

ORDINANCE FOR ADOPTION OF THE INTERNATIONAL  
PROPERTY MAINTENANCE CODE  
Liberty Township

Ordinance Number 27

AN ORDINANCE OF THE TOWNSHIP OF LIBERTY, ESTABLISHING THE 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 ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT OR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; PROVIDING PENALTIES FOR THE VIOLATORS THEREOF, INCLUDING FINES AND PENALTIES FOR THE VIOLATION AS ALLOWED BY LAW FOR THE PUNISHMENT OF SUMMARY OFFENSES; KNOWN AS THE PROPERTY MAINTENANCE CODE.

BE IT ORDAINED by the Township Supervisors of the Township of Liberty as follows:

**SECTION 1:** That a certain document, three (3) copies of which are on file in the office of the Township Secretary of the Township of Liberty, being marked and designated as the **International Property Maintenance Code** as published by the International Code Council, Inc., be and is hereby adopted as the **Property Maintenance Code** of the Township of Liberty, in the State of Pennsylvania; for the control of buildings and structures as herein provided; and each and all the regulations, provisions, penalties, conditions and terms of said **Property Maintenance Code** are hereby referred to, adopted, and made a part thereof, 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.** These regulations shall be known as the **Property Maintenance Code** of Liberty Township, hereinafter referred to as "this code".

**Section 103.6. Fees.** The fees for activity and services performed by the department in carrying out its responsibilities under this code shall be as follows:

Application for a building permit shall be accompanied by a fee, payable to the

Township of Liberty. Items 1, 2, 3, 4, 5, 6, 10 & 11 are based on the estimated cost of the proposed construction and /or development as determined by the building official at the following rates:

### **NEW CONSTRUCTION**

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|---|--|
| 1. Mobile Home/per section  | \$ 50.00 (new to 5 years), \$25.00 (5 years, 1 day or older)               |
| 2. Single Family dwelling   | \$150.00/ 1 <sup>st</sup> \$100,000.00 + \$2.00/each additional \$1,000.00 |
| 3. Townhouses and duplex dwellings/<br>per dwelling unit            | \$150.00/ 1 <sup>st</sup> \$100,000.00 + \$2.00/each additional \$1,000.00 |
| 4. Commercial, industrial, and<br>institutional                     | \$150.00/ 1 <sup>st</sup> \$1,000.00 + \$2.00/each additional \$1,000.00   |
| 5. Agricultural buildings   | \$ 25.00/ 1 <sup>st</sup> \$1,000.00 + \$1.00/each additional \$1,000.00   |
| 6. Patio roof, carpet   | \$ 25.00   |
| 7. Storage shed   | \$ 10 cents/sq. ft. floor, minimum \$10.00                                 |
| 8. Private garage   | \$ 10 cents/sq. ft. floor, minimum \$10.00                                 |
| 9. Swimming pool, above or inground<br>1000 gal capacity or greater | \$ 30.00   |

### **SUBSTANTIAL IMPROVEMENTS (EXTERNAL) ALTERATIONS, ADDITIONS**

- |                     |  |
|---------------------|--|
| 10. Non-residential | \$150.00/ 1 <sup>st</sup> \$1,000.00 + \$2.00/each additional \$1,000.00 |
| 11. Residential     | \$ 25.00/ 1 <sup>st</sup> \$3,000.00 + \$2.00/each additional \$1,000.00 |
| 12. Time extension  | \$ 15.00   |

**Section 106.4a Penalty.** Any person or any officer of any firm or corporation violating any of the provisions of this code/ordinance, shall upon conviction thereof in a summary proceeding before a District Magistrate of Susquehanna County, be sentenced to pay a fine of not more than \$1,000.00 per violation, together with costs of prosecution or imprisonment in the Susquehanna County Jail for a period of not more than 30 days. Each day that a violation continues, after due notice has been served in accordance with the terms of this ordinance shall be deemed a separate offense.

**Section 303.14 Insect screens.** During the period from April 1<sup>st</sup> to October 31<sup>st</sup>, 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 not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

**Exception:** Screen doors 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 unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1<sup>st</sup> to April 30<sup>th</sup> to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

**Exception:** 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.

**Section 602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from October 1<sup>st</sup> to April 30<sup>th</sup> to maintain a temperature of not less than 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 all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** 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 ordinances 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.** That the Township Secretary shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

**ORDAINED AND ENACTED** at a duly assembled public meeting by the Liberty

Township Board of Supervisors, this 1<sup>st</sup> day of August, 2002.

**TOWNSHIP OF LIBERTY**

By: William J. Baye Jr.  
Supervisor

By: Richard J. Ruck  
Supervisor

By: \_\_\_\_\_  
Supervisor

ATTEST:

Linda A. Rockwell  
SECRETARY