

INTRODUCED 6-15-2022

BY Chairman Miner

ENACTED 7-20-22

**CONNELLSVILLE TOWNSHIP  
FAYETTE COUNTY, PENNSYLVANIA**

**Ordinance No. 2022-2**

**TOWNSHIP OF CONNELLSVILLE IPMC**

**AN ORDINANCE OF THE TOWNSHIP OF CONNELLSVILLE FOR THE ADOPTION  
OF THE MOST RECENT (2021) INTERNATIONAL PROPERTY MAINTENANCE CODE.**

AN ORDINANCE OF THE TOWNSHIP OF CONNELLSVILLE, FAYETTE COUNTY, PENNSYLVANIA, ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE, YEAR 2021 EDITION, ESTABLISHING MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; PROVIDING STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPANCY AND USE; REQUIRING THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT REPEALING ANY ORDINANCE AND PARTS OF ORDINANCES INCONSISTENT HEREWITH.

**BE IT ORDAINED AND ENACTED**, and it is hereby ordained and enacted by the Township of Connellsville, County of Fayette, Commonwealth of Pennsylvania.

**ARTICLE I**

**ADOPTION OF INTERNATIONAL 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 Connellsville, being marked and designated as the "International Property Maintenance Code, Year 2021 Edition" including Appendix Chapters (See Section A101-A104 and Section B101), as published by the International Maintenance Code Council, Inc., be and is hereby adopted as the International Property Maintenance Code of the Township of Connellsville, Fayette County, Pennsylvania, for establishing minimum regulations governing the conditions and maintenance of all property, buildings and structures, providing standards for supplied utilities and facilities and other physical conditions essential to ensure that structures are safe, sanitary and fit for occupancy and use; requiring the condemnation of buildings and structures unfit for human occupancy and use and providing for the demolition of such structures; providing

for administration and enforcement; and each and all of the regulations, provisions, conditions and terms of such International Property Maintenance Code, year 2021 edition, published by the International Code Council, on file in the Office of the Secretary of the Township of Connellsville, are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance.

**ARTICLE II  
AMENDMENTS MADE IN THE INTERNATIONAL PROPERTY  
MAINTENANCE CODE, YEAR 2021 EDITION**

The International Property Maintenance Code, Year 2021 Edition, hereby adopted is amended as follows:

1. The **Township of Connellsville** shall be inserted wherever the words "Name of Jurisdiction" appears in brackets therein.  
Whenever the term "legal officer" or "legal representative" is used in this Code, it shall be held to mean the Township Solicitor.

2. Section 109-Violations, is hereby amended to read as follows:

**109.4 Violation Penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall, upon conviction thereof, be subject to a fine of not more than One Thousand Dollars (\$1,000.00), and, in default of payment, to imprisonment for not more than thirty (30) days. Every day that a violation of this Code continues, after due notice has been served, shall constitute a separate offense.

3. Section 304 – Exterior structures; is hereby amended to read as follows:

**304.4 Insect Screens.** During the period from March 31<sup>st</sup> to October 31<sup>st</sup>, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have 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 employed.

4. Section 602 – Heat Supply; is hereby amended to read as follows:

**602.3 Heat Supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1<sup>st</sup> to May 1<sup>st</sup> to maintain a minimum temperature of 68 degrees (20 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30 degrees (-1 degree Celsius), a minimum temperature of 65 degrees (18 degrees Celsius) shall be maintained.

5. Section 602 – Occupiable work spaces; is hereby amended to read as follows:

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from October 1<sup>st</sup> to May 1<sup>st</sup> to maintain a minimum temperature of 65 degrees (18 degrees Celsius) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**ARTICLE III  
STATE LAW AND REGULATIONS**

In all matters that are regulated by the laws of the Commonwealth of Pennsylvania or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, as the case may be, shall control where the requirements thereof are the same as, or in excess of, the provisions of this Ordinance. The Code shall control in all cases where the State requirements are not as strict as those contained in this Ordinance.

**ARTICLE IV  
PROVISIONS TO BE CONTINUATION OF EXISTING REGULATIONS**

The provisions of this Ordinance, so far as they are the same of those Ordinances and/or Codes in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such Ordinances and Codes and not as new enactments. The provisions of this Ordinance shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or punish any offense under the authority of any of the repealed Ordinances.

**ARTICLE V  
REPEALER**

All Ordinance or parts of Ordinances, which are inconsistent herewith are hereby repealed.

**ARTICLE VI  
SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionally, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Supervisors of the Township of Connellsville that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**ARTICLE VII  
EFFECTIVE DATE**

**ORDAINED AND ENACTED** by the Board of Supervisors of the Township of Connellsville at a duly assembled public meeting held the 20th day of July, 2022, which Meeting was duly advertised and with all Township Supervisors present voting affirmatively in support of the Ordinance. This Ordinance shall be effective within five (5) days after adoption.

ATTEST:

BOARD OF SUPERVISORS, CONNELLSVILLE  
TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

*Darla Hann*  
Secretary, Darla Hann

*Todd Miner*  
Todd Miner, Chairman

*Tim Upton*  
Tim Upton, Vice Chairman

*Donald Hann*  
Donald Hann, Supervisor

I hereby certify that the foregoing Ordinance was advertised in the Daily Courier on Friday, June 30, 2022, a newspaper of general circulation in the Municipality and was duly enacted and approved as set forth at a regular meeting of the Connellsville Township Board of Supervisors held on July 20, 2022.

*Darla Hann*  
Secretary, Darla Hann