

CITY OF SHAMOKIN  
NORTHUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO 22-05

AN ORDINANCE OF THE CITY OF SHAMOKIN, NORTHUMBERLAND COUNTY, PENNSYLVANIA AMENDING THE PROPERTY MAINTENANCE STANDARDS ORDINANCE.

**WHEREAS**, the City of Shamokin wishes to update the standards adopted for property maintenance.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SHAMOKIN** that:

**SECTION 1.** City Council authorizes the following language to be amended in Chapter 406 Section 10 of the City of Shamokin ordinances code.

§ 406-10 Property Maintenance Code.

A certain document, a copy of which is on file in the office of the City Clerk of the City of Shamokin, being marked and designated as the 2018 International Property Maintenance Code or any subsequent revision or edition, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Shamokin 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 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 2018 International Property Maintenance Code or any subsequent revision or edition on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 406-11 of this chapter.

§ 130-2 Modification of standards.

[Amended ###/###/#####]

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

(1) In Section 101.1, insert "City of Shamokin."

(2) In Section 103.5, insert "See City of Shamokin Fee Schedule adopted annually by resolution."

(3) In Section 202, add "of City of Shamokin" to the definition of Code Official.

(4) In Section 202, the definition of "Person" is amended to include the following:

Person: It shall also include an executor, administrator, trustee, receiver or other representative appointed according to law. Whenever the word "person" is used in any section of this code prescribing a penalty or fine, as to partnerships or association, the word shall include the partners or members thereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

(5) In Section 202, insert the following:

Material storage: All building materials stored on any lot, land or open structure, or part thereof, such as siding, roofing, boards, fencing, bricks, etc., shall be placed on elevated racks with at least 18 inches of clear space beneath. "Open structure," as defined herein, shall include, but not be limited to, carports, tarps, or any other types of temporary coverings used to cover or store building materials.

(6) In Section 302.4, insert "10 inches."

(7) In Section 304.14, insert "April 15 through October 15."

(8) In Section 308.2, add the following to "Disposal of rubbish":

Disposal of rubbish: The owner, operator, or agent of any property within City limits shall be responsible for the removal of such rubbish, including any costs associated with such removal.

(9) In Section 308.3, add the following to "Disposal of garbage":

Disposal of garbage: The owner, operator, or agent of any property within City limits shall be responsible for the costs of removal of such garbage, including any costs associated with such removal.

(10) In Section 308.3.2, add the following to "Containers":

Containers: The owner, operator, or agent of any property within City limits shall be responsible for the costs of removal of such garbage, including any costs associated with such removal.

(11) In Section 602.3, insert "September 15 through April 15."

(12) In Section 602.4, insert "September 15 through April 15."

B. The following are hereby added as Property Maintenance Code standards:

(1) Prohibited furniture. Interior-type furniture that would be adversely affected by the elements and/or susceptible to infestation by insects, rats, or other vermin is prohibited from being placed outside a structure. Such prohibited furniture shall include but is not limited to upholstered

couches and chairs or other fabric-covered articles not designed or intended for exterior use.

(2) Removal of abandoned or prohibited furniture. When the Code Enforcement Officer determines that prohibited or abandoned furniture is located in an exterior property area, the Code Enforcement Officer shall cause the owner or other responsible person to be notified of the violation. If the prohibited or abandoned furniture is not removed within the time set forth in such notice, the owner of the premises or other responsible person, including a tenant, shall be issued a citation based upon the discretion of the Code Administration Officer. Upon the issuing of the citation, the City may cause the abandoned or prohibited furniture to be removed, and the owner shall be responsible for all costs associated with such removal.

(3) Egress, escape, and rescue openings.

A. Every existing sleeping room shall have at least one operable emergency escape, egress, and/or rescue window or exterior door or a door leading to a direct secondary exterior escape or egress. Any such emergency escape, egress, and/or rescue window shall meet the conditions set forth in Subsection C below.

B. Third floor access for existing structures. When it is impossible to have an exterior stairway for a second egress and/or escape, a fire ladder may be used so long as the following conditions are met:

i. Any emergency escape, egress, and/or rescue window shall meet the conditions set forth in Subsection C below.

ii. A UL- or OSHA- or NFPA-approved ladder must be installed, with the proper length to match the egress height of the structure.

iii. The fire ladder must be kept no less than 12 inches from the egress window.

C. Size of egress window. The size of any window used for egress and/or escape shall be as follows: The minimum opening height shall be 24 inches, and the minimum opening width shall be 20 inches. The window shall be no more than 44 inches from the floor.

(4) Landscaping. All premises shall be landscaped, and the lawns, hedges and bushes shall be kept trimmed.

**SECTION 2.** If any section, clause, provision or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provisions or portion of this Ordinance so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Ordinance or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent

of this Ordinance and the effective administration thereof.

**SECTION 3.** This Ordinance shall become effective on the date of signing. All ordinances or parts thereof which may conflict with the provisions of this ordinances are hereby repealed.

**ORDAINED** and ENACTED this 11<sup>th</sup> day of April, 2022.

ATTEST:



ROBERT M. SLABY, City Administrator

CITY OF SHAMOKIN



RICHARD ULRICH, Mayor