

**BOROUGH OF BROOKHAVEN
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 839

**AN ORDINANCE OF THE BOROUGH OF BROOKHAVEN,
COUNTY OF DELAWARE, COMMONWEALTH OF
PENNSYLVANIA, RESCINDING IN ITS ENTIRETY CHAPTER
1494 OF THE BROOKHAVEN BOROUGH CODE OF
ORDINANCES ENTITLED "INTERNATIONAL PROPERTY
MAINTENANCE CODE", 2015 EDITION, AND ADOPTING THE
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018
EDITION.**

§1494.01. 2018 Edition adopted; file and distribution copies.

- (A) The International Property Maintenance Code, 2015 edition, as published by the International Code Council, is hereby rescinded in its entirety.
- (B) There is hereby adopted by and for the Brookhaven Borough, in its entirety, the International Property Maintenance Code, 2018 edition, as published by the International Code Council, 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 permit and collection of fees therefor; and each and all the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code 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 §1494.01(C) below.
- (C) The following sections of the International Property Maintenance Code, 2018 edition, are hereby revised:

Section 101. Insert: [NAME OF JURISDICTION] Brookhaven Borough.

Section 103.5. Insert: [FEE SCHEDULE] Brookhaven Borough General Fee Schedule Chapter 208 as amended by Ordinances 586 (passed 5-9-1994), 648 (passed 4-3-2000), 685 (passed 4-5-2004) and 694 (passed 1-3-2005) et al.; with revisions adopted from time to time by resolution by the Brookhaven Borough Council.

Section 112.4. Insert: [DOLLAR AMOUNT IN TWO LOCATIONS] Fine of not less than \$250 or more than \$1,000.

Section 302.3. Sidewalks and driveways - Sidewalks, walkways, curbs, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Section 302.4. Weeds, Grass, Trees and Shrubs – Premises and exterior property shall be maintained free from weeds and plant growth in excess of 6 inches. 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. Trees and shrubs shall be maintained in a manner not to obstruct any street, sidewalk, doorway or windows. Any grass clippings shall not be discharged or left in the street, sidewalk or other paved area.

Section 304.14. Insert: [DATES IN TWO LOCATIONS] Insect screens in place at all times.

Section 507.1. Storm Drainage General – Drainage of roofs and paved area, yards and courts, and other open areas on the premises, and the discharge from sump pumps, shall not be discharged in a manner that creates a public nuisance.

Section 602.3. Insert: [DATES IN TWO LOCATIONS] Heat September 01 to May 30.

Section 602.4. Insert [DATES IN TWO LOCATIONS] Heat September 01 to May 30.

Section 603.1. Mechanical appliances – Mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Gas or oil-fired house heaters shall be cleaned, maintained, and inspected annually.

Section 605.2 Receptacles – Every habitable space in a dwelling unit shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault interrupter. Every bathroom shall contain no less than one receptacle with ground fault interrupter protection. Any new bathroom receptacle shall have ground fault circuit interrupter

protection. All kitchen receptacles that serve countertop surfaces shall have ground fault circuit interrupter protection. All receptacles that are located within 6 feet of the outside edge of a sink shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Section 705.1 Carbon Monoxide Alarms General – Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code. Carbon monoxide alarms are required to be installed and maintained in any dwelling unit which fuel-fired appliances are installed and in dwelling units that have attached garages. In dwellings covered by the International Residential Code, battery operated carbon monoxide alarms are acceptable.

(D) At least three copies of the International Property Maintenance Code shall be on file with the Borough Secretary for inspection by the public, and copies shall be supplied upon demand, at cost.

§1494.02. Conflict of laws.

In the event of a direct conflict between any of the provisions of the International Property Maintenance Code, as adopted in §1494.01, and a provision of any local ordinance, resolution, rule or regulation, the provisions of such Code shall control.

§1494.03. Severability.

The provisions of this chapter and code sections adopted hereby are severable, and if any clause, sentence or section thereof shall be adjudged invalid or unconstitutional, such decision or judgment shall not affect the validity of the remaining provisions.

§1494.04. Repealer.

All ordinances, resolutions or parts thereof directly inconsistent herewith are repealed, rescinded, canceled and annulled to the extent of such inconsistency.

§1494.05. Effective Date.

This ordinance shall take effect immediately upon adoption thereof.

ORDAINED and ENACTED into an Ordinance this 1st day of July, 2024.

BOROUGH OF BROOKHAVEN

BY: 
COUNCIL VICE-PRESIDENT

ATTEST:

BOROUGH SECRETARY

APPROVED this 1st day of July, 2024


MAYOR