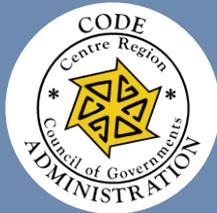


CENTRE REGION BUILDING SAFETY & PROPERTY MAINTENANCE CODE, 2016 edition



PRESENTED BY:
EDWARD LECLEAR
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INTRODUCTIONS

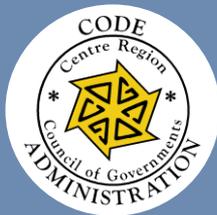
Edward LeClear

Kevin Kassab

Walter Schneider

Centrice Mulfinger

Thomas King



AGENDA

2015 Focus Group Recap

Chapters 1-7 & 9-11

Chapter 8

Breakout Groups



COMMON THEMES FROM THE 2015 FOCUS GROUP MEETINGS

- Consensus on the need for more education
- Significant interest in expanded electronic notification
- Divided opinions on a mechanism for “working off points”
- Nuisance Property System: Individual vs. Property



PROPOSED SCHEDULE

4/19 - Draft presentation

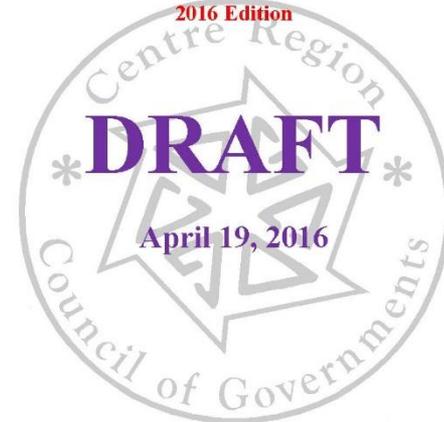
4/19 – Posted to Engage State
College

5/2 – Presented to State
College Borough Council

8/1 – Proposed effective date

Centre Region Building Safety & Property Maintenance Code

2016 Edition



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KEY TO READING THE DRAFT

2- If a property fails to receive a *satisfactory rental housing inspection* during any regular inspection, that property shall be inspected annually thereafter until such time as the property has received a satisfactory inspection report during three consecutive annual inspections. The Owner shall be charged for each additional inspection required under this section. ~~A satisfactory rental housing inspection is defined as two or fewer (less than three) life safety violations or five or fewer (less than 6) property maintenance violations per permit.~~

104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.2.1 Rental Housing Inspection Frequency.

1. All rental properties shall be inspected at least once every 36-months. The next regular inspection will be scheduled 36-months or sooner from the last regular inspection, not the last reinspection date.

[Exception: Those properties in the Borough of Bellefonte shall be inspected once every 24-months. The next regular inspection will be scheduled 24-months or sooner from the last regular inspection, not the last reinspection date.]

2. If a property fails to receive a *satisfactory rental housing inspection* during any regular inspection, that property shall be inspected annually thereafter until such time as the property has received a satisfactory inspection report during three consecutive annual inspections. The Owner shall be charged for each additional inspection required under this section. ~~A satisfactory rental housing inspection is defined as two or fewer (less than three) life safety violations or five or fewer (less than 6) property maintenance violations per permit.~~

3. Nothing in this ordinance shall prevent the code official from conducting more frequent inspections of a property. More frequent inspections may occur when one or more of the following occurs:

- a. When a complaint is made and the Code Official has reasonable cause to believe that the complaint is valid.
- b. The property becomes a nuisance property under the provisions of Section 805 or 806 of this code.
- c. At the request of the owner or tenant.

⁴ The following notation [] behind the section number denotes that the Municipality has either not adopted this section or if "A" follows the number they have altered the section and the alteration can be found in the appropriate municipal ordinance appendix.
1. College Township; 2. Ferguson Township; 3. Hallinon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College; 7. Borough of Bellefonte

104.2.2 No-show fee.

1. If the owner or person-in-charge fails to be present or provide interior access for an inspection within ten minutes after the start time of the scheduled inspection, the owner shall be considered a No Show and subject to a No Show Fee as defined herein, except for good cause shown.
2. Following the first No Show, the inspection shall be rescheduled, and the code official shall give notice of the time and date for the rescheduled inspection. If the OWNER or PERSON-IN-CHARGE fails to be present or fails to provide interior access for the second inspection, the OWNER or PERSON-IN-CHARGE shall be considered a second No Show and shall be subject to an additional No Show fee and shall be in violation of this Chapter.
3. Each day that the OWNER or PERSON-IN-CHARGE fails or fails to provide interior access to be present for an inspection shall constitute a separate violation. If the inspection has not been completed within thirty days of the first scheduled inspection as a result of the OWNER or PERSON-IN-CHARGE not being present or failing to provide interior access for a scheduled or rescheduled inspection, the rental permit may be suspended for a period of 180 days, in addition to any other penalties as set forth Section 106.3 of this Chapter.

104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, subject to applicable laws, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.



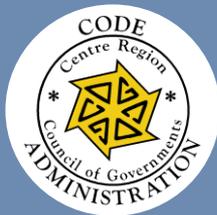
FORMAT

The formatting is not completed and the referenced standards section has not been updated.



CHAPTERS 1-7 & 9-11 KEY REVISIONS **PAGE 3**

103.5.1 Housing permits. Housing permits shall be renewed annually on or before the expiration date of each year. A housing permit shall become null and void upon permittee's failure to submit the required or proper annual rental housing fee. No reduction shall be made for fractional yearly permits **and no refunds will be made for fees paid.** A late charge of ~~\$3.00~~ **equal to 20% of the permit fee per unpaid unit**



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 16 & 17

106.3.4, Unsanitary condition violation. In addition to the imposition of the penalties herein described, the *code official* or *health officer* is authorized to issue field fines for unsanitary and unclean condition *violations*. *Dwelling units* or portions of *dwelling units* that are deemed unsanitary or unclean, or hereafter become

unsanitary or unclean because of inadequate cleaning, or housekeeping, *neglect*, or otherwise unsanitary practices, shall be deemed an unsanitary or unclean condition. The *health officer* and *code official* shall establish, by written regulation, all unsanitary and unclean conditions and with a fine of \$75.00 per occurrence. Each day that a *violation* continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. Any *person*, firm, or corporation violating one or more of these sections is exempt from the notification requirements set forth in Section 107. Failure to pay the fine, in full, to the Centre Region Council of Governments (COG) within 10 days of issuance will result in legal action in accordance with Section 106.3. All Unsafe Condition *Violations* can be appealed to the Director of Code Administration within 7 calendar days of issuance.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 17

106.3.5, Interior furniture violation. In addition to the imposition of the penalties herein described, the *code official* or *health officer* is authorized to issue field fines for *violations* of sections 302.8 and [F] 315.3.1. A fine of \$150.00 per occurrence shall be issued for each occurrence observed. Each day that a *violation* continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. Any *person*, firm, or corporation violating one or more of these sections is exempt from the notification requirements set forth in Section 107. Failure to pay the fine, in full, to the Centre Region Council of Governments (COG) within 10 days of issuance will result in legal action in accordance with Section 106.3. All *violations* of sections 302.8 and [F] 315.3.1 can be appealed to the Director of Code Administration within 7 calendar days of issuance.



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 19 & 20

302.8 ~~Reserved.~~ Interior furniture. Furniture that is manufactured and intended exclusively for interior use including but not limited to sofas, couches, recliners, chaise lounges, upright padded chairs, mattresses, box springs, or any furniture containing sufficient padding, and material whether animal, natural, or manmade that it cannot resist the

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environmental elements such as weather, insects, *rodents*, or varments, or which may be in the opinion of the *code official* a fire hazard, shall not be stored, or left on the lawn, driveway, parking area, or walkway.

Exception: That furniture that is immediately in use, or that is properly placed at the curbside for refuse collection.



CHAPTERS 1-7 & 9-11 KEY REVISIONS **PAGE 24**

304.24 Fire escape inspection. *Fire escapes* shall be inspected on a regular basis, not to exceed 6 years, by a registered design professional in the Commonwealth of Pennsylvania contracted by the *owner* and at the *owner's* expense, to verify the ability of the *structure* to adequately support the appropriate loads as defined by the building code. A letter stating the suitability of the *structure* to adequately resist the code-defined loads shall be kept on file at the code office.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 30

SECTION 313 EMERGENCY ACCOMODATIONS

313.1 Scope. The provisions of this section apply to rental housing units that have been declared unfit for human habitation, *condemned*, or un-safe by the *Code Official* or *Health Officer* in accordance with this code, and in the opinion of the *Code Official* or *Health Officer* the conditions requiring the declaration were not caused by the *tenant* or were not within the *tenants* control to advert.

313.2 Accommodations. If the dwelling will not be able to be used for a period of eight hours or more or that it will not be accessible for any time between the hours of 11 pm and 7 am local prevailing time the *Code Official* or *Health Officer* may order the *owner* or *person-in-charge* to make accommodations for the *tenants* to be housed at alternative location that is permitted properly under this code solely at the *owners* expense and at no expense to the *tenant*. In addition, if the accommodations provided do not provide for cooking and eating facilities in

accordance with this code, the *owner* shall provide the *tenant* with a meal allowance in accordance with United States General Services Administration (GSA) stated rates for the duration of the period of displacement.



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 33- & 34

- Occupancy vs. Residency
- Occupant Limit
- Residency Limit



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 33

404.8 Congregate cooking facility inspection. All food preparation areas in *congregate living facilities* that serve or prepare food for 25 or more *persons* or *residents* shall be inspected by the State College Borough Division of Health and Neighborhood Services. The frequency of inspection shall not exceed 12 months, and may be reduced if in the opinion of the inspector that conditions warrant. The State College Borough Division of Health and Neighborhood Services may charge a fee for this service if adopted by municipal resolution.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 33

404.9 Maximum occupancy of fenced in exterior areas. When a fence is installed on a property with a *structure* inside the fence perimeter, or directly adjacent to the fenced perimeter, that limits the egress from the property or limits ingress to the property, the maximum *occupancy* inside the fenced in area is the same as the maximum *occupancy* of the afore mentioned *structure*. No additional *occupancy* above or beyond the *occupancy* limit of the *structure* is allowed. The fence shall include gates or exits that will allow for safe and proper egress of all *occupants* in the opinion of the *code official*, using the requirements of the International Building Code as a basis of decision. When the *occupancy* limit of these areas exceeds 49, all gates or *means of egress* shall open outward and shall be manipulated easily without special knowledge.

When a fence is installed on a property without a *structure* inside the fence perimeter, or directly adjacent to the fenced perimeter, that limits the egress from the property or limits ingress to the property, the maximum *occupancy* inside the fenced in area shall be established using the International Building Code as a basis of calculation. The fence shall include gates or exits that will allow for safe and proper egress of all *occupants* in the opinion of the *code official*, using the requirements of the International Building Code as a basis of decision. When the *occupancy* limit of these areas exceeds 49, all gates or *means of egress* shall open outward and shall be manipulated easily without special knowledge.

If the fence obstructs the visibility of the street address for the property, the street address shall be placed on the exterior of the fence in a conspicuous location that is visible from the street and meets the requirements of this code.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 33

If the fence obstructs the visibility or access to any fire department connection, access needs to be provided in close proximity to the fire department connection. The access point shall be signed on the exterior of the fence in a conspicuous location that is visible from the street and meets the requirements of this code.

If the property *owner* wishes to increase the *occupancy* limit for these areas, a detailed proposed configuration and proposed *occupancy* limit shall be submitted in writing a minimum of 15 working days to the *code official* for consideration.

Req.



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 38 & 39

506.3 Grease interceptors. ~~Where it has been determined that a grease interceptor is not being maintained and serviced as intended by this code and the manufacturer's instructions, an approved interceptor monitoring system shall be provided or a maintenance program shall be established with documentation submitted to the code official.~~ Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. The cleaning process shall be completed by an *approved* third-party cleaning company on an annual basis. If the *code official* or *health officer* determines based on observations that the grease interceptor is not performing adequately, the *code official* or *health officer* may order that the grease interceptor be cleaned at any time or that the cleaning frequency be increased going forward.

When the grease interceptor is cleaned, no grease shall be flushed or pass into the building drainage system, the public sewer, or the private sewage disposal system or municipal storm sewer.

A material data sheet (SDS) shall be submitted to the municipal engineer for any product used in cleaning the grease interceptor.



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 38 & 39

At the time of cleaning, the grease interceptor shall be marked with an inspection tag supplied by the third-party cleaning company. This tag shall remain on the grease interceptor until the next cleaning. The tag shall at a minimum contain the following information:

1. Name of the third-party cleaning company
2. The business address of the third-party cleaning company
3. A valid telephone number for the third-party cleaning company
4. The name of the facility being cleaned
5. The address of the facility being cleaned
6. The date of the cleaning
7. The name of the technician doing the cleaning
8. The signature of the cleaning technician
9. Notation if there were any problems with the equipment observed at the time of cleaning

All records of maintenance, cleaning and repairs shall be available for inspection by the *code official* or *health officer* and shall be maintained for a minimum of 5 years.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 43

607.2 Hood systems. *Hood systems* shall be maintained in accordance with this code, the manufacturer's installation instructions, and NFPA 96. *Hood systems* shall be regularly serviced and cleaned to prevent the accumulation of oil, grease, and other harmful, combustible or flammable substances. The cleaning process shall be completed by an *approved* third-party cleaning company on a basis not to exceed that stated in NFPA 96. If the *code official* or *health officer* determine based on observations that the *hood system* is not performing adequately or that material buildup is observed, the *code official* or *health officer* may order that the *hood system* be cleaned at any time or that the cleaning frequency be reduced going forward.

At the time of cleaning, the *hood system* shall be marked with an inspection tag supplied by the third party cleaning company. This tag shall remain on the *hood system* until the next cleaning. The tag shall a minimum contain the following information:

1. Name of the third-party cleaning company
2. The business address of the third-party cleaning company
3. A valid telephone number for the third-party cleaning company
4. The name of the facility being cleaned
5. The address of the facility being cleaned
6. The date of the cleaning
7. The name of the technician doing the cleaning
8. The signature of the cleaning technician
9. Notation if there were any problems with the equipment observed at the time of cleaning

All records of maintenance, cleaning and repairs shall be available for inspection by the *code official* or *health officer* and shall be maintained for a minimum of 5 years.



CHAPTERS 1-7 & 9-11 KEY REVISIONS PAGE 51

704.10 Fire alarm monitoring. Existing fire alarm systems that were installed prior to the enactment of the Uniform Construction Code of Pennsylvania, that are not supervised to notify the fire department without delay must be indicated as a Local Alarm, and have a sign that instructs *occupants* to call 9-1-1 to report the fire alarm. Systems installed after the enactment of the Uniform Construction Code of Pennsylvania must remain supervised and may not delay the notification to the fire department unless *approved* in writing by the *code official*.

Modifications and repairs of fire alarm monitoring systems that involve the replacement of the FACP/FACU (fire alarm control panel/fire alarm control unit) are required to monitor/electronically supervise in accordance with requirements of the Uniform Construction Code of Pennsylvania.



CHAPTERS 1-7 & 9-11 KEY REVISIONS

PAGE 54 & 55

SECTION 714 OPEN FLAME COOKING DEVICES

714.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions: Where buildings, balconies and decks are protected by an *automatic sprinkler system*.

7.14.2 L-P Gas containers. Under no circumstances shall any LP-gas container or compresses gas fuel

cylinder with a water capacity greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] be used on any balcony or deck or area that does not have a direct *means of egress* that does not require entry to a *structure* nor in areas covered by a *roof* or partially enclosed area no matter what the construction type.



CHAPTERS 1-7 & 9-11 KEY REVISIONS **PAGE 70**

902.3 Permit required. Section [F]315.3.1 is amended to read as follows:

[F] 315.3.1 Storage beneath overhead projections from buildings. ~~Unless protected by automatic sprinklers installed under eaves, canopies, porches, or other projections or overhangs~~ The outdoor storage, display and

handling of combustible materials including but not limited to overstuffed furniture, ~~in these areas~~ under eaves, canopies, porches, or other projections or overhangs is prohibited.



CHAPTER 8 KEY REVISIONS PAGE 56

Tourist homes and bed and breakfasts are required to obtain a rental housing permit in accordance with this section prior to *occupancy* regardless of duration of stay unless originally permitted as a *RI* under the Uniform Construction Code of Pennsylvania or is predecessor codes at the time of construction or change of *occupancy*. These *structures* shall obtain a fire safety program license in accordance with Chapter 7 of this code.



CHAPTER 8 KEY REVISIONS PAGE 56

802.1.1 Occupancy prior to permit issuance.

Occupancy of any rental property prior to permit issuance is a *violation* of this code. In addition to the imposition of the penalties herein described, the *code official* is authorized to issue field fines of \$300 per day. Each day that a *violation* continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. Any *person*, firm, or corporation violating this section is exempt from the

notification requirements set forth in Section 107. Failure to pay the fine, in full, to the Centre Region Council of Governments (COG) within 10 days of issuance will result in legal action in accordance with Section 106.3. *Violations* of this section can be appealed to the Director of Code Administration within 7 calendar days of issuance.

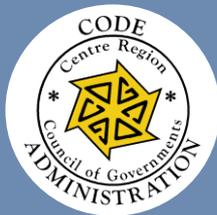


CHAPTER 8 KEY REVISIONS PAGE 56

802.2 Permit application. Applications for permits shall be made to the Centre Region Code Administration Office on forms furnished by said office.

802.2.1 Floor plan. All permit application shall be accompanied by a floor plan of the proposed rental space including plan dimensions.

At the time of permit renewal the *Person-in-Charge* information shall be updated by the property owner or *person-in-charge*.



CHAPTER 8 KEY REVISIONS PAGE 57

802.8.3 E-Mail address. A valid e-mail address shall be provided to the ~~Borough of State College~~ Centre Region Code Administration in accordance with section 802.8. The e-mail address shall be considered an emergency contact and response to an e-mail left at this address by a staff member of the Centre Region Code Administration ~~Borough of State College~~ municipality or *tenant* shall be responded to within 3 hours.



CHAPTER 8 KEY REVISIONS **PAGE 57 & 58**

New Tenant notification information

- Max occupancy
- Max Residency
- Contact information
- Ordinance and code information
- Scheduled inspection information
- Roof occupancy information
- Unsanitary information

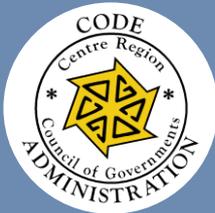


CHAPTER 8 KEY REVISIONS

- Clarification of suspension time
- Consent agreements have the ability to recoup costs
- Corrective action plan modifications
- Student home license updates and incorporation
- Updating assignment of penalties/points



BREAKOUT GROUPS



ENGAGE STATE COLLEGE

