

**BOROUGH OF OLD FORGE
LACKAWANNA COUNTY, PENNSYLVANIA**

ORDINANCE No. 2 of 2024

AN ORDINANCE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE IN THE BOROUGH OF OLD FORGE AS THE PROPERTY MAINTENANCE CODE FOR THE BOROUGH OF OLD FORGE FOR REGULATING AND GOVERNING THE CONDITIONS OF MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES FOR THE HEALTH, SAFETY, GENERAL WELFARE, CONVENIENCE, COMFORT AND SAFETY FOR THE RESIDENTS OF THE BOROUGH OF OLD FORGE.

WHEREAS, the Council for the Borough of Old Forge enacts this Ordinance in order to prohibit and remove nuisances, to regulate as may be necessary for the health, safety, general welfare and cleanliness and beauty, convenience, comfort and safety for the residents of the Borough of Old Forge and in accordance with Title 8 Pa.C.S.A. § 1202 (4) and (5).

NOW, THEREFORE IT IS HEREBY ENACTED AND ORDAINED, by the Borough Council of the Borough of Old Forge, Lackawanna County, Pennsylvania, that it is hereby enacted and ordained by the authority of the laws by which Boroughs are governed the following amendments to Chapter 247 "Property Maintenance." which shall be amended, restated and re-numbered as follows to add the following provisions indicated in *bold and italics* as follows:

ARTICLE I *Adoption of International Property Maintenance Code standards.*

§247-1. *Adoption of International Property Maintenance Code Standards*

That a certain document, copies of which are on file in the Office of the Secretary of the Borough of Old Forge, being marked and designated as the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Old Forge, Lackawanna County, Commonwealth of Pennsylvania for regulating and governing the conditions of 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 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 the Borough of Old Forge are hereby referred to, adopted, made a part hereof, as if fully set forth in this Chapter, with the additions, insertions, deletions, amendments and changes, if any, as prescribed in §247-1. A. of this Chapter.

§247-1 A. *Local Amendments.*

The following sections of the 2018 International Property Maintenance Code are hereby revised:

Section 101.1. Insert: Borough of Old Forge.

Section 103.5. Insert: Fee Schedule of Borough of Old Forge, as promulgated and periodically updated by the Council.

Section 108.1.5(4) Removed.

Section 302.4. Insert: Ten (10) inches.

Section 304.1.1(4) Removed.

Section 304.1.1(5) Removed “of deterioration or”

Section 304.1.1(6) Removed “are not plumb and free from open cracks and breaks”

Section 304.1.1(7) Removed “are not plumb and free from open cracks and breaks”

Section 304.1.1(8) Removed “not in good repair with signs of deterioration, fatigue or”

Section 304.1.1 (9) Removed “that show signs of deterioration or fatigue”

Section 304.2 Removed “Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion, and surfaces with rust or corrosion, shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.”

Section 304.4 Removed “maintained free from deterioration”

Section 304.5 Removed “shall be maintained plumb and free from open cracks and breaks and”

Section 304.6 Removed “breaks, and loose or rotting materials; and maintained weatherproof” and “to prevent deterioration”

Section 304.7 Removed “Roof drain age shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure” and “in good repair and”

Section 304.8 Removed “in good repair”

Section 304.9 Removed “in good repair” and “Where required, all exposed surfaces of metal or wood shall be protected from the elements and”

Section 304.10 Removed “in good repair”

Section 304.11 Removed “and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.”

Section 304.12 Removed “firmly fastened and”

Section 304.13 Removed.

Section 304.14. Removed.

Section 304.17 Removed.

Section 304.18.1 Removed.

Section 304.18.2 Removed.

Section 304.18.3 Removed.

Section 304.19 Removed.

Section 305.1.1.6 Removed “are not plumb and free from open cracks and breaks”

Section 305.3 Removed.

Section 305.4 Removed “and good repair”

Section 305.5 Removed “and shall be maintained in good condition”

Section 306.1 Removed “in good repair”

Section 306.1.1.2.1 Removed.

Section 305.1.1.2.5 Removed.

Section 305.1.1.3.1 Removed.

Section 305.1.1.3.2 Removed.

Section 305.1.1.4.1 Removed.

Section 305.1.1.5.1 Removed.

Section 305.1.1.6.2 Removed.

Section 308.3.1 Removed “one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or”

Section 402.1 Removed “of approved size...The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room...the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet, whichever is greater. The exterior glazing area shall be based on the total floor area being served.”

Section 403.1. Removed “The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1”

Section 403.3 Removed.

Section 403.4 Removed.

Section 403.5 Removed.

Section 404 Removed.

Section 502.1 Removed "The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located."

Section 503.3 Removed.

Section 503.4 Removed.

Section 504.2 Removed.

Section 504.3 Removed "deterioration or"

Section 505.2 Removed "Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric type vacuum breaker or an approved permanently attached hose connection vacuum breaker."

Section 505.3 Removed.

Section 506.2 Removed "and defects"

Section 602.3. Insert: October 1 through March 31

Section 602.4. Insert: October 1 through March 31

Section 602.5 Removed.

Section 604.3 Removed "insufficient receptacle and lighting outlets... deterioration"

Section 605.2 Removed "Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets... Every bathroom shall contain not less than one receptacle"

Section 605.3 Removed "Every public hall, interior stairway, toilet room, kitchen bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire"

Section 605.4 Removed.

Section 606 Removed.

Section 607 Removed.

Appendix A Removed.

This Ordinance shall become effective immediately upon enactment.

ENACTED this 19th day of March 2024.

ATTEST:

BOROUGH OF OLD FORGE

Maureen Britoletti
Secretary of Council

[Signature]
President of Council

Date: 3-19-2024

Robert J. Legg
Approved by the Mayor

This is to certify that the foregoing Ordinance was duly approved by the Council of the Borough of Old Forge, County of Lackawanna and Commonwealth of Pennsylvania at this meeting held on the 19 day of March 2024.

Maureen Britoletti
SECRETARY