

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
TOWNSHIP OF EAST NORRITON  
ORDINANCE NO. 465

**AN ORDINANCE OF EAST NORRITON TOWNSHIP AMENDING THE CODE OF EAST NORRITON TOWNSHIP, BY AMENDING CHAPTER 152 TO ADOPT THE 2003 EDITION INTERNATIONAL PROPERTY MAINTENANCE CODE AS THE OFFICIAL PROPERTY MAINTENANCE CODE OF THE TOWNSHIP OF EAST NORRITON.**

**WHEREAS**, Board of Supervisors for the Township of East Norriton deems it to be in the best interest and the general welfare of the citizens and residents of the Township to adopt new standards for property maintenance within the Township; and,

**WHEREAS**, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and,

**THE BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, UNDER AND BY VIRTUE OF AUTHORITY GRANTED BY THE SECOND CLASS TOWNSHIP CODE DOES HEREBY ENACT AND ORDAIN:**

**152-1 SECTION 1. ADOPTION OF PROPERTY MAINTENANCE CODE.**

That a certain document, three (3) copies of which are on file in the Office of the Secretary of the Township of East Norriton, being marked and designated as the "International Property Maintenance Code, 2003 edition" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of East Norriton in the State of Pennsylvania; for regulating and governing the conditions and maintenance of all property, building and structures; by providing the standards for supplied utilities 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office 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 3; 152-3

**152-3.1 SECTION 3. DELETIONS, ADDITIONS, AND INSERTIONS:**

That the International Property Maintenance Code is amended and revised in the following respects:

**SECTION PM-101.1 Shall provide as follows:** These regulations shall be known as the Property Maintenance Code of the Township of East Norriton herein after referred to as the Property Maintenance Code or "this code."

**SECTION PM-102.3 Addition:** after plumbing add "Fire Code and Zoning Code"

**SECTION PM-102.7 "Delete International Zoning Code"**

**SECTION PM-103.5 “FEES” amend as follows:** The fees for activities and services performed by the Department in carrying out its responsibilities under this code shall be amended by the Board of Supervisors from time to time by resolution.

**SECTION PM 104.4 Shall provide as follows:** Right of Entry - Penalty- Failure to comply with the Right of Entry section will be a violation of this code and the penalty will be in accordance with Section PM 106.2.

**SECTION PM-106.4 Violation Penalties, delete old section and add as follows:** Section PM-106.4  
Violation Penalty: "Any person, corporation or entity who shall violate any of the provisions of this chapter or who shall fail to comply with any notice of violation herein, upon conviction before a District Justice within the Magisterial district within which the Township of East Norriton is a part, shall be fined not more than One Thousand Dollars (\$1000.) plus costs of prosecution after summary proceeding brought in the name of the township before said District Justice. A new and separate offense shall be deemed to be committed for each day that such violation exists. In default of the payment of any fine imposed and the costs, the person or persons that are charged may be sentenced to be committed to the county jail for a period not exceeding thirty (30) days."

**SECTION PM-112 Addition Shall provide as follows:** Licensing Rental Units: No person shall operate for rental a single family dwelling, a multiple family dwelling, two-family dwelling, or rooming house unless that person holds a current operating license issued by East Norriton Township for the specific single family dwelling, multiple dwelling, two-family dwelling, or rooming house designated herein.

**SECTION PM-112.1 Shall provide as follows:** An operating license for rental use for a single family dwelling, multiple dwelling, two-family dwelling, apartment or rooming house shall be valid for the calendar year of issuance or the remainder thereof, unless revoked, and such license shall be renewable for successive calendar years. Licenses shall not be transferable.

**SECTION PM-112.2 Shall provide as follows:** Every person shall on or before July 1, of each year, register all leased or rented apartments and dwelling units owned or operated on forms provided by the Code Enforcement Department of East Norriton Township.

**SECTION PM-112.3 Shall provide as follows:** An operating license may be revoked for any violation of this Property Maintenance Code.

**SECTION PM-112.4 Shall provide as follows:** Every person holding such operating license shall give notice in writing to the Code Enforcement Department within seven (7) days after having sold, transferred, given away, or otherwise disposed of ownership, or interest in, or control of, any apartment, rooming house or dwelling unit.

**SECTION PM-112.5 Shall be added as follows:** Every owner or operator shall advise the occupant in writing either by insertion in the lease between the parties or otherwise of the maximum number of occupants permitted in the occupied premises.

**SECTION PM-112.6 Shall be added as follows:** Each applicant for a license to operate an apartment, Multiple family dwelling and rooming house shall at the time of application and each year thereafter, pay an annual fee of \$15.00 per unit, except that a fee will not be paid for an owner occupied dwelling.

**SECTION PM-112.7 Shall be added as follows:** Any owner or operator of a single family dwelling, Multiple family dwelling, or rooming house who fails to pay the required license fee within thirty (30) days from the date of application will be charged an additional \$10.00 per unit per month as a penalty.

**SECTION PM-112.8 Shall be added as follows:** Any person owning or operating an apartment, rooming house, single family dwelling or multiple family dwelling without a license or after revocation of a license shall be guilty of a violation of this Code which shall be in addition to the violation of any other terms thereof.

**SECTION PM-107.4 Shall provide as follows:** Penalties for noncompliance with orders and notices shall be set forth in Section F-PM-106.2

**SECTION PM-113 Addition shall be as follows:** CERTIFICATE OF USE AND OCCUPANCY for single family, two-family, multiple dwelling units and apartments used as rental units or to be used as rental units. Upon transfer of title to a new owner, or execution and recording of mortgage, or upon said dwelling units being advertised or offered for rent, no such building shall be occupied in whole or in part until the issuance of a Certificate of Occupancy by the Building Inspectors Office stating that the structure conforms in all respects to the requirement of this code (International Property Maintenance Code), International Fire Prevention Code 2003, and the Zoning Code of the Township of East Norriton. In addition the following minimum requirements must be met before a certificate shall be issued (these requirements shall be amended from to time):

### TYPICAL ITEMS INSPECTED

**Requirement Met ??**

YES NO NA

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No trees over street (Min 18ft) or sidewalk (Min 8ft) or shrubs encroach sidewalk or grass along curb line.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All existing sidewalks must be in good condition, free of large cracks, crevices and tripping hazards.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | House numbers affixed to exterior with 3" contrasting color which are visible from roadway.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A four (4) foot high fenced per code around swimming pool w/ self locking gate.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electric service inside/outside secure (not frayed in good condition).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sewer vent must be 6" above surrounding grade and must be water tight.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No mailboxes loose or extended beyond back face of curb.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI outlet within 6' of any water source(baths, kitchen, half-bath,etc.)and <b>garage, unfinished basement and exterior outlets.</b> A single dedicated outlet for washers and sump pumps or a GFCI outlet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A fire door (1 3/8" thick solid wood or Type B) and frame are required leading to house from garage.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All finished basements need proper <b>fire stopping</b> at top of wall and <b>underside of basement</b> stairs must be fire protected w/ 1/2 inch drywall.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage walls and ceilings adjoining living space (horizontal or vertical) requires a 1 hr. fire rating.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No fireplace in bedroom unless manufactured (approved) for this type of installation.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Secured</b> handrail/guardrail required on all stairs and to be continuous between landings.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A shut-off valve on all gas units (stove, water heater, heater, fire logs, etc.)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A smoke detector on each level of dwelling, including basements.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical boxes and fixtures to be secure and covered. Each electrical breaker labeled, drywall around box sound..  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A fire extinguisher 5 lb. ABC minimum.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A heater inspection certificate for all gas/oil fired units. Certificate <b>MUST</b> state unit is in <b>SAFE</b> working order. Inspection must be performed no more than 45 days before settlement date.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No sump pump/down spouts connected or discharge to sanitary sewer. <b>PLACE WARNING STICKER</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All heater vents connections must have 6" clearance from combustibles and in good condition.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A relief valve(s) for hot water heater and boiler drain pipe must be extended to 8" of floor.  |

- Secured** basement handrail/guardrail (mid-rail) required on all stairs and to be continuous between landings.
- No storage under basement stairs unless underside fire rated w/ min ½ " drywall.
- Dryer vent discharge to be non-combustible material (no plastic).
- No sleeping room below grade (basement).
- All pipes must be sealed at exterior walls.
- Shall comply with all other ordinances, rules and regulations of East Norriton Township.**
- Inspection Certificate for on-site septic systems requires Third-Party Inspector.
- Decks w/ Hottubs must be designed to carry weight and must have self-closing cover or other proper barrier.
- Radon System present

**SECTION PM-108.1.4 Should be amended to read:** Unlawful structure: after "under this code" add "and East Norriton Township Zoning Code."

**SECTION PM-108.2 Delete and add:** Closing of Vacant Structures: If the structure or part thereof is vacant and/or in danger of structural collapse, the code official shall be permitted to post a placard of condemnation on the premises and order the structure closed up so it will not be an attractive nuisance to the general public. Upon failure of the owner to close up the premises within time specified in the order, the code official shall cause it to be closed up 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 and may be collected by any other legal resources.

**SECTION PM-108.2.1 Add as follows:** Boarding up of buildings: The requirements for securing vacant Buildings are in accordance with the Building Code of Township Ordinances.

**SECTION PM-108.2.2 Add as follows:** Recovering Costs: In any case where the Township, by contract or by any available public agency, shall cause to have a building or structure or piece of property cleaned, secured or repaired because the owner has not complied with a properly served Notice of Violation, the cost of cleaning, securing or repairing shall be charged against the property owner and may result in a lien against said property.

**SECTION PM-110.1.1 Shall be amended as follows:** Delete all after "remove at owners option." and add as follows: "Whenever the code official determines that the cost of such repairs would exceed 50% of the current value of such structure, such repairs shall be presumed unreasonable and it shall be presumed for the purpose of this section that such structure is a public nuisance which shall be ordered razed without option on the part of the owner to repair.

**SECTION PM-110.3 Shall provide as follows:** Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the code official shall cause the structure or part thereof to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of razing and removing such structure plus 10% administrative costs shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**152-4 CHAPTER 2. DEFINITIONS:**

**A. SECTION PM-201.0 Shall provide as follows:**

**Section PM-201.0 Applied Meaning of Words and Terms**

**One-Family Dwelling:** A building containing one dwelling unit with not more than three lodgers or boarders.

**Two-Family Dwelling:** A building containing two dwelling units with no more than three lodgers or boarders per family.

**Abandoned Vehicles - A vehicle (other than pedal cycle):**

- (1) that is inoperable and is left unattended on public property for more than 48 hours;
- (2) that has remained illegally on public property for a period of more than 48 hours;
- (3) without a valid registration plate or certificate of inspection or title left unattended on or along a highway; or
- (4) that has remained on private property with or without the consent of the owner or the person in control of the property for more than 48 hours.

Vehicles and equipment used or to be used in construction or in the operation or maintenance of public utility facilities, which are left in a manner which does not interfere with the normal movement of traffic, shall not be considered to be abandoned.

**Boarding House:** An owner occupied building used for lodging without or without meals for compensation and not to be inhibited by more than three unrelated boarders. Zoning approval is required for this use.

**Alteration:** Any partial change or variation of a building or structure or dwelling unit.

**Junk Vehicle:** Any vehicle which is without a currently valid license plate or plates and is in such a condition as determined by the Public Officer that it constitutes a health hazard or public nuisance and warrants removal.

**Renovation:** The renewal or restoration of a building, structure or dwelling unit.

**Person:** add "Natural Person"

**Public Officer:** Building Inspector, Fire Marshal, Health Officer, Zoning Officer, and Plumbing Inspector, or other duly pointed code enforcement official.

**Public Nuisance:** Add the following to the definition.

9. Any outdoor equipment that causes an unreasonable amount of noise to the immediate neighbors.

10. Any premises infested with or conducive to the infestation of rats, mice, insects or other vermin.

**Workmanlike:** Whenever the words "workmanlike state of maintenance and repair" are used in this code, they shall mean that such maintenance and repair shall be made in a reasonably skillful manner.

## 152-5 CHAPTER 3 - GENERAL REQUIREMENTS:

**SECTION PM-304.12 Shall provide as follows:** Section PM-303.8.1 Handrails and Guardrail: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good conditions. Every flight of stairs which is more than three (3) risers high shall have a handrail on at least one side of the stair, and every open portion of a stair, landing or balcony which is more than 30 inches (762mm) above the floor or grade below shall have guardrail. Handrails shall be not less than 30 inches (762mm) nor more than 34 inches (864mm) high, measured vertically above the nosing of the tread or above the floor of the landing or balcony. Guardrail shall be not less than 30 inches (762mm) high be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.

**SECTION PM-304.11 Shall provide as follows:** Section PM-304.11 Chimneys and Towers: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe, sound, and in good repair. When a fixed supplemental source of heating is supplied to a dwelling, it shall be the owners responsibility provide certification warranting the proper installation of the heating source according to the BOCA Mechanical and Fire Prevention Code .

**SECTION 304.14 INSERT** During the period from May 1 to October 31.....

**SECTION PM-304.10 Shall provide as follows:** Section PM-304.10 Stairs and Porches: Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud and other debris. Every flight of stairs which is more than three (3) risers high shall have a handrail on at least one side of the stair, and every open portion of stair, fire escape, porch, landing or balcony which is more than 30 inches (762mm) above the grade below shall have guardrail. Handrails shall not be less than 30 inches (762mm) high above the nosing of the treads. Guardrail shall not be less than 30 inches (762mm) high above the floor of the porch, landing or balcony. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.

**SECTION PM-305.6 Add as follows:** Section PM-305.6 Bathroom and Kitchen Floors: Every toilet, bathroom, and kitchen floor surface shall be constructed, maintained and impervious to water, so as to permit such floor to be kept in a clean and sanitary condition.

**SECTION PM-307.2 Shall provide as follows:** Section PM-307.2 Disposal of Rubbish: Every occupant of a structure or part thereof shall dispose of all rubbish in a clean and sanitary manner by placing it in rubbish containers equipped with tight fitting covers.

**SECTION PM-307.3.3 Shall provide as follows:** Section PM-307.3.3 Storage: Garbage or refuse shall not be allowed to accumulate or be stored in public halls, stairways, or on the roofs.

**SECTION PM-307.3.4 Shall provide as follows:** Section PM-307.3.4 Disposal Container: It shall be the judgment of the Code Official to require a stationary disposal container in any multiple family dwelling where a continual problem with trash preparation and storage is present.

**SECTION PM-307.4 Shall provide as follows:** UNLAWFUL DUMPING It shall be unlawful to throw, deposit or dump, paper, trash, rubbish, ashes, junk, waste, or discarded materials of any kind including, but not limited to, refrigerators, electrical or gas ranges, worn out tires, plumbing or electrical fixtures, building supplies, tree limbs, grass or other vegetation, in or on any private or public property, vacant or occupied, within the Township of East Norriton, or to maintain any accumulations of such materials in or on any public or private property, vacant or occupied, within said Township of East Norriton, that creates a condition which endangers the safety, health or comfort of the citizens of the Township of East Norriton.

**SECTION PM-307.4.1 Shall provide as follows:** Section PM-307.4.1 It shall be unlawful to store, or deposit any abandoned or junked vehicle or part thereof, in, or on any highway or public or private property, vacant or occupied, with the Township of East Norriton.

**SECTION PM-307.4.2 Shall provide as follows:** Section PM-307.4.2 It shall be unlawful to carry on or to maintain any offensive manufacturing or business anywhere within the Township of East Norriton that creates a condition which endangers the safety, health or comfort of the citizens of the Township of East Norriton.

**SECTION PM-307.4.3 Shall provide as follows:** Section PM-307.4.3 Violation of this section shall be deemed to be and constitute a nuisance. Whenever it is found that any person maintains such nuisance or nuisances with the Township of East Norriton, Code Official person shall serve notice upon the person maintaining such nuisance. The notice shall sufficiently describe the condition complained of and shall require the nuisance to be made safe, corrected or to be removed within ten (10) days of the mailing of the notice.

**SECTION PM-307.4.4 Shall provide as follows:** Section PM-307.4.4 Should such person fail, neglect, or refuse to make such conditions safe, or to correct or remove to the satisfaction of the Code Official then the Code Official may abate or cause to be abated said nuisance and the expense of such abatement shall be paid by the responsible person.

**SECTION PM-307.5 Shall provide as follows** Section PM-307.5 Owner's Responsibility: Every owner must provide to all tenants a copy of the current rules and regulations for the disposal of trash. Owner shall also provide a specific enclosed area where trash and garbage is to be stored until the assigned collection day. This area must be kept clean of any accumulation of trash and garbage.

1. Owners of premises shall be responsible for compliance with the provisions of this code and shall remain responsible therefore regardless of the fact that this code may also place certain responsibilities on operators and occupants and regardless of any agreements between owners and operators or occupants as to which party shall assume such responsibility.
2. Owners of multiple dwellings shall be responsible for proper maintenance, condition and operation of service facilities, and for furnishing adequate heat and hot water supply where they have contracted to do so.
3. Whenever any person or persons shall be in actual possession of, or have charge, care, or control of any property within the Township as executor, administrator, trustee, guardian, or agent, such person shall be deemed and taken to be the owner or owners of said property within the true intent and meaning of the Code and shall be bound to comply with the provisions of this Code to the same extent as the record owner; and notice to any such person or any order or decision of the Public Officer shall be deemed and taken to be good and sufficient notice, as if such person or persons were actually the record owner or owners of such property.

**SECTION PM-307.6 shall provide as follows:** Section PM-307.6 Responsibility of Rooming House Operators and Apartment Operators: All operators shall be responsible for compliance with the provisions of this Code in regard to the following:

1. Limiting occupancy to the maximum permitted by this Code.
2. Maintenance of safe and sanitary conditions in all parts of the premises.
3. Maintenance and operation of all required service facilities.
4. Maintenance of all plumbing, cooking and refrigeration fixtures and appliances with this control as well as to the building equipment and facilities, in operative, clean and sanitary conditions.
5. Sanitary maintenance of walls, floors and ceilings.
6. Keeping exits clear and unencumbered.
7. Disposal of building garbage and refuse in a clean and sanitary manner in accordance with the provisions of the Township Codes.
8. Where bedding, bed linen or towels are supplied, the owner or operator shall maintain the bedding in a clean and sanitary manner, and he or she shall furnish the clean bed linen and towels at least one each week and prior to the letting of any room to any occupant.
9. Exterminations of insects, rodents or other pests on the premises.
10. Maintaining of yards, lawns and courts in a clean, sanitary and safe condition and free from infestation.
11. Hanging and removing required screens.

**152-6 CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS:**

**SECTION PM - 402.2 shall provide as follows:** Section PM-402.2 Common Halls and Stairways: Every common hall and stairway in every building, other than one and two family dwellings, shall be adequately lighted at all times with an illumination of at least 75 watt standard incandescent light bulb or equivalent for each 200 square feet of floor area, provided that the spacing between light shall not be greater than 30 feet. Every exterior stairway shall be illuminated with a minimum of one foot candle at floors, landings and treads.

**SECTION PM-404.1.1 shall provide as follows:** Section PM-404.1.1 Below Grade Rooms: Rooms partially or completely below grade shall not be used as habitable space under any circumstances.

**SECTION PM-404.5.1 shall provide as follows:** Section PM-404.5.1 Space Requirement - Dwelling Unit: Every apartment shall have a minimum of 900 square feet of habitable living space.

**SECTION PM-404.5.2 shall provide as follows:** Section PM-404.5.2 Space Requirements - Rooming Unit: Every rooming unit shall have a minimum of 150 square feet of habitable living space.

**152-7 CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS:**

**SECTION PM-502.2 shall provide as follows:** Section PM-502.2 Rooming Houses: At least one water closet, lavatory basin and bathtub or shower properly connected to an approved water and sewer system and in good working condition shall be supplied for each four persons within a rooming house, wherever said facilities are shared. Every lavatory basin and bathtub or shower shall be supplied with hot and cold water at all times.

**SECTION PM-502.2.1 shall provide as follows:** Section PM-502.2.1 Water Closet Accessibility: Every room used as a bedroom shall have access to at least one water closet without passing through another room used as a bedroom.

**SECTION PM-502.3 shall provide as follows:** Section PM-502.3 Hotels: Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower accessible from a public hallway shall be provided one each floor for each occupants. Each lavatory, bathtub or shower shall be supplied with hot and cold water at all times.

**SECTION PM-505.4 shall provide as follows:** Section PM-505.4 Additional requirements for Hot Water Heaters: A drip leg is required on all gas fired hot water heaters and a blow down pipe is required off of all pressure relief valves on all types of hot water heaters. There shall be a minimum of 30 gallons of hot water provided for each dwelling unit.

#### **152-8 CHAPTER MECHANICAL AND ELECTRICAL REQUIREMENTS:**

**SECTION PM-602.2.1 shall provide as follows:** Section PM-602.2.1 Heat Supply: Every owner of any structure who rents, leases, or lets one or more dwelling units or quests rooms on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 15 to maintain a room temperature of not less than 68 degree Fahrenheit in all habitable spaces, bath rooms, and toilet rooms. The temperature shall be measured at a point 3 feet(914 mm) above the floor and 3 feet(914 mm) from the exterior walls.

**SECTION PM-602.3 INSERT: NOVEMBER 1 TO MARCH 31....**

**SECTION PM-602.4 INSERT: NOVEMBER 1 TO MARCH 31....**

**SECTION PM-604.2 shall provide as follows:** Section PM-604.2 Service: When the electrical system requires modification to correct inadequate service as defined in Section PM-604.3 the service shall be a minimum of 100 amp drop service for each building up to and including 4 separate unites. Each additional 4 units or fraction thereof will require a 100 amp drop service additional. Each unit must be supplied with a 100 amp panel box located in the unit or easily accessible to the unit. for all renovations, a receptacle must be installed on each wall in every habitable room.

**SECTION PM-605.2 shall provide as follows:** Section PM-605.2 Receptacles: Where there is electric service available to s structure, every habitable room of a dwelling unit, and every guest room, shall contain at least (3) three separate and remote outlets, one of which may be a ceiling or wall fixture controlled by a wall switch in close proximity to the entrance door of specific room. In a kitchen, four (4) separate and remote outlets or three (3) such convenience outlets and one ceiling type electrical light fixture controlled by a wall switch shall be provided. Each public hall, bathroom, laundry room or furnace room shall contain at least one electric light fixture. Each bathroom, half-bath, powder room and laundry room shall contain one receptacle and it shall be ground fault receptacle.

**SECTION PM-605.1 shall provide as follows:** Section PM-605.1 INSTALLATION: All electrical equipment, wiring, and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type and must display an approval sticker from an electrical inspector.

#### **152-9 CHAPTER 7 FIRE SAFETY REQUIREMENTS:**

**SECTION PM-701.12 shall provide as follows:** Section 701.12 Fire escapes: All required fire escapes shall be maintained in working condition and structurally sound. A fire escape or second exit way, which includes a fully enclosed fire tower of two hour fire rating with self-closing door mechanism on each door opening into the fire tower, must be provided in all multiple dwellings in which there is cooking above the second floor or which more than two habitable rooms on such third story. Egress to the fire tower or outside metal stairway must be through a door which is at least thirty (30) inches wide and six (6) feet eight (8) inches high, and swings into the file tower or out onto the landing of the metal stairway. Only exterior metal fire stairways or fully enclosed interior stairway of at least two hour fire rating acceptable.

**SECTION PM-702.3 shall provide as follows:** Section 702.3 Number of exits: Every story used for human occupancy more than four stories above grade shall be provided not less than two independent exits. Remotely from another exception:

**SECTION PM-705.3 shall provide as follows:** Section 705.3 Fire Standpipes: All buildings having floors used for human occupancy located more than three (3) stories above grade shall be provided with standpipes according to the building code listed in Appendix A level.

**SECTION PM-705.4 shall provide as follows:** Section PM-705.4 Fire Extinguishers: A minimum of one, 5 pound ABC must be located in each unit and one in each hallway. In common hallways each 30 feet or portion thereof must be supplied with an extinguisher.

**SECTION PM-705.5 shall provide as follows:** Section PM-705.5 Smoke Detectors: A smoke detector must be installed on every floor level of each individual dwelling unit or room and in every floor level of every hallway. Where there is a common hallway of more than 30 feet, one detector per 30 feet or portion thereof shall be required. For every renovation, all smoke detectors must be hardwired with a battery back-up and inter-connected.

**152-10 SEVERABILITY.**

The provisions of this ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, part or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of the Township of East Norriton that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

**152-11 REPEALER**

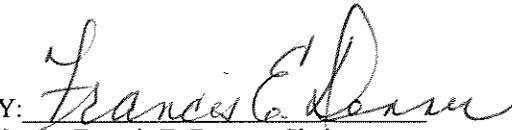
All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, it being understood and intended that all ordinances and the Code of Ordinances for the Township of East Norriton, such as are not otherwise specifically in conflict or inconsistent with this ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

**152-12 SAVINGS CLAUSE.**

Should any part or parts of this ordinance be found to be void by a Court of competent jurisdiction, the remainder of this ordinance shall remain in full effect.

**ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton, this 25th day of May, 2004, A.D.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

BY:   
Francis E. Denner, Chairman

ATTEST:

  
Secretary

