

ORDINANCE NO. 10-2004

**AN ORDINANCE OF THE BOROUGH OF COALDALE
ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE, AS
AMENDED, 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
IN THE BOROUGH OF COALDALE; PROVIDING FOR THE ISSUANCE OF PERMITS
AND COLLECTION OF FEES THEREFOR; REPEALING ORDINANCE NO. 3-1997 OF
THE BOROUGH OF COALDALE AND ALL OTHER ORDINANCES AND PARTS OF
THE ORDINANCES IN CONFLICT THEREWITH**

The Council of the Borough of Coaldale does ordain as follows:

SECTION 1. That the International Property Maintenance Code, as amended, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Coaldale, in the 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 therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Borough of Coaldale 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 2 of this ordinance.

SECTION 2. The following sections are hereby revised:

Section 101.1. Insert: Borough of Coaldale

Section 103.5. Fee Schedule: A fee for each plan, examination permit or inspection shall be established from time to time by resolution of the Council of the Borough of Coaldale.

Section 304.14. Insert: April 1 to October 1

Section 602.3. Insert: October 1 to April 1

Section 602.4. Insert: October 1 to April 1

SECTION 3. That Ordinance No. 3-1997 of Borough of Coaldale entitled International Property Maintenance Code and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5. 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 6. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect October 13, 2004 from and after the date of its final passage and adoption.

ENACTED AND ORDAINED this 13th day of October, 2004

BOROUGH OF COALDALE

BY: *Susan Solt*
Susan Solt, President

ATTEST:

Louise Lill
Louise Lill, Secretary

Claire Remington
Claire Remington, Mayor