

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING, PURSUANT TO THE PENNSYLVANIA CONSTRUCTION CODE ACT, THOSE CERTAIN 2018 INTERNATIONAL CODES ADOPTED AS THE UNIFORM CONSTRUCTION CODE APPLICABLE IN THE COMMONWEALTH OF PENNSYLVANIA; AMENDING PART 2 *PROPERTY MAINTENANCE* OF CHAPTER 5 *CODE ENFORCEMENT* TO APPLY THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SEVERABILITY CLAUSE AND A CLAUSE ADDRESSING FUTURE REVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Borough Council of the Borough of Conshohocken is duly empowered by the Borough Code, 8 Pa.C.S. § 101, *et seq.*, to enact certain regulations relating to the public health, safety and welfare of the citizens of the community of the Borough of Conshohocken;

WHEREAS, the Borough previously adopted provisions of the Uniform Construction Code pursuant to the Pennsylvania Construction Code Act, 35 P.S. § 7210.101, *et seq.*, most recently adopting the 2015 set of codes issued by the International Code Council, as promulgated and amended by the Pennsylvania Department of Labor and Industry;

WHEREAS, the Department of Labor and Industry has adopted the 2018 version of certain codes of the International Code Council, as well as certain amendments thereto, as the Uniform Construction Code applicable in the Commonwealth of Pennsylvania;

WHEREAS, the Borough Council of the Borough of Conshohocken wishes to adopt the 2018 version of the codes of the International Code Council as adopted by the Department of Labor and Industry as the codes applicable in the Borough of Conshohocken; and

WHEREAS, the Borough Council of the Borough of Conshohocken similarly wishes to adopt the International Property Maintenance Code, 2018 Edition as set forth hereinbelow.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Conshohocken as follows:

SECTION 1. 2018 INTERNATIONAL CODES ADOPTED BY PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY.

The Borough of Conshohocken hereby elects to administer the 2018 edition of the codes issued by the International Code Council as adopted by the Pennsylvania Department of Labor and Industry as the Uniform Construction Code, pursuant to the Pennsylvania Construction Code Act. The codes adopted include the following, as amended by the Department of Labor and Industry:

- International Building Code of 2018
- International Mechanical Code of 2018
- International Fuel Gas Code of 2018
- International Performance Code of 2018
- International Plumbing Code of 2018
- International Residential Code of 2018
- International Fire Code of 2018, to the extent adopted by the Department of Labor and Industry, which limited its adoption to the extent that the International Fire Code of 2018 is referenced by the other International Code Council Codes adopted by the Department
- International Energy Conservation Code of 2018
- International Existing Building Code of 2018
- International Wildland-Urban Interface Code of 2018
- International Swimming Pool and Spa Code of 2018

The codes as set forth in the foregoing paragraph and as adopted by the Department of Labor and Industry are amended where appropriate to reflect the name of municipality, the Borough of Conshohocken.

SECTION 2. 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE.

The Code of Ordinances of the Borough of Conshohocken, Chapter 5 *Code Enforcement*, Part 2 *PROPERTY MAINTENANCE*, is hereby amended by repealing the current provisions in their entirety and replacing them with the following:

§ 5-201 Adoption of Property Maintenance Code.

A certain document, copies of which are on file in the office of the Code Enforcement Officers of the Borough of Conshohocken, being marked and designated as the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Conshohocken in the Commonwealth 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 Code Enforcement Officers are hereby referred to, adopted, and made a part hereof, as if fully set out in this Part, with the additions, insertions, deletions and changes, if any, prescribed in § **5-202** of this Part.

§ 5-202 Amendments, Revisions and Deletions.

The following sections of the International Property Maintenance Code, 2018 Edition, are hereby revised:

- A. Section 101.1. Insert: "Borough of Conshohocken."
- B. Section 103.5. Insert: "As determined by Borough Council by resolution from time to time" (fees).
- C. Section 302.4. Insert: "six inches" (weeds).
- D. Section 304.14. Insert: "April 15" and "October 15" (insect screens).
- E. Section 602.3. Insert: "October 15" and April 15" (heat supply).
- F. Section 602.4. Insert: "October 15" and April 15" (occupiable workspaces).

§ 5-203 Violations and Penalties.

If found guilty of a violation, the owner and/or occupant shall be sentenced to a fine not less than \$100 nor more than \$1,000, plus costs of prosecution. Each day the violation continues to exist shall constitute a separate offense. In default of payment of said fine and costs, the violator may be imprisoned in the county jail for a term of not more than 30 days.

SECTION 3. REPEALER.

Any and all other ordinances or parts of ordinances in violation or in conflict with the terms, conditions and provisions of this ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION 4. REVISIONS.

The Borough Council of the Borough of Conshohocken reserves the right, from time to time, to adopt modifications of, supplements to, or amendments of this ordinance.

SECTION 5. SEVERABILITY CLAUSE.

The terms, conditions and provisions of this ordinance are hereby declared to be severable, and, should any portion, part or provision of this ordinance be found by a court of competent jurisdiction to be invalid, non-enforceable or unconstitutional, the Council hereby declares its intent that the ordinance shall have been enacted without regard to the invalid, non-enforceable, or unconstitutional portion, part or provision of this ordinance.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective at the earliest time permitted by Pennsylvania Law.

ORDAINED and **ENACTED** an ordinance of the Borough of Conshohocken this _____ day of _____, 2022.

BOROUGH OF CONSHOHOCKEN:

COLLEEN LEONARD, COUNCIL PRESIDENT

ATTEST:

STEPHANIE CECCO,
BOROUGH SECRETARY

Approved this _____ day of _____,
2022

YANIV ARONSON, MAYOR