

ORDINANCE NO. 2004 - 2 SERIES
BUILDING AND PROPERTY MAINTENANCE CODE FOR
TOWNSHIP OF SUMMIT
CRAWFORD COUNTY, PENNSYLVANIA

SUMMIT TOWNSHIP BUILDING AND PROPERTY MAINTENANCE CODE

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ARTICLE #1 – GENERAL PROVISIONS

- 101** This Ordinance shall be known and cited as the “Summit Township Housing Building and Property Maintenance Code”.
- 102** **WORKMANSHIP.** All repairs, maintenance work, and alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner.
- 103** **MAINTENANCE.** All equipment, systems, devices and safeguards required by this Code for the structure or premises when erected or altered shall be maintained in good working order.
- 104** **RESEARCH AND INVESTIGATION.** Sufficient technical data shall be submitted to substantiate the proposed installation of any material or assembly. If it is determined that the evidence submitted is satisfactory proof of performance for the proposed installation, the Housing Code Inspector shall approve such alternative subject to the requirements of this Ordinance. Cost of all tests, reports and investigations required under these provisions shall be paid by the applicant.
- 105** **DEFINITIONS.** The following definitions shall apply in the interpretation and enforcement of this Ordinance.

Basement: A portion of the building partly underground, but having less than half its clear height below the average grade of the adjoining ground. (See cellar)

Board: The Board of Supervisors of Summit Township, Crawford County, Pennsylvania.

Cellar: A portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

Dwelling:

- ***One-family dwelling.*** A building containing one dwelling unit with not more than five (5) lodgers or boarders.
- ***Two-family dwelling.*** A building containing two (2) dwelling units with not more than five (5) lodgers or boarders per family but not more than twenty (20) individuals.
- ***Multi-Family – Apartment House.*** A building containing more than two (2) dwelling units.

- **Boarding House – Lodging House, Tourist Home.** A building arranged or used for lodging, with or without meals, for compensation more than five (5) and not more than twenty (20) individuals.
- **Hotel – Motel.** A building arranged or used for sheltering, sleeping, or feeding for compensation of more than twenty (20) individuals.

Dwelling Unit: One or more rooms arranged for the use of one (1) or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.

Garbage: The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Habitable Room: A room or enclosed floor space arranged for living, eating, and sleeping purposes (not including bathrooms, water closet compartments, laundries, pantries, foyers, hallways and other accessory floor spaces.)

Housing Code Inspector: The legally designated Housing Code Inspector of Summit Township, Crawford County, Pennsylvania, or his authorized representative.

Occupant: Any person over one (1) year of age, living, sleeping, cooking or eating in, or having actual possession of, a dwelling unit or rooming unit.

Owner: Any person who, alone or jointly or severally with others, shall have legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or shall have charge, care, or control of any dwelling or dwelling unit, as owner or agent of the owner, or an executor, executrix, administrator, administratrix, trustee, or guardian of the estate of the owner. An owner shall include not only a property owner or property owners who has or have title to said property or properties by deed, devise or operation of law, but also any person or persons purchasing a property or properties under and by virtue of an agreement of sale. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Ordinance, and of rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

Person. Any individual, firm, corporation, association or partnership.

Rooming House: Any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three (3) or more persons who are not husband and wife, son or daughter, mother or father, or sister or brother of the owner or operator.

Rubbish: Combustible and noncombustible waste materials, except garbage; and the term shall include the residue from the burning of wood, coal, coke, and other

combustible material; paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust.

ARTICLE #2 – POWERS OF HOUSING CODE INSPECTOR

- 201** The Housing Code Inspector shall enforce all of the provisions of this Ordinance.
- 202** **NOTICES AND ORDERS.** The Housing Code Inspector shall issue all necessary notices or orders to ensure compliance with the Ordinance.
- 203** **RIGHT OF ENTRY.**The Housing Code Inspector is authorized to enter any structure or premises at reasonable times to inspect. Prior to entering into any space not otherwise open to the general public, the Housing Code Inspector shall make a reasonable effort to locate the owner or other person having charge or control of the structure or premises, present proper identification, and request entry. If requested entry is refused or not obtained, the Housing Code Inspector shall pursue recourse as provided by law, including but not limited to, the obtaining of a warrant for entry into the premises or structure.
- 204** **APPOINTMENT OF HOUSING CODE INSPECTOR AND ASSISTANT(S).** Summit Township Board of Supervisors shall appoint the Housing Code Inspector and such assistant(s) as shall be necessary for the administration of this Ordinance.
- 205** **RELIEF FROM PERSONAL RESPONSIBILITY.** The Housing Code Inspector and assistant(s), charged with the enforcement of this Ordinance, while acting for the jurisdiction, shall not thereby be rendered personally liable and they are hereby relieved from all personal liability for any damage occurring to persons or property as a result of any act required or permitted in the discharge of their official duties. Any suit instituted against the Housing Code Inspector or assistant(s) because of an act performed by that officer in the lawful discharge of their duties and under the provisions of this Ordinance, shall be defended by the legal representative of the Township until the final termination of the proceedings. The Housing Code Inspector or assistant(s) shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Ordinance.

ARTICLE #3 – NOTICES AND ORDERS

301 NOTICE TO OWNER OR PERSON(S) RESPONSIBLE. Whenever the Housing Code Inspector determines that there has been a violation of this Code, or has grounds to believe that a violation has occurred, notice shall be given to the owner or to the person(s) responsible therefore in the manner provided in this Ordinance. Such notice shall:

- 1). Be in writing;
- 2). Include a description of the real estate sufficient for identification;
- 3). Include a statement for the reason(s) why the notice is being issued;
- 4). Include a correction order allowing a reasonable time for the repairs and improvements required to bring the structure into compliance with the provisions of this Ordinance.

302 METHOD OF SERVICE. Such notice shall be deemed to be properly served if a copy thereof is:

- 1). Delivered to the owner personally;
- 2). Sent by certified or registered mail addressed to the owner at the last known address with return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice and a copy mailed by regular mail to the last known address of the owner. Service of such notice in the foregoing manner upon the owner or the owner's agent or upon the person(s) responsible for the structure shall constitute service of notice upon the owner.

ARTICLE #4 – UNSAFE STRUCTURES AND EQUIPMENT

- 401 GENERAL.** When a structure is found by the Housing Code Inspector to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this Ordinance.
- 402 UNSAFE STRUCTURE.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, by not providing a sufficient means of ingress or egress, or because such structure is a fire hazard, contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is likely. All unsafe structures shall be taken down and removed or made safe, as the Housing Code Inspector deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.
- 403 UNSAFE EQUIPMENT.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. The Housing Code Inspector shall order unsafe equipment to be repaired forthwith and/or to declare the structure unfit for occupancy until such time that the equipment is replaced or repaired.
- 404 STRUCTURE UNFIT FOR HUMAN OCCUPANCY.** A structure is unfit for human occupancy whenever the Housing Code Inspector finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Ordinance, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. In the event that the Housing Code Inspector determines that a structure is unfit for human habitation, he shall prohibit the occupancy of the structure until such time as the condition of the structure is made safe for human occupation. The Housing Code Inspector shall cause to be posted at each entrance to such structure a notice reading as follows: ***“This Structure is Unsafe and its Occupancy has been Prohibited by the Housing Code Inspector.”*** It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same. The Housing Code Inspector shall send a notice to the owner of the

property indicating the repairs or corrections which need to be made to make the structure safe for human occupation in the manner provided for in this Ordinance.

- 405 UNLAWFUL STRUCTURE.** An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Ordinance, or was erected, altered or occupied contrary to law.
- 406 CLOSING OF VACANT STRUCTURES.** If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Housing Code Inspector is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Housing Code Inspector shall cause the premises to be closed through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- 407 NOTICE.** Whenever the Housing Code Inspector has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 302. The notice shall be in the form prescribed in Section 301.
- 408 PLACARDING.** Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Housing Code Inspector shall post on the premises or on defective equipment, a placard bearing the word “*Condemned*” and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.
- 409 PROHIBITED OCCUPANCY.** Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this Ordinance.
- 410 REMOVAL OF PLACARD.** The Housing Code Inspector shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Housing Code Inspector shall be subject to the penalties provided by this Ordinance.

ARTICLE #5 – EMERGENCY MEASURES

- 501 IMMINENT DANGER.** When, in the opinion of the Housing Code Inspector, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Housing Code Inspector is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Housing Code Inspector shall cause to be posted at each entrance to such structure a notice reading as follows: *“This Structure is Unsafe and its Occupancy has been Prohibited by the Housing Code Inspector.”* It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.
- 502 TEMPORARY SAFEGUARDS.** Notwithstanding other provisions of this Ordinance, whenever, in the opinion of the Housing Code Inspector, there is imminent danger due to an unsafe condition, the Housing Code Inspector shall order the necessary work to be done, including the boarding-up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Housing Code Inspector deems necessary to meet such emergency.
- 503 CLOSING STREETS.** When necessary for the public safety, the Housing Code Inspector shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.
- 504 EMERGENCY REPAIRS.** For the purposes of this section, the Housing Code Inspector shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
- 505 COSTS OF EMERGENCY REPAIRS.** Costs incurred in the performance of emergency work shall be paid from the treasury of the jurisdiction on approval of the Housing Code Inspector. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.
- 506 HEARING.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Board of Township Supervisors, be afforded a hearing as described in this Ordinance.

ARTICLE #6 – DEMOLITION

- 601 GENERAL.** The Housing Code Inspector shall order the owner of any premises upon which is located any structure, which in the Housing Code Inspector's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two (2) years, to raze and remove such structure.
- 602 ORDER.** All notices and orders shall comply with Article #3.
- 603 FAILURE TO COMPLY.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the Housing Code Inspector shall cause the structure to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- 604 SALVAGE MATERIALS.** When any structure has been ordered razed and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such razing and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

ARTICLE #7 – APPEAL - HEARING

- 701 APPLICATION FOR APPEAL.** Any person aggrieved by notice issued by the Housing Code Inspector may request and shall be granted a hearing in the manner provided in this section. The person requesting a hearing shall, within ten (10) days from the date the notice was served, file in the office of the Township Secretary a written request for a hearing. The Secretary of the Board of Township Supervisors shall immediately refer a request for hearing to the Board of Township Supervisors which shall set a time and place for the hearing and shall give the requesting party written notice thereof. The hearing shall be held before the Board of Township Supervisors not more than thirty (30) days from the date the request for hearing was filed unless all parties agree to an extension. The aggrieved party shall have the right to appear at the hearing and to be represented by counsel.
- 702 DECISION.** After the hearing, the Board of Township Supervisors shall sustain, modify or revoke the notice of the Housing Code Inspector. If the Board of Township Supervisors sustains or modifies the notice, it shall be deemed to be an order of this municipality. If the Board of Township Supervisors finds that it is not possible for the owner of the property to comply with the order of the Housing Code Inspector within the time specified within the original notice of the Housing Code Inspector, the Board may extend time for compliance.

ARTICLE #8 – STRUCTURAL REQUIREMENTS

- 801 GENERAL STRUCTURE; RESPONSIBILITY FOR COMPLIANCE.** The responsibility for compliance with the applicable requirements of this Ordinance shall be upon owner of the structure, including any dwelling, dwelling unit or rooming unit.
- 802 GENERAL STRUCTURE; PRINCIPAL MEMBERS.** Every exterior wall and roof shall be weathertight and watertight. Every floor and ceiling shall be sound and tight. All members of the structure shall be kept in good repair and in safe condition.
- 803 GENERAL STRUCTURE; STAIRS AND PORCHES.** Every inside and outside stair, every porch and every other appurtenance to the structure shall be so constructed as to be safe for use, shall be kept in sound condition and good repair. The Housing Code Inspector may require that any inside or outside stairway have at least one (1) well secured handrail, which extends the full length of the stairway when it is deemed necessary for safe passage.
- 804 GENERAL STRUCTURE; OPENINGS.** Every window, exterior door and basement hatchway shall be weathertight and shall be kept in sound working condition and good repair.
- 805 GENERAL STRUCTURE; EGRESS.** Every structure shall have safe and unobstructed means of egress leading to a safe and open space at ground level.

ARTICLE #9 – UTILITIES AND FIXTURES

- 901 UTILITIES AND FIXTURES; RESPONSIBILITY FOR COMPLIANCE.** The responsibility for compliance with the applicable requirements of this Article shall be upon the owner of the structure.
- 902 UTILITIES AND FIXTURES; ELECTRIC FIXTURES AND OUTLETS.**
- 902.1** Every habitable room in a dwelling supplied with electric services shall contain at least two separate baseboard or wall type electric convenience outlets or one such convenience outlet and one supplied ceiling or wall type electric light fixture or such other fixture or device as will provide equivalent service. All other rooms and every communicating corridor, public hall and stairway shall contain at least one ceiling or wall type electric light fixture or such other fixture or device as will provide equivalent electric service. Every outlet and fixture shall be properly installed, maintained in good and safe working condition and connected to the source of electric energy in a safe manner in accordance with the applicable Electrical Code.
- 902.2** Every public hall and stairway in every rooming house and in every multiple dwelling containing two (2) or more dwelling units shall be adequately lighted at all times or shall have conveniently located light switches which can be turned on when needed. The Housing Code Inspector may require the adequate lighting at all times of any public hall or stairway leading to one or more dwelling units or rooming units in any building or structure occupied in part as a dwelling and in part for industrial or commercial purposes. Adequate lighting for public halls and stairways shall be interpreted to mean and require lighting in accordance with the latest lighting regulations of the Pennsylvania Department of Labor and Industry to public stairs and hallways.
- 903 UTILITIES AND FIXTURES; HEATING.** The Housing Code Inspector may prohibit the use of any heating device which constitutes a danger to health or safety. All heating equipment must be adequately and safety vented.
- 904 UTILITIES AND FIXTURES; WATER SUPPLY.** Every structure utilized as a dwelling unit and rooming house shall be supplied with piped running water to provide an adequate, safe and sanitary water supply to every fixture connected with the water supply and drainage system.
- 905 UTILITIES AND FIXTURES; KITCHEN SINKS.** Every structure utilized as a dwelling unit shall contain an installed kitchen sink which shall be located in the kitchen.

906 UTILITIES AND FIXTURES; WATER CLOSET, LAVATORY BASINS AND BATHTUBS OR SHOWERS IN DWELLINGS OTHER THAN ROOMING HOUSES. Every structure utilized as a dwelling unit shall be provided with at least one flush water closet, one lavatory basin and one bathtub or shower within the dwelling unit.

907 BATHROOMS AND WATER CLOSET ROOMS; LOCATION AND ARRANGEMENT. All water closets, bathtubs and showers shall be located within the dwelling in rooms which afford privacy. Bathtubs and showers need not be located in the same room as water closets but every room which contains a water closet shall have readily accessible lavatory facilities. No water closet may be located in a sleeping room.

ARTICLE #10 – HABITABLE ROOMS

1001 HABITABLE ROOMS; RESPONSIBILITY FOR COMPLIANCE. No person shall occupy or let to another for occupancy any dwelling, dwelling unit, or rooming unit which does not comply with the applicable requirements of this Ordinance.

1002 HABITABLE ROOMS; WORKROOMS, PLAYROOMS OR OTHER RECREATIONAL ROOMS IN CELLARS. This Article shall not be construed to prohibit workrooms, playrooms, or other recreation rooms in cellars.

1003 HABITABLE ROOMS; OCCUPANCY OF BASEMENT.

1003.1 No basement shall be occupied as a dwelling unit or habitable room unless there is compliance with the following requirements:

- (a) The floors and walls shall be impervious to leakage of underground and surface runoff water and protected against dampness. The floors shall be constructed of material which is easy to keep in a clean and sanitary condition;
- (b) Each room shall be adequately lighted and ventilated and shall have a safe and unobstructed means of egress.
- (c) The ceiling height shall be at least seven (7) feet.
- (d) There shall be appurtenant to every habitable room or dwelling unit a water closet room conforming in design and materials to the laws of the Commonwealth and the Building Code Ordinance of the Township.
- (e) The Housing Code Inspector has issued a written permit indicating that all the conditions prescribed by this code and the rules and regulations issued thereunder have been found fit for human habitation. The permit shall be kept at all times readily accessible in the basement.

1003.2 Any new construction of a basement must fully comply with the Township Building Code.

1004 HABITABLE ROOMS; TOTAL FLOOR AREA. Every existing dwelling unit shall contain at least one hundred fifty (150) square feet of floor area for the first occupant; at least one hundred (100) additional square feet of floor area for each of the next three (3) occupants; at least ninety (90) additional square feet of

floor area for each additional occupant. The floor area shall be calculated on the basis of total habitable room area.

1005 HABITABLE ROOMS; VENTILATION. Every habitable room shall have at least one (1) window which can be opened easily, or such other device as will adequately ventilate the room.

ARTICLE #11 – INTERIOR STRUCTURE

- 1101 GENERAL.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, motel, a dormitory, two or more dwelling units, or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition the shared or public areas of the structure and exterior property.
- 1102 STRUCTURAL MEMBERS.** The supporting structural members of every structure shall be maintained structurally sound and be capable of supporting the imposed loads.
- 1103 INTERIOR SURFACES.** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

ARTICLE #12 – RUBBISH AND GARBAGE

- 1201 ACCUMULATION OF RUBBISH OR GARBAGE.** All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
- 1202 DISPOSAL OF RUBBISH.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
- 1203 RUBBISH STORAGE FACILITIES.** The owner of every occupied premises shall supply approved covered containers for rubbish and the owner of the premises shall be responsible for the removal of rubbish.
- 1204 DISPOSAL OF GARBAGE.** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage container.
- 1205 GARBAGE FACILITIES.** The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered outside garbage container.
- 1206 CONTAINERS.** The operator of every establishment producing garbage shall provide and at all times cause to be utilized, leakproof approved containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

ARTICLE #13 – EXTERMINATION

- 1301 INFESTATION.** All structures shall be kept free from insect and rat infestation. All structures in which insects or rats are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
- 1302 OWNER.** The owner of a structure shall be responsible for extermination on the premises.
- 1303 OCCUPANT.** The occupant of any structure shall be responsible for the continued ratproof condition of the structure, and if the occupant fails to maintain the ratproof condition, the cost of extermination shall be the responsibility of the occupant.

ARTICLE #14 – EXTERIOR PROPERTY AREAS

1401 SANITATION. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The owner and occupant shall keep the exterior property in a clean and sanitary condition.

1402 GRADING AND DRAINAGE. All premises shall be graded and maintained to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

EXCEPTION: Water retention areas and reservoirs approved by the Code Official.

1403 SIDEWALKS AND DRIVEWAYS. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

1404 EXHAUST VENTS. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property.

1405 ACCESSORY STRUCTURES. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

1406 MOTOR VEHICLES. Except as provided for in other regulations, not more than one currently unregistered or uninspected motor vehicle shall be parked, kept or stored on any premises.

ARTICLE #15 – EXTERIOR STRUCTURE

- 1501 GENERAL.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 1502 STRUCTURAL MEMBERS.** All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
- 1503 FOUNDATION WALLS.** All foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- 1504 EXTERIOR WALLS.** All exterior walls shall be kept free from holes, breaks, loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 1505 ROOFS AND DRAINAGE.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.
- 1506 DECORATIVE FEATURES.** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- 1507 OVERHANG EXTENSIONS.** All canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 1508 CHIMNEYS AND TOWERS.** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

1509 HANDRAILS AND GUARDS. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

1510 WINDOW AND DOOR FRAMES. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

ARTICLE #16 – PENALTIES

1601 PENALTIES; GENERAL PROVISIONS. Any person violating any provision of this Ordinance upon conviction before a District Magistrate or Court of Common Pleas in Crawford County, shall be subject to a fine of not more than One Thousand (\$1,000.00) dollars and costs, and in default of payment of the fine and costs, shall be subject to imprisonment as provided by law for punishment of summary offenses. Each day's failure to comply with any such provision or any rule or regulation shall constitute a separate violation. The unauthorized removal of notices or orders posted in accordance with this Ordinance shall constitute a violation of this Ordinance. The provisions for penalties contained in this section are in addition to any other remedies provided by this Ordinance. The person violating the provisions of this Ordinance shall also be liable to the Township for reasonable attorney's fees incurred by the Township in the enforcement of the Ordinance. The Township may also seek relief through an action in equity to enjoin or restrain a violation of this Ordinance.

ARTICLE #17 – CONFLICT

- 1701 CONFLICT WITH OTHER ORDINANCES OR CODES.** In any case where a provision of this Ordinance is found to be in conflict with any other Ordinance or Code of Summit Township, Crawford County, Pennsylvania, existing on the effective date of this Ordinance, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this Code is found to be in conflict with a provision of any other Ordinance or Code of Summit Township, Crawford County, Pennsylvania, existing on the effective date of this Ordinance which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Ordinance shall be deemed to prevail, and such other Ordinances or Codes are hereby declared to be repealed to the extent that they can be found in conflict with this Code.
- 1702** The provisions of the Summit Township Housing code enacted on May 26, 1969 are hereby repealed.

ARTICLE #18 – SEVERABILITY

1801 SEVERABILITY OF PROVISIONS. If any article, section, subsection, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect and to this end the provisions of this Ordinance are hereby declared to be severable.

ARTICLE #19 – EFFECTIVE DATE AND MISCELLANEOUS

- 1901** Wherever any provision or requirement of the regulations of the Department of Labor and Industry of the Commonwealth of Pennsylvania is more stringent or stricter than a provision or requirement of this Ordinance, the applicable provision or requirement of the regulations of the said Department of Labor and Industry shall supersede any such provision or requirement of this Ordinance.
- 1902** **EFFECTIVE DATE.** This Ordinance shall become effective from and after five (5) days after its enactment as required by law.

ORDAINED and enacted by the Board of Supervisors of Summit Township, Crawford County, Pennsylvania, the 1st day of June, 2004.

Attest:

Cynthia R. McCoy
Secretary

Supervisors of Summit Township

By: Dennis K. Agnew
Supervisor

By: Harry E. McGrath
Supervisor

By: LeRoy Bell
Supervisor