

MONTOUR TOWNSHIP  
COLUMBIA COUNTY, PENNSYLVANIA

ORDINANCE NO. 2021-1

AN ORDINANCE REPEALING ORDINANCE 3/8/2007 OF MONTOUR TOWNSHIP AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT THEREWITH; AND THEREAFTER 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 PROVIDING FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR

The Board of Supervisors of Montour Township does ordain as follows:

**Section 1.** That a certain document, which is on file in the Office of Montour 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 Montour Township, 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 providing for the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Property Maintenance Code on file in the Office of Montour 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 this Ordinance.

**Section 2.** That the following sections are hereby revised:

Section 101.1            **Title.** These regulations shall be known as the “Property Maintenance Code of Montour Township”, hereinafter referred to as “this code”.

Section 103.1      **Designation of agency.** The Montour Township Code Enforcement Office is hereby designated and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 304.14      **Insect screens.** During the period from June 1 to September 30, every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 602.3      **Heat supply.** Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Section 602.4

**Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**Section 3.** That the following sections are hereby deleted:

- A. Section 302.4.
- B. Section 302.8.

**Section 4.** That Ordinance 3/8/2007 of Montour Township and all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

**Section 5.** 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 Board of Supervisors of Montour Township hereby declares that it would have passed this law, 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 6.** That nothing in this Ordinance or in the International 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 4 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 7.** That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect immediately upon final passage and adoption.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED that Montour Township, Pennsylvania repeals Ordinance 3/8/2007, thereby repealing all the provisions of the 2006 ICC International Property Maintenance Code and hereby adopts in its place the provisions of the 2021 ICC International Property Maintenance Code.

DULY ENACTED AND ORDAINED this 10<sup>th</sup> day of June 2021.

MONTOUR TOWNSHIP:

BY: *Lori Ebright*  
LORI EBRIGHT, CHAIR

ATTEST:

*Lori Ebright*  
LORI EBRIGHT, SECRETARY

(SEAL)

