

**EAST NORRITON TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 529

AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 152 OF THE EAST NORRITON TOWNSHIP CODE OF ORDINANCES BY ADOPTING THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS.

WHEREAS, East Norriton Township by Ordinance 465 adopted May 25, 2004 adopted the International Property Maintenance Code, 2003 Edition, as published by the International Code Council ; and

WHEREAS, the Board of Supervisors desires to replace the 2003 Property Maintenance Code of East Norriton Township and adopt by reference the 2009 International Property Maintenance Code, with amendments; and

WHEREAS, the Board of Supervisors is authorized to adopt standard or nationally recognized codes by reference pursuant to Section 1601(e) of the Second Class Township Code, 53 P.S. Section 66601(e); and

WHEREAS, Board of Supervisors 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,

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, and it is hereby ENACTED and ORDAINED by authority of same as follows:

I. Text Amendment. Chapter 152 "Property Maintenance" of the East Norriton Township Code of Ordinances is hereby amended in its entirety by deleting the existing Sections 152-1 through 152-12 and inserting the following:

152-1. Adoption and Amendment of International Property Maintenance Code. The 2009 International Property Maintenance Code, and any subsequent revisions thereof which shall automatically be incorporated herein by reference, save and except such portions of the International Property Maintenance Code as are hereinafter deleted, modified or amended, is hereby adopted and incorporated as if set forth at length herein. The 2009 International Property Maintenance Code, and any subsequent revision thereto, is hereby adopted by reference as Chapter 152 of the East Norriton Township Code of Ordinances to be known as the "Property Maintenance Code" with the following amendments and additions:

152-2. Repealer. The provisions of this chapter shall be considered amendments to the provisions of the International Property Maintenance Code, current edition, and any provisions of the International Property Maintenance Code that are inconsistent with or contrary to the provisions of this chapter are hereby repealed.

152-3. Deletions, Additions, and Insertions. The International Property Maintenance Code is amended and revised in the following respects:

1. Section 101.1 is amended to insert "East Norriton Township, Montgomery County, Pennsylvania".

2. Section 101.5 is added as follows:

101.5. Compliance with Other Regulations. No license, permit or other certification of compliance with this Part shall constitute a defense to any violation of any other ordinance of the Township of East Norriton applicable to any structure or premise, nor shall any provision herein relieve any owner, operator or occupant from complying with any such other provision, nor any official of the Township from enforcing such other ordinance or provision.

3. Section 102.3 is amended to read as follows:

102.3. Application of Other Codes. Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the building, plumbing, mechanical, and electrical codes as adopted by the Township of East Norriton. Nothing in this Code shall be construed to cancel, modify, or set aside any provisions of the East Norriton Township Zoning Ordinance. The International Residential Code shall apply to one- and two-family dwellings.

4. Section 103.5 is amended to read as follows:

103.5 Fees. The fees for activities and services performed by the Department in carrying out its responsibilities under this Code shall be as set forth in the East Norriton Township Fee Schedule as adopted by the Board of Supervisors, and which may be amended from time to time by resolution of same.

5. Section 104.7 is added as follows:

104.7 Coordination of Inspections. Whenever in the enforcement of this Code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as much as practical so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

6. Section 106.4 is amended to read as follows:

106.4 Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do any work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a summary offense, punishable by a fine not to exceed \$1,000.00 or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. In addition to the above penalties, any person who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be subject, in addition to the penalties imposed above, to monetary penalties for all court costs, legal costs, attorneys' fees and other miscellaneous costs incurred by East Norriton Township during successful prosecution of that person by East Norriton Township.

7. Section 108.1.3.1 is added as follows:

108.1.3.1 Service, Facility, Equipment or Utility. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required by this Code to be removed, shut off or discontinued, except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies when discontinuance of service is approved by the appropriate authority.

8. Section 108.1.4 is amended to add "and East Norriton Township Zoning Code." after "under this code".

9. Section 108.2 is amended to read:

108.2 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. The requirements for securing vacant Buildings are in accordance with the Building Code of Township Ordinances.

10. Section 110.1 is 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.

11. Section 110.3 is amended to read:

Section 110.3 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.

12. Section 110.1.1 is added as follows:

110.1.1 Extermination. All demolition shall be preceded by an inspection of the premises by a certified exterminator to determine whether or not extermination procedures are necessary. If the premises are found to be infested, appropriate extermination shall take place in accordance with Section 309 of this Code before, during and after demolition. Certification of extermination must be submitted by a certified exterminator to the code official. Demolition shall commence within 10 days of certification.

13. Section 112 titled “Rental Units” is added as follows:

112.1 Licensing Rental Units. No person shall operate for rental a single family dwelling, a multiple family dwelling, two-family dwelling, apartment 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, apartment or rooming house designated herein.

112.2 License Effective. 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.

112.3 Registration. 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.

112.4 License Revoked. An operating license may be revoked for any violation of this Property Maintenance Code.

112.5 Notice. 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.

112.6 Maximum Capacity. 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.

112.7 Annual Fee. Each applicant for a license to operate an apartment, multiple family dwelling or 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.

112.8 Late Fee. 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.

14. Section 113 titled "Certificate of Use and Occupancy" is added as follows:

113.1 Certificate of Use and Occupancy Required. Certificates of Use and Occupancy shall be required for all properties prior to the sale of the property or upon the property being advertised or offered for rent. (In the event of a rental property, such Certificate shall only be required after every one year upon rental to a new tenant.) The owner of the property subject to the sale or rental shall notify the Township at least thirty (30) days prior to the proposed transfer or rental and shall make all areas to be inspected available to the Township upon the Township's request. 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), the International Fire Code, 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 garage, unfinished basement and exterior outlets. 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 fire stopping at top of wall and underside of basement 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"/>	Secured handrail/guardrail required on all stairs and to be continuous between landings.

- A shut-off valve on all gas units (stove, water heater, heater, fire logs, etc.)
- A smoke detector on each level of dwelling, including basements.
- Electrical boxes and fixtures to be secure and covered. Each electrical breaker labeled, drywall around box sound..
- A fire extinguisher 5 lb. ABC minimum.
- A heater inspection certificate for all gas/oil fired units. Certificate **MUST** state unit is in SAFE working order. Inspection must be performed no more than 45 days before settlement date.
- No sump pump/down spouts connected or discharge to sanitary sewer.
PLACE WARNING STICKER
- All heater vents connections must have 6" clearance from combustibles and in good condition.
- 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 1/2 " 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/ hot tubs must be designed to carry weight and must have self-closing cover or other proper barrier.
- Radon system present
- Sewer lateral in acceptable condition

If the Township determines that any of the above are in unacceptable condition, the owner shall make repairs or replacements at the owner's expense prior to the transfer or rental of the property.

15. Section 201.3 is amended to read as follows:

201.3 Terms Defined in Other Codes. Where terms are not defined in this Code and are defined in the International Building Code, International Fire Code, East Norriton Township Zoning Ordinance, International Plumbing Code, International Fuel Gas Code, International Mechanical Code, International Existing Building Code, International Electric Code, or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

16. Section 202 is amended to add the following additional definitions:

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.

Exception: 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.

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

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.

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.

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

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

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

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

17. Section 302.4 is amended to insert "8 inches, with the exception of meadow grasses and other such plant life that is approved by the Township as part of a subdivision and land development plan".

18. Section 302.5.1 is added as follows:

302.5.1 Storage. No material that may provide for rodent harborage or infestation on a property or in a building shall be stored against the side of the building. In dwelling units, no materials shall be stored within 18 inches of the dwelling unit and all stored materials shall be stored at least 18 inches above ground level.

19. Section 303.2 is amended to read as follows:

303.2 Enclosures. Private swimming pool, hot tub, and spa enclosures shall be maintained in accordance with Pennsylvania Code Title 35 Part 14.Uniform Construction Code.

20. Section 304.3.1 is added as follows:

304.3.1 Business Identification. In addition to the requirements of Section 304.3, in every building in which more than one occupant exits to the exterior, each exit door, except the main entrance, shall be labeled with both the occupant name and address. Numbers and letters shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12 7mm), and shall be constructed of a durable material.

21. Section 304.10 is amended to add the following as the last sentence: “Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud and other debris.”

22. Section 304.11 is amended to add the following as the last sentence: “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 International Fire Code.”

23. Section 304.13.3 is added as follows:

304.13.3 Insulated glazing. Insulated glass doors and windows shall be free of fogged glass (condensation on the interior sections of the pane) that would indicate the insulation seal(s) are damaged or broken.

24. Section 304.14 is amended to read as follows:

304.14 Insect Screens. Every door, window, and other outside opening required for ventilation of habitable spaces, food preparation, food service, or other area where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall open in the direction of egress and shall be equipped with a self closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are utilized.

25. Section 305.3.1 is added as follows:

305.3.1 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.

26. Section 305.6.1 is added as follows:

305.6.1 Garage Doors. Doors that open from a garage or carport into a dwelling shall comply with the International Residential Code.

27. Section 307.2 is added as follows:

307.2 Ramps. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical to 12 units horizontal (8.33% slope).

28. Section 307.3 is added as follows:

307.3 Construction. Handrails and guards shall be constructed and installed in accordance with the International Building Code or International Residential Code.

29. Section 308.2 is amended to read as follows:

308.2 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.

30. Section 308.2 through 308.5 shall be added as follows:

308.3.3 Storage. Garbage or refuse shall not be allowed to accumulate or be stored in public halls, stairways, or on the roofs.

308.3.4 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.

308.4 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.

308.4.1 Vehicle. It shall be unlawful to store, or deposit any abandoned or junk vehicle or part thereof, in, or on any highway or public or private property, vacant or occupied, with the Township of East Norriton.

308.4.2 Violation. A 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, a Code Official 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. Should such person in violation 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.

308.5 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.

31. Section 309.2 is amended to read as follows:

309.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting, leasing, selling, or transferring the structure.

32. Section 310 is added as follows:

310 Other Health & Safety Requirements.

310.1 Anti-Tip Device. All free-standing ranges, regardless of fuel, shall have an approved anti-tip device installed to prevent the range from tipping over.

310.2 Floor Service. All toilet and bathroom floor surfaces shall be of a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

310.3 Kitchen Floors. Every kitchen floor surface shall be constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

310.4 Minimum Kitchen Standards. Every dwelling shall contain a kitchen with the following equipment and shall be maintained in a clean, safe, and sanitary condition:

1. A sink.
2. Cabinets or shelves.
3. Stove or similar cooking device.
4. Refrigerator capable of temperatures between 44 degrees Fahrenheit and 33 degrees Fahrenheit.

33. Section 311 is added as follows:

Section 311 Responsibility of Rooming House Operators and Apartment Operators.

311.1 Responsibility. 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.

34. Section 402.1.1 is added as follows:

402.1.1 Below Grade Rooms. Rooms partially or completely below grade shall not be used as habitable space under any circumstances.

35. Section 402.2 is amended to read as follows:

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.

36. Sections 404.2.1 and 404.2.2 are added as follows:

404.2.1 Space Requirement for Dwelling Unit. Every apartment or dwelling unit of any type shall have a minimum of 900 square feet of habitable living space.

404.2.2 Space Requirements - Rooming Unit. Every rooming unit shall have a minimum of 150 square feet of habitable living space.

37. Section 502.2 shall read as follows:

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.

38. Section 502.3 is amended to add the following as the last sentence: "Each lavatory, bathtub or shower shall be supplied with hot and cold water at all times."

39. Section 505.4 is amended to add the following as the last two sentences: "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."

40. Section 602.2.1 is added as follows:

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 monis, 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.

41. Sections 602.3 and 602.4 are amended by inserting November 1 to March 31 where applicable.

42. Section 604.2 is amended to read as follows:

604.2 Service. When the electrical system requires modification to correct inadequate service as defined in Section 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.

43. Sections 605.1 and 605.2 are amended to read as follows:

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.

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.

44. Appendix A is adopted in whole as published by ICC.

45. Section A101.2 is added as follows:

A101.2 Boarding Required. Any residential property that shall sit vacant for more than 365 days or shall remain vacant for more than 30 days as a result of a fire or natural disaster shall be boarded up in accordance with the following procedures set forth in this Appendix.

46. Section A101.3 is added as follows:

A101.3 Other requirements. Any dwelling that is boarded up shall have all utilities disconnected prior to the property being boarded up.

II. GENERAL REPEALER: All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

III. SAVINGS CLAUSE: If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect

on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of East Norriton Township.

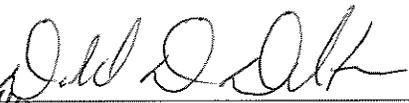
IV. NO WAIVER: The failure of East Norriton Township to enforce any provision of this ordinance shall not constitute a waiver by East Norriton Township of its rights of future enforcement hereunder.

V. EFFECTIVE DATE: This Ordinance shall be effective five days after its adoption by the East Norriton Township Board of Supervisors.

ENACTED and ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 24th day of August, 2010.

ATTEST:

TOWNSHIP OF EAST NORRITON:



By 

