitants of Scott Township, Columbia County, Pennsylvania.

**NOW THEREFORE, BE IT ENACTED AND ORDAINED**, by the Township Supervisors of Scott Township as follows:

#### **Section 1. Adoption of Property Maintenance Code.**

That a certain document, three (3) copies of which are on file in the office of Scott Township, being marked and designated as the *International Property Maintenance Code*, 2021 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Scott Township, Columbia County, 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of Scott Township are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any,

prescribed in Section 2 of this ordinance. As successor editions of the *International Property Maintenance Code* are published, such successor editions and additions, insertions, deletions and changes thereto may be adopted by Resolution of the Township Supervisors.

**Section 2. Revisions, Amendments and Additions to International Property Maintenance Code.**

A. The following sections of the International Property Maintenance Code, 2021 edition, are hereby revised, as follows:

Section 101.1. Insert: **Township of Scott**

Section 103.1. Insert: **The Third-Party Building Inspector, appointed at reorganization meeting**

Section 302.4. Insert: **Ten (10) Inches**

Section 304.14. **DELETE SECTION**

Section 307. **Handrails and Guardrails**

CHAPTER 4. **DELETE SECTION**

CHAPTER 5. **DELETE SECTION**

Section 602.3. Insert: **October 1<sup>st</sup> to April 30<sup>th</sup>** Section

602.4. Insert: **October 1<sup>st</sup> to April 30<sup>th</sup>**

Section 606 & 607 **DELETED**

B. The following sections are hereby added to the International Property Maintenance Code, 2021 edition:

Section 109.5.

**Abatement by the Township. If the owner, occupant, mortgagee or lessee fails to comply with the violation letter of the third-party Building Inspector or the Scott Township Zoning/Codes Officer within the time specified in the notice issued by such person and no appeal for a Hearing is filed within thirty (30) days thereafter, the violation notice is sustained thereby, the third-party Building Inspector or the Scott Township Zoning/Codes Officer may cause such building or structure to be repaired, vacated or demolished as determined by Scott Township in accordance with the standards hereinbefore provided. Scott Township may collect the cost of such repair, vacation or demolition together with a penalty of ten (10%) percent of such cost-plus attorney fees incurred by the Township regarding the same, in the manner provided by law, or Scott Township may seek injunctive relief in a court of competent jurisdiction pursuant to the rules of civil procedure.**

**Section 3. Repealer.**

That Ordinance No.1-1995 of Scott Township entitled Scott Township of Property Maintenance Ordinance and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4. Severability.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Township Supervisors of Scott Township hereby declares that it would have passed this ordinance, 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 5.** 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 acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6. Appeals.** Appeals from a determination of the Township's third-party Building Inspector or the Scott Township Zoning/Codes Officer shall be brought before the Magisterial District Court for a hearing and final adjudication. Appeals shall be filed within 30 days after a notice of determination by the Township's third-party Building Inspector or the Scott Township Zoning/Code Officer is issued.

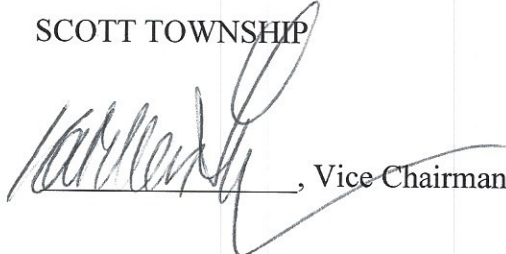
**Section 7. Effective Date.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on November 16<sup>th</sup> 2022, from and after the date of its final passage and adoption.

**ORDAINED AND ENACTED BY THE SUPERVISORS OF SCOTT TOWNSHIP THIS 16<sup>th</sup> DAY OF November, 2022.**

ATTEST:

 , Secretary

SCOTT TOWNSHIP

 , Vice Chairman