

**Independence Township,
Washington County, Pennsylvania**

ORDINANCE NO. 14-06

AN ORDINANCE OF THE TOWNSHIP OF INDEPENDENCE, WASHINGTON COUNTY, PENNSYLVANIA, ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDING 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 WITHIN INDEPENDENCE TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA.

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township of Independence (the “Township”) to regulate various conduct in the Township; and

WHEREAS, from time to time, the Board has enacted Ordinances to regulate various activities in the Township; and

WHEREAS, the Board of Supervisors believe it to be in the best interest of the residents of the Township to adopt the 2015 International Property Maintenance Code in order to better regulate activities that impact the health, safety and general welfare of the Township and its residents; and

NOW THEREFORE, the Board hereby ordains and enacts as follows, incorporating the above recitals by reference:

Section 1. That a certain document, three (3) copies of which are on file in the office of the Township Code Enforcement Officer of Independence Township, being marked and designated as the *International Property Maintenance Code*, 2015 edition as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Independence Township, in the State 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 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 the Independence 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.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: Independence Township

Section 103.5 is hereby amended to provide:

§103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be in such amounts as established from time to time by resolution of Township Board of Supervisors

Section 302.4. Insert: 10 inches

Section 304.14. Insert: May 1 and September 30

Section 602.3. Insert: October 1 and April 30

Section 602.4. Insert: October 1 and April 30

Section 3. That Independence Township Code of Ordinances and all other ordinances and parts of the ordinances in conflict therewith are hereby repealed to the extent that said ordinances conflict with this.

Section 4. 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 Council 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, subsection, sentences, clauses or 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 of 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. That the Township Secretary is hereby ordered and directed to cause this ordinance to be published.

ENACTED this 21st day of January, 2015, by the Board of Supervisors of the Township of Independence, Washington County, Pennsylvania; and shall become effective five (5) days after enactment.

ATTEST:

TOWNSHIP OF INDEPENDENCE
WASHINGTON COUNTY, PA

By: *Margaret Ostep*
Secretary

By: *[Signature]*
Chairman

By: *Laurie A. Berdaly*
Supervisor

By: *Jeffrey M. Kozice*
Supervisor