

Chapter 98**PROPERTY MAINTENANCE**

§ 98.1. Adoption of standards.

§ 98.2. Modifications and amendments to standards.

[HISTORY: Adopted as Chapter 52 by the Board of Commissioners of the Township of Upper St. Clair on 7-7-08 by Ord. No. 2002. Amended and renumbered as Chapter 98 on 10-6-08 by Ord. No. 2011. Amendments noted where applicable.]

GENERAL REFERENCES

Definitions; Rules of Interpretation - See Ch. 3.

Enforcement of Ordinances; Penalties – See Ch. 5.

Departments of Government - See Ch. 21.

Brush, Grass and Weeds – See Ch. 48.

Fees – See Ch. 57.

Fire Prevention - See Ch. 61.

Garbage, Municipal Waste, Recyclable Materials and Leaf Waste – See Ch. 68.

Grading , Excavation and Fill - See Ch. 71.

Junk – See Ch. 80.

Litter and Handbills – See Ch. 83.

Public and Private Improvements - See Ch. 99.

Sewers and Drains - See Ch. 106.

Subdivision and Land Development - See Ch. 114.

Swimming Pools - See Ch. 116.

Zoning - See Ch. 130.

§ 98.1. Adoption of standards.

A certain document, three (3) copies of which are on file in the office of the Township Manager of the Township of Upper St. Clair, being marked and designated as the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 EDITION, as published by the International Code Council, be and is hereby adopted as Chapter 98, entitled “Property Maintenance Code” of the Township of Upper St. Clair, in the County of Allegheny, State 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 thereof; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township of Upper St. Clair 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 set forth in Section 98.2 below.

§ 98.2. Modifications and amendments to standards.

98.2.1. Subsection 101.1 "Title," insert "Township of Upper St. Clair" in "[name of jurisdiction]."

98.2.2. Section 103 "DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION," is hereby renamed "Department of Planning and Community Development," and modified as follows:

98.2.2.1. Subsection 103.1, "General," is hereby deleted, and substituted therefore is the following:

103.1 General. The Department of Planning and Community Development is hereby in charge of all property maintenance inspections and the person in charge shall be known as the Code Official.

98.2.2. 2. Subsection 103.2, "Appointment," is hereby deleted, and substituted therefore is the following:

103.2 Appointment. The Code Official shall be the Township Manager or his designated representative in the Department of Planning and Community Development. No formal or written designation shall be necessary.

98.2.2.3. Subsection 103.3, "Deputies," is hereby deleted.

98.2.2.4. Subsection 103.5, "Fees," is hereby deleted and substituted therefore is the following:

103.5 Fees. Fees are set forth in Chapter 57 of the Township Code entitled "Fees."

98.2.3. Subsection 104.2, "Rule making authority," is hereby deleted and substituted

therefore is the following:

104.2 Rule-making authority: The Code Official shall have the power as may be necessary in the interest of public safety, health and general welfare to adopt and promulgate rules and regulations, in accordance with the Township Code, to interpret and implement the provisions of the Property Maintenance Code so as to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but no such rules shall have the effect of waiving structural or fire performance requirements specifically provided in the Property Maintenance Code or of violating accepted engineering practice involving public safety.

98.2.4. Subsection 106.4 “Violation penalties” is hereby deleted and substituted and therefore is the following:

106.4. Violation penalties. Any person who shall violate a provision of the Property Maintenance Code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to the penalties as set forth in Chapter 5 of the Code of the Township entitled “Enforcement of Ordinances; Penalties.”

98.2.5. Section 111 “MEANS OF APPEAL,” is hereby deleted in its entirety and replaced by the following:

111. Means of Appeal. All appeals of a decision of the Code Official or a notice or order issued under the Property Maintenance Code are to be filed with the District Magistrate.

98.2.6. Subsection 302.4 “Weeds,” is hereby amended as follows:

98.2.6.1. Replace “(jurisdiction to insert height in inches)” with “six (6) inches,”

98.2.6.2. Add the following new subsection:

302.4.1: Additional Reference: Township Code Chapter 48 entitled “Brush, Grass and Weeds.”

98.2.7. Subsection 304.14 “Insect screens” is hereby deleted in its entirety.

98.2.8. Section 305 “Interior Structure,” is hereby deleted in its entirety.

98.2.9. Section 307 entitled “RUBBISH AND GARBAGE” is amended by the addition of a new subsection as follows:

307.4 Additional References - Township Code Chapter 68 entitled “Garbage, Municipal Waste, Recyclable Materials and Leaf Waste,” Chapter 80 entitled “Junk,” and Chapter 83 entitled “Litter and Handbills.”

98.2.10. Subsection 505.1 “General” is hereby revised as follows:

505.1 General. Every sink, lavatory, bathtub or shower.....in accordance with the *International Plumbing Code* and the Allegheny County Health Department.

98.2.11. Section 507 “STORM DRAINAGE” is amended by the addition of the following new subsection:

507.2 Additional References: Township Code Chapter 99 entitled “Public and Private Improvements” and Chapter 106 entitled “Sewers and Drains.”

98.2.12. Subsection 602.3 “Heat supply,” is amended by replacing “[DATE] to [DATE]” with “September 20 to May 26.”

98.2.13. Subsection 602.4 “Occupiable work spaces,” is amended by replacing “[DATE] to [DATE]” with “September 20 to May 26.”