

**BOROUGH OF CANONSBURG
WASHINGTON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1382

**AN ORDINANCE OF THE BOROUGH OF CANONSBURG,
COUNTY OF WASHINGTON, COMMONWEALTH OF
PENNSYLVANIA, AMENDING CHAPTER 97 OF THE
CANONSBURG BOROUGH CODE OF ORDINANCES
ENTITLED FIRE PROTECTION, TO PROVIDE FOR THE
INSPECTION OF COMMON AREAS OF COMMERCIAL
STRUCTURES HAVING A RESIDENTIAL USE**

WHEREAS, Council of the Borough of Canonsburg has an interest in protecting the health, safety and welfare of its residents by implementing certain procedures to provide for fire safety inspections and regulations; and

WHEREAS, Council of the Borough of Canonsburg has authority to adopt a fire prevention code under Section 1202 of the Pennsylvania Borough Code, 8 Pa.C.S.A. § 1202(15); and

WHEREAS, Council of the Borough of Canonsburg has authority to adopt various property maintenance and fire safety ordinances pursuant to Section 32A05 of the Pennsylvania Borough Code, 8 Pa.C.S.A. § 32A05; and

WHEREAS, Council of the Borough of Canonsburg has previously adopted Chapter 97 of its Code of Ordinance regarding fire protection and now desires to amend certain sections of Chapter 97 to provide for the inspection of Common Areas in relation to structures defined as commercial but have a residential use.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Borough of Canonsburg, as follows:

Section 1. Chapter 97, Section 97-3, "Definitions" shall be amended by adding the following underlined text:

COMMON AREAS – All those certain areas within a commercial structure used for residential purposes that support residential uses and/or are utilized by residents within the structure. Common areas do not include areas within the building of which individuals reside and may include, but, hallways, stairwells, entry ways, foyers, laundry rooms, storage rooms, basements, gathering areas, or recreational areas.

Section 2. Chapter 97, Section 97-8, "Fire and life safety program established," Subparagraph (e) shall be amended by replacing the current language with the following:

- E. All Commercial Structures that have a Residential Use comprised of three or more units shall have all Common Areas inspected on a biennial basis. All other Commercial Structures shall be inspected on an annual basis.

Section 3. Severability

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

Section 4. Repealer.

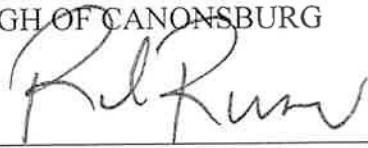
All Ordinances or parts of Ordinances which are inconsistent herewith, except to the extent otherwise provided herein, are hereby repealed.

ORDAINED AND ENACTED into law this 12th day of February, 2024.

ATTEST:


Denise Lesnock, Borough Manager

BOROUGH OF CANONSBURG

By: 
Rich Russo, President of Council


Mayor