

BOROUGH OF AVALON
ORDINANCE NO. 1223

AN ORDINANCE OF THE BOROUGH OF AVALON, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA ESTABLISHING MINIMUM REGULATIONS 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 INSURE 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 STRUCTURES; KNOWN AS THE PROPERTY MAINTENANCE CODE; REPEALING EXISTING ORDINANCE NUMBER 1033, PORTIONS OF ORDINANCE NUMBER 1152 AND ALL OTHER INCONSISTENT ORDINANCES.

Be it ordained and enacted by the Council of the Borough of Avalon and it is hereby ordained and enacted by the authority of the same, that from and after the effective date of this Ordinance, the following Ordinance shall be in full force and effect in the Borough of Avalon.

SECTION 1: ADOPTION OF PROPERTY MAINTENANCE CODE.

That a certain document, three (3) copies of which are on file in the office of the Borough Manager of the Borough of Avalon of the

County of Allegheny, Commonwealth of Pennsylvania, being marked and designated as "The BOCA National Property Maintenance Code, Fourth Edition, 1993" as published by the Building Officials and Code Administrators International, Inc. be and is hereby adopted as the Property Maintenance Code of the Borough of Avalon of Allegheny County in the Commonwealth of Pennsylvania; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code, 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 3 of this Ordinance.

SECTION 2: INCONSISTENT ORDINANCES REPEALED.

That Ordinance Number 1033, entitled "The Building Code", Sections I, II and III of Ordinance Number 1152 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: ADDITIONS, INSERTIONS AND CHANGES.

That the BOCA National Property Maintenance Code is amended and revised in the following respects:

Section PM-101.1 Insert: "Borough of Avalon".

Section PM-106.2 Insert: "Three Hundred (\$300.00) Dollars nor more than Six Hundred (\$600.00) Dollars or imprisonment for a term not to exceed ninety (90) days, or both, at the discretion of the court".

Section PM 304.12 Insert: "During the period from April 1, to October 1, every door, ...".

Section PM-602.2.1 Insert: "Every owner and operator of any building who rents ... during the period from October 1, to April 1, to maintain the room temperatures specified...".

Section PM-602.3 Insert: "Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1, to April 1, to maintain a temperature of not less ...".

SECTION 4: SAVING CLAUSE.

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 or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 5: DATE OF EFFECT.

That the Borough Manager shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect on September 19, 1995, after its final approval, and when it is recorded in the Ordinance Book of the Borough of Avalon.

ORDAINED AND ENACTED into law this 19th day of September,
1995.

ATTEST:

BOROUGH OF AVALON

Jean A. Welsh
Secretary

Ray W. Lane
President of Council

Examined and Approved by me this 21st day of
September, 1995.

Daniel Brimont
Mayor