

**EAST NORRITON TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 579**

AN ORDINANCE OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 152, PROPERTY MAINTENANCE, OF THE EAST NORRITON TOWNSHIP CODE TO UPDATE THE PROVISIONS THEREOF; REPEALING PRIOR INCONSISTENT ORDINANCES AND PARTS OF ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND CONTAINING AN EFFECTIVE DATE.

WHEREAS, Section 1517 of the Second Class Township Code, as amended, and found at 53 P.S. 66517, entitled “Building and Housing Regulations”, authorizes the Township Board of Supervisors to regulate the construction, alteration, repair, occupation, maintenance, sanitation, lighting, ventilation, water supply, toilet facilities, drainage, use and inspection of all buildings and housing constructed, erected, altered, designed or used for any use or occupancy and the sanitation and inspection of land; and

WHEREAS, the Board of Supervisors is vested with the authority to enact amendments to Ordinances duly enacted, as set forth under the Second Class Township Code; and

WHEREAS, the Board desires to amend The Code of Ordinances of East Norriton Township (the “Code”) by adopting certain amendments to Chapter 152, Property Maintenance, to provide for necessary updating; and

WHEREAS, the Board has determined that the health, safety, and general welfare of the residents of East Norriton Township will be served by providing for the following amendments and enacting provisions related thereto.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors that Chapter 152, Property Maintenance, of the Code of East Norriton Township, be and hereby is amended as follows:

I. AMENDMENT OF CODE

Chapter 152 of the Code entitled “Property Maintenance” is hereby amended as follows:

- A. Section 152-1, Adoption and amendment of International Property Maintenance Code**, is hereby deleted in its entirety and restated to read as follows:

The 2015 International Property Maintenance Code and Appendix A, and any subsequent revisions thereof which shall automatically be incorporated herein by reference, save and except such portions of the 2015 International Property Maintenance Code as are hereinafter deleted, modified or amended, is hereby adopted and incorporated as if set forth at length herein. The 2015 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.

- B. **Section 152-112, Rental Units**, is hereby deleted in its entirety, and replaced by "INTENTIONALLY LEFT BLANK."
- C. **Section 152-113, Certificate of Use and Occupancy**, is hereby deleted in its entirety, and replaced by "INTENTIONALLY LEFT BLANK."
- D. **Section 152-302.3, Sidewalks and driveways**, is hereby inserted as follows:

Section 302.3 is amended as follows:

Sidewalks, walkways, curbs, stairs, driveways, driveway aprons, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

- E. **Section 152-402.1.1, Below-grade rooms**, is hereby deleted in its entirety and restated to read as follows:

Section 402.1.1 Below-grade rooms. Rooms partially or completely below grade shall only be used as habitable space in accordance with the UCC.

- F. **Section 152-403.6, Carbon monoxide detection system**, shall be added as follows:

Section 705 is added as follows:

705, Carbon monoxide detection and warning equipment. Carbon monoxide detectors shall be installed in accordance with the standards set forth in NFPA 720.

II. CONFLICTS

Nothing in this Chapter shall conflict with the Pennsylvania Uniform Construction Code (34 Pa.C.S., *et seq.*) "UCC" as amended.

III. REPEALER

Any and all terms, conditions, and provisions of any Ordinance or Resolution of East Norriton Township in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such conflict.

IV. SEVERABILITY

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Chapter to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Chapter shall continue to be separately and fully effective.

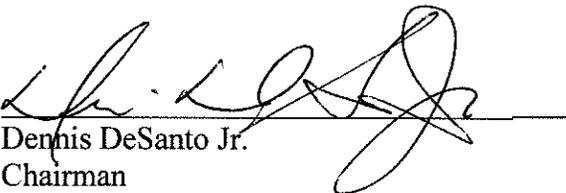
V. EFFECTIVE DATE

This Ordinance shall be effective immediately upon adoption by the Board of Supervisors of East Norriton Township.

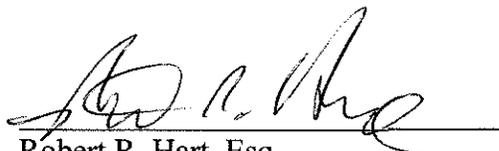
ORDAINED AND ENACTED, by the Board of Supervisors of the Township of East Norriton, Montgomery County, Commonwealth of Pennsylvania, this 27th day of March, 2018.



EAST NORRITON TOWNSHIP
BOARD OF SUPERVISORS


Dennis DeSanto Jr.
Chairman

ATTEST:


Robert R. Hart, Esq.
Secretary