

**TOWNSHIP OF WEST BRADFORD
ORDINANCE ADOPTING THE INTERNATIONAL
PROPERTY MAINTENANCE CODE 2006 EDITION
ORDINANCE 2007-01**

An Ordinance 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 insure that structures are safe, sanitary and fit for human 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.

Be it ordained by the Board of Supervisors of the Township of West Bradford as follows:

SECTION 1. ADOPTION OF THE PROPERTY MAINTENANCE CODE

That a certain document, three (3) copies of which are on file in the office of the Township Secretary of the Board of Supervisors of the Township of West Bradford, 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 the Property Maintenance Code of the Township of West Bradford in the state 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 the said International Property Maintenance Code are hereby referred to, adopted and made 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.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed. (None adopted)

SECTION 3. ADDITIONS, INSERTIONS, DELETIONS, AND CHANGES

Chapter 1.

Section PM-101.1 (Page 1) Title - Second line - Insert - "Township of West Bradford".

Section PM-103.5 (Page 2) Fees – Change to read – Permit fees shall be as set forth by resolution as adopted by the Board of Supervisors of the Township of West Bradford.

- Section PM-106.4 (Page 3) Penalty - Change to read - Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not more than \$1,000.00 per violation and or imprisonment for a term not to exceed 30 days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- Section PM-111.1 (Page 5) Application For Appeal - Add The Following - A fee as set forth by resolution, as adopted by the Board of Supervisors of West Bradford Township shall be paid at the time of such appeal. Public Hearings shall be scheduled within 30 days from the date in which application for an appeal is received by the Township.
- Section PM-111.2 (Page 5) Membership of the Board - Change To Read - The Board of Appeals shall consist of three members appointed by the Board of Supervisors. The terms of office shall be for three years. Members may succeed themselves by appointment by the Board of Supervisors.
- Section PM-111.2.1 (Page 5) Alternate Members - Change To Read - The Board of Supervisors may appoint one alternate member who shall be called by the Board Chairman to hear appeals during absence or disqualification of a member. Alternate members shall be appointed for a period of three years or until a successor has been appointed.
- Section PM-111.3 (Page 5) Notice Of Meeting - Change To Read - The Board shall meet upon notice from the Chairman within 30 days of the filing of an appeal.
- Section PM-111.4.1 (Page 5) Procedure - Delete entire section.
- Section PM-111.5 (Page 5) Postponed Hearing - Change To Read - When three members are not present to hear an appeal, either the appellant or the appellants representative shall have the right to request a postponement of the hearing.
- Section PM-111.6 (Page 5) Board Decision - Change To Read - the Board shall uphold, modify or reverse the decision of the Code Official by a concurring vote of the majority of those board members present.

Chapter 3.

- Section PM-302.4 (Page 9) Weeds - Add The Following Exemptions - Agricultural land, park land, environmentally sensitive lands and lands subject to a management plan that precludes cutting on a routine basis shall be exempt from routine cutting.

Section PM-302.8 (Page 9) Motor Vehicles - Change To Read - Automotive vehicles or trailers of any kind or type without current license plate and/or current inspection stickers shall not be parked or stored on any residential property other

than in completely enclosed buildings designed and approved for such purposes. No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled other than in completely enclosed buildings designed and approved for such purposes.

Section PM-304.14 (Page 10) Insect Screens - Insert the following at first and second lines:
"April 1st", "October 1st".

Chapter 6.

Section PM-602.3 (Page 17) Heat Supply - Insert the following dates on fifth line:
"September 1st", "May 1st".

Section PM-602.4 (Page 17) Occupiable Work Spaces - Insert the following dates on line three:
"September 1st", "October 1st".

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 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. CONFLICTS WITH EXISTING STATE REGULATIONS

Wherever any provisions or requirements or the regulations of the Department of Labor and Industry of the Commonwealth of Pennsylvania is more stringent than a provision or requirement of this Ordinance, the applicable provision or requirement of the said Department of Labor and Industry shall supersede any such provision or requirement of this Ordinance.

SECTION 6. FEE SCHEDULE

All fees shall be determined by the Board of Supervisors and a schedule of such shall be made available to the public. The Board of Supervisors shall be empowered to reevaluate the fee schedule and make any necessary alternations to it. Such alterations shall not be considered an amendment to this Ordinance and may be adopted at any public meeting of the Board of Supervisors by Resolution.

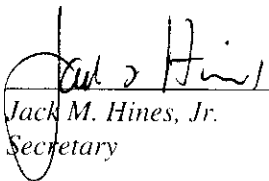
SECTION 7. DATE OF EFFECT

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 full force and effect immediately after this date of final passage and approval.

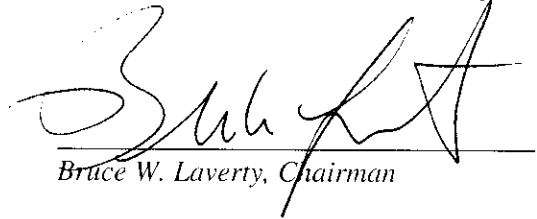
ADOPTED THIS 2ND DAY OF JANUARY, 2007

ATTEST:

**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS**



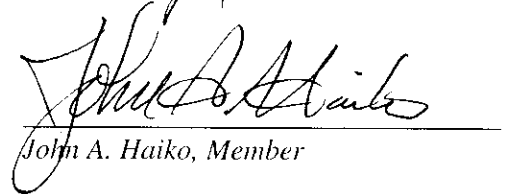
Jack M. Hines, Jr.
Secretary



Bruce W. Laverty, Chairman



Mark J. Blair, Vice Chairman



John A. Haiko, Member