

SESSIONS 2024

AMEND ORDINANCE GENERAL FILE NO. 3297

“AN ORDINANCE AMENDING AN ORDINANCE OF THE CITY OF BRADFORD, MCKEAN COUNTY, PENNSYLVANIA, PROVIDING FOR RESIDENTIAL REPAIRS.”

IT IS HEREBY ENACTED AND ORDAINED by the City Council of the City of Bradford, County of McKean, Pennsylvania, that Ordinance General File No. 3297 be amended as follows:

Chapter 171 – Residential Repairs

§171-1 Intent

This article intends to prevent substandard work and repairs from being conducted on residential structures within the City of Bradford when other regulations and statutes do not apply to the work being conducted.

§171-2 Definitions

Dwelling unit - A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation

Residential structure – single-family dwellings, two-family dwellings, and townhouses

Townhouse - A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Applicant Approval – the certificate issued by the City of Bradford under the requirements of this chapter.

§171-3 Adoption of Standards

The City of Bradford hereby adopts, for the purpose of establishing rules and regulations for the repair of existing residential structures, the version of the International Residential Code that is currently adopted by chapter 80 of this code, and the same are hereby adopted and incorporated as fully as if set forth at length herein, and from the date on which this chapter shall take effect, the provisions thereof shall be controlling in the repair of residential structures within the corporate limits of the City of Bradford.

§171-4 Application requirements and exemptions

- A. An owner or authorized agent who intends to conduct a repair listed in this section shall first apply to the City of Bradford and obtain an application for the work that is intended to be conducted.
 - (1) Reroofing
 - (2) (RESERVED)
 - (3) (RESERVED)
 - (4) (RESERVED)
 - (5) (RESERVED)
- B. The following work shall be exempt from the application requirements of this chapter.
 - (1) Work that has been permitted under chapter 80 of this code.

§171-5 Stop work order

- A. The City of Bradford may issue a stop work order when it is found that there is work being conducted in violation of this chapter. This order shall contain the reason it was issued and list the required conditions for the work to resume.
- B. In the event that a stop work order is issued at a time when portions of the structure are unsecure to the public or to the weather, work shall be allowed to continue only to the extent required to protect the structure.
- C. A person who continues work after a stop work order is issued, except for work that is needed to remove an unsafe condition or work complying with §171-5 B, shall be considered to be in violation of this chapter and shall be subject to the penalties in §171-9

§171-6 Application Approval

The proof of approved application shall be displayed in public view while the work referenced in §171-4 is being conducted.

§171-7 Access for inspection

The application holder or an authorized agent shall provide access for inspection of approved work. A city representative may inspect the construction and equipment only during normal hours or while the work is occurring.

§171-8 Fees


Fees shall be set by resolution of City Council

§171-9 Violations and Penalties


- A. Any individual, firm or corporation that violates any provision of this chapter commits a summary offense and shall, upon conviction, be sentenced to pay a fine of not less than \$250.
 - (1). A conviction under this section shall not release any person from the requirements of this chapter.

INTRODUCED THIS 11th DAY OF JUNE, A. D., 2024

FINALLY PASSED THIS 9th DAY OF JULY, A. D., 2024



City Administrator



Mayor