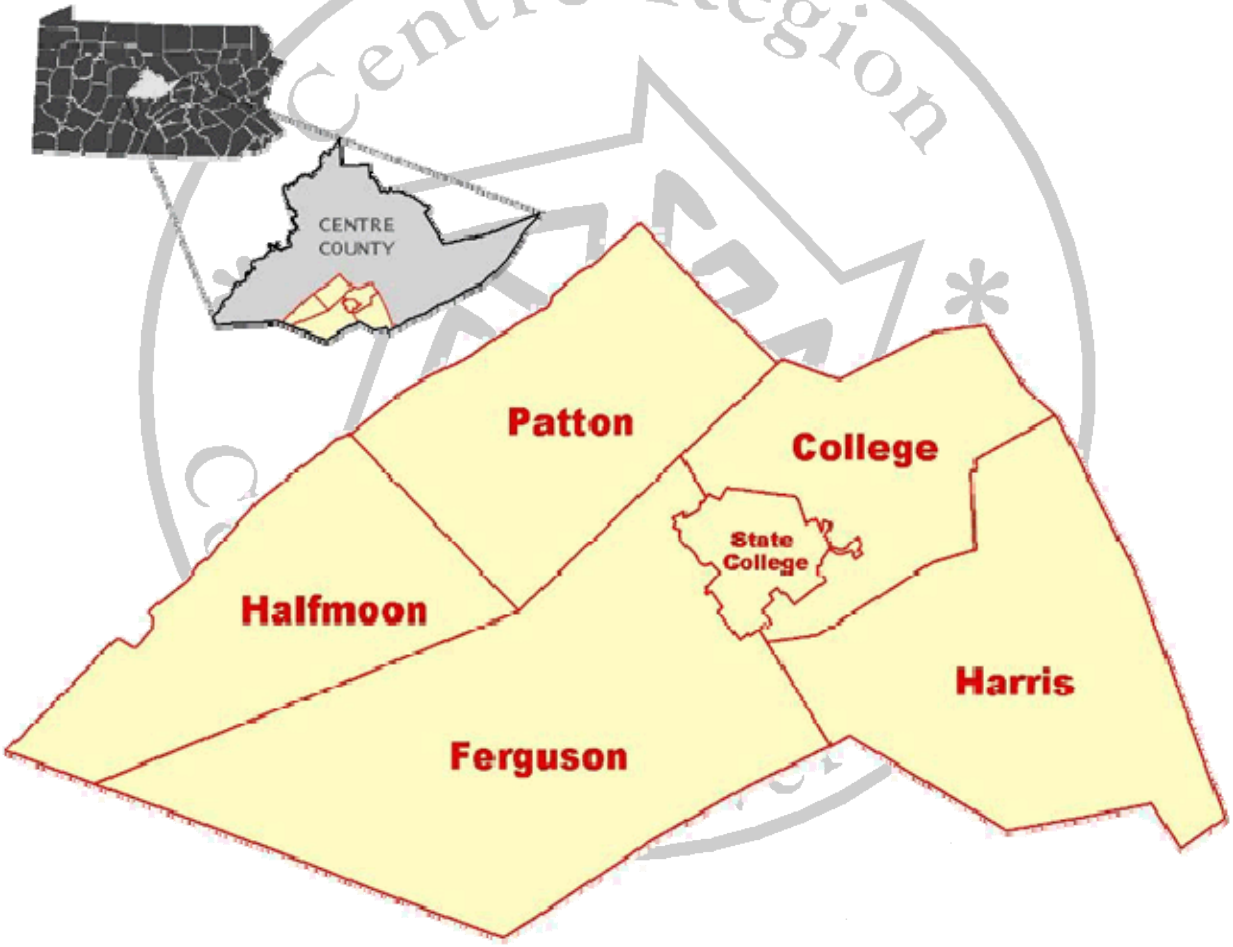
Go Directly to the Nuisance Property Ordinance

Centre Region Building Safety & Property Maintenance Code

2010 Edition



Centre Region Code Administration
2643 Gateway Drive, Suite 2, State College, Pennsylvania 16801
814-231-3056
www.centreregioncode.org

Centre Region Council of Governments

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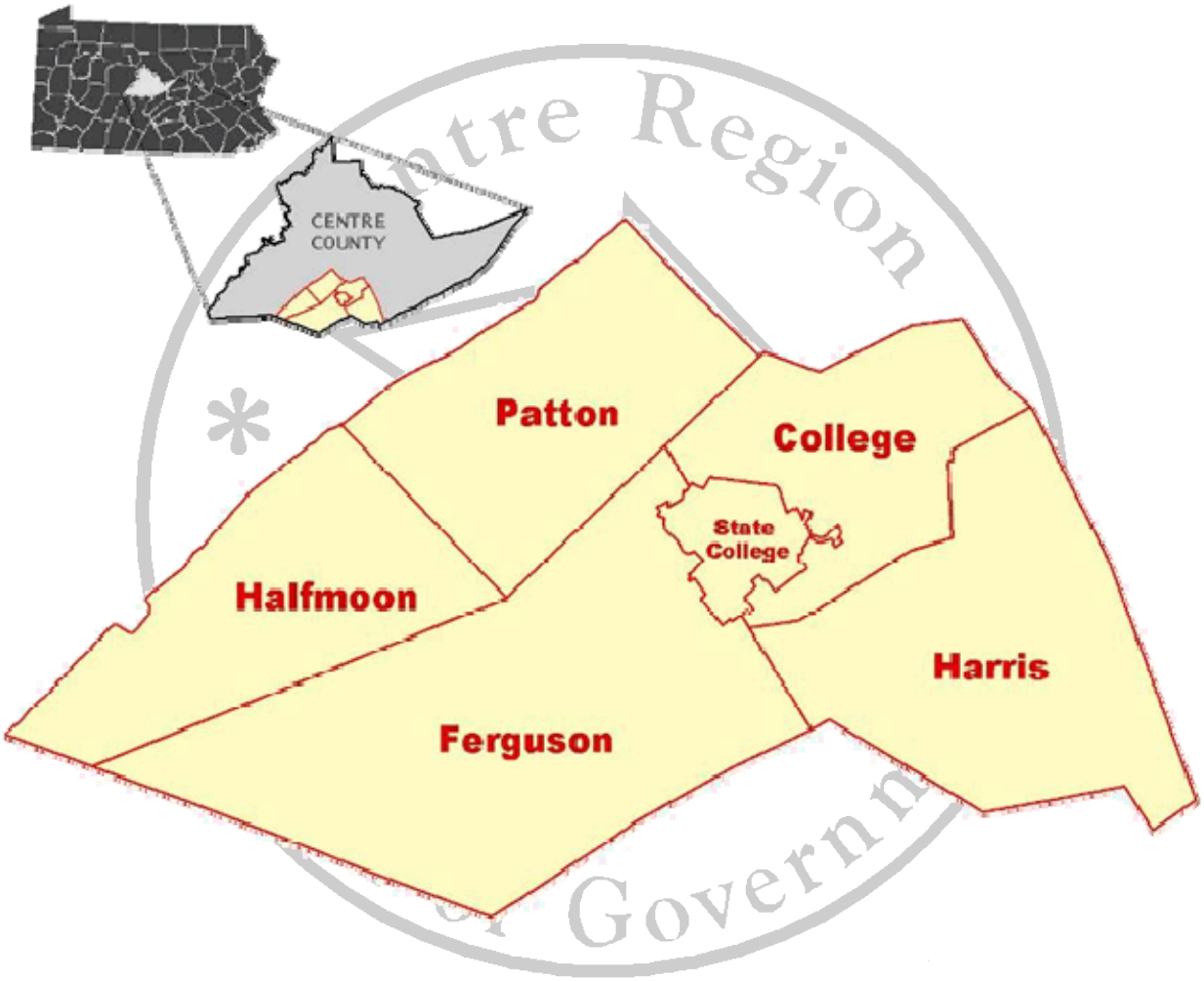

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Centre Region Building Safety & Property Maintenance Code, 2010 edition

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PREFACE

Letter Designations in Front of Section Numbers

The content of sections in this code that begin with a letter designation are maintained by another code development committee in accordance with the following:
[F] = International Fire Code Development Committee;
[P] = International Plumbing Code Development Committee;
[B] = International Building Code Development Committee.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicating a technical change from the requirements of the previous edition of the International Property Maintenance Code. Dotted vertical lines in the margins within the body of the code indicating a technical change or addition from the requirements of the International Property Maintenance Code 2009 edition made locally.

Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text. Such terms are not italicized where the definition set forth in Chapter 2 does not impart the intended meaning in the use of the term. The terms selected have definitions which the user should read carefully to facilitate better understanding of the code.

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CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the *Centre Region Building Safety and Property Maintenance Code*, hereinafter referred to as "this code."

101.2 Scope. [4A] The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of *owners*, *operator*s and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

Exception: Owner-occupied single-family dwellings that do not require a rental housing permit are exempted from all sections of this code except Sections 108, 109, 110, 302, 303, 304, and Chapters 2, 9, 10, and 11 of this code.

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102
APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or *premises* was constructed, altered or repaired shall be maintained in good working order. No *owner*, *operator* or *occupant* shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the *owner* or the *owner's* designated agent shall be responsible for the maintenance of buildings, structures and *premises*.

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *Uniform Construction Code of Pennsylvania*, *International Building Code*, *International Residential Code*, *International Plumbing Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Fire Code*, *International Existing Building Code*, and *National Electrical Code NFPA 70*.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's installation instructions.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 11 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

> **Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

102.8 Requirements not covered by code. No structure, the construction and use of which complied with all code and other such requirements in effect at the time of construction, shall be required to be altered in use or structure by the provisions of this code, except in the case of a clear public safety hazard. In the case of a clear public safety hazard, the code official shall be authorized to enforce a provision of this code, or other recognized relative codes, retroactively.

102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

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2 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.
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PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

103.1 General. The Centre Region Code Administration is hereby designated as the building code department.

103.2 Appointment. The Agency Director of the Centre Region Code Administration is hereby appointed as the code official.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the *code official*.

103.4 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be established by resolution of the Municipality.

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. A late charge of $3.00 per unpaid unit shall be imposed after the date of permit payment due, and with each additional notice every 30-days thereafter until paid. Housing permits shall be transferable upon change of ownership, providing the permitted use has not changed. The new owner or designated operator is required to notify the Code Administration office within 30 days after the change of ownership.

103.6 Restriction of employees. An official or employee connected with the enforcement of this code, except one whose only connection is that of a member of the board of appeals established under the provisions of Section 111, shall not be engaged in, or be directly or indirectly connected with, the furnishing of labor, materials, or appliances for the construction, alteration, or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

SECTION 104
DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.1.1 Municipal manager. All provisions contained in Sections 805 and 806 shall be administered and enforced by the *Municipal Manager* or others as designated by the *Municipal Manager*.

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 as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

104.2.1 Inspection frequency.

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

2. If a property fails to receive a satisfactory 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 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.

104.2.2 No-show fee.

1. If the owner fails to be present 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 fails to be present for the second inspection, the OWNER 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 fails 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 not being present 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.

104.4 Identification. The *code official* shall carry proper identification when inspecting *structure*s or *premises* in the performance of duties under this code.

104.5 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.6 Department records. The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 105
APPROVAL

105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner*'s representative, provided the *code official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements complying with the provisions of the Uniform Construction Code of Pennsylvania. The details of action granting modifications shall be recorded and entered in the department files.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

105.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

105.4 Used material and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and *approved* by the *code official*.

105.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

SECTION 106
VIOLATIONS

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 107.

106.3 Penalty. Any person, firm, or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not less than $300.00 nor more than $1,000.00 or imprisonment for a term not to exceed 30 days, or both, at the discretion of the court. 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.

106.3.1, Unsafe condition violation. In addition to the imposition of the penalties herein described, the code official is authorized to issue field fines for unsafe condition violations. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or over occupancy, shall be deemed an unsafe condition. The code official shall establish, by written regulation, all unsafe conditions and associated fines not less than $150.00 nor more than $300.00 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 days of issuance.

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.
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106.3.1.1 Identification of violation responsibility. When an Unsafe Condition Violation is issued within a dwelling unit, every attempt will be made to identify the person(s) responsible for the violations. The OWNER shall provide the tenant information to the code official within 24-hours when the tenants are not present. When the violation occurs within a bedroom within the dwelling unit, the tenant(s) within that bedroom as identified by the owner's agent shall be cited. When the violation occurs within a common area within the dwelling unit, the tenant(s) of the dwelling unit as identified by the owner's agent will be issued the violation and the fine.

When the tenant information cannot be identified the OWNER will be issued the violation and the fine.

106.3.2 Re-inspection fee. When a re-inspection is performed to abate a violation of this code and the inspection reveals that the abatement of the violation has not been completed or the owner or agent or person-in-charge is not present for a scheduled re-inspection, an additional inspection fee of $45.00 for the first re-inspection and a fee of $75.00 for every re-inspection there after shall be charged and is required to be paid and violations abated prior to the next scheduled re-inspection. Failure to make the required payment, appear for an inspection, or abate the violations after this point will then be subject to the penalty section described in Section 106.3. This fee may be revised by resolution of the Municipality.

106.3.3 No-show fee. A $75.00 No-Show Fee will be assessed when an OWNER fails to provide interior access for a scheduled inspection. Inspections in which an OWNER fails to provide interior access must be rescheduled within 24-hours of the date and time of the initial inspection to avoid assessment of a No-Show Fee. When assessed, this fee must be paid within 7 days. Unpaid fees will be added to the next renewal fee for the rental housing permit and if still unpaid shall constitute a basis for denial of renewal. This fee may be revised by resolution of the Municipality.

106.3.4 Annual Inspection Fee. A $75 Annual Inspection Fee will be assessed when a property is required to undergo annual inspections as identified in Section 104.3.1. This fee will be assessed annually when the housing permit is renewed. This fee may be revised by resolution of the Municipality.

106.3.5 Outstanding Fees. A rental housing permit will not be renewed until all outstanding "reinspection", "no-show" and "annual inspection" fees have been paid.

106.4 Failure to comply. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than $300.00 or more than $1,000.00. 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.

106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, structure or *premises*, or to stop an illegal act, conduct, business or utilization of the building, structure or *premises*.

SECTION 107
NOTICES AND ORDERS

107.1 Notice to person responsible. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.

 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.
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5. Inform the property *owner* of the right to appeal.

107.3 Method of service. Such notice shall be deemed to be properly served upon such owner if a copy thereof is delivered to the owner personally; or by certified mail addressed to the owner at the last known address with return receipt requested; or if the certified letter is returned with receipt showing that it has not been delivered; or by posting a copy thereof in a conspicuous place in or about the structure or premises affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person-in-charge for the structure or premises shall constitute service of notice upon the owner.

107.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.6 Transfer of ownership. It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous *structure* or *premises*. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, structure or appurtenance that has been damaged by fire,

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earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.

7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured 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 resource.

108.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner* or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

108.3 Notice. Whenever the *code official* has *condemned* a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected

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by such notice and served on the *owner* or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the *condemned* equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the *owner* or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

108.4.1 Placard removal. The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied structure *condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner* or any person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods. The *owner*, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

108.7 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109
EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This *Structure* Is Unsafe and Its *Occupancy* Has Been Prohibited by the *Code Official*." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

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SECTION 110
DEMOLITION

110.1 General. The *code official* shall order the *owner* of any *premises* upon which is located any structure, which in the *code official* judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

110.2 Notices and orders. All notices and orders shall comply with Section 107.

110.3 Failure to comply. If the *owner* of a *premises* fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111
MEANS OF APPEAL

111.1 Request for appeal. All appeals concerning this code shall be heard before the Centre Region Building and Housing Code Board of Appeals as established by the Joint Articles of Agreement.

Exception: Appeals stemming from actions taken in accordance with Sections 805 and 806 shall be heard in accordance with procedures detailed in those Sections.

111.2 Appeal application deadline. The appellant wishing to appeal the decision of the *Code Official* shall do so within 30 calendar days upon receipt of the written decision.

111.3 Application for appeal. The application for appeal shall be made available at the office of the Centre Region Code Administration. The appeal application shall be completed including all required information and any relevant materials for the appeal including the written decision of the *Code Official* and all applicable fees.

111.4 Fees. The fees for appeals under this code shall be established by resolution of the Municipality.

111.5 Hearing date. The secretary of the Centre Region Building and Housing Code Board of Appeals shall schedule a hearing of the board, to be held within 60 calendar days of the applicants request unless both parties agree in writing to an extension in time.

111.6 Notice of hearing. The secretary of the Centre Region Building and Housing Code Board of Appeals shall notify in writing by first class mail no later than 10 business days prior to the hearing date the; Notice of Hearing; the appeals form; and the written decision of the *Code Official* to all board members, Public Safety Committee members, Municipal Managers, and all Parties of Interest.

111.7 Request for continuance. If the Party of Interest is unable to attend the scheduled meeting of the Centre Region Building and Housing Code Board of Appeals, a written request for continuance shall be submitted to the Agency Director of the Centre Region Code Administration, detailing why the hearing should not be held as scheduled, and when the Party of Interest would be able to attend. Such a request shall be ruled on by the Board Chairman and if granted rescheduled in accordance with the board rules.

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111.8 Promulgation of decision. Final Board approval of the decision shall be made within 15 business days after the close of evidence, and shall be forwarded by certified mail to all board members, Public Safety Committee members, Municipal Managers, and all Parties of Interest by the Board Secretary.

SECTION 112
STOP WORK ORDER

112.1 Authority. Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

112.2 Issuance. A stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

112.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than 300 dollars or more than 1000 dollars.

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CHAPTER 2
DEFINITIONS

SECTION 201
GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code only, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the 2009 editions of the *International Buil*ding Code, *International Residential Code, International Fire Code, International Zoning Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code* or National Electrical Code, NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "*dwelling unit*," "dwelling," "*premises*," "building," "*rooming house*," "*rooming unit*," "*housekeeping unit*" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

SECTION 202
GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

APPROVED. *Approved* by the *code official*.

BASEMENT. That portion of a building which is partly or completely below grade and does not qualify as a story above grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit*.

CARTWAY: A pathway, paved or not paved, intended for, but not limited to vehicular traffic, also known as a street, lane, alley, road, or drive.

CLEAN AND SANITARY. A surface that is free of visible soil and free from elements such as filth or bacteria that endanger health. Also, the reduction of pathogenic organisms on a clean surface to a safe level.

CODE OFFICIAL. The Director of the Centre Region Code Administration or a duly authorized representative.

CONDEMN. To adjudge unfit for *occupancy*.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

[B] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee *owner*(s) of the property. The *easement* shall be permitted to be for use under, on or above a said lot or lots.

ELEVATED PARKING STRUCTURE. Any structure or portion of structure designed for the purpose of parking or storage of motor vehicles that is not directly supported throughout by soil.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral

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load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

FIRE CODE OFFICIAL. For the purpose of this code, the Director of the Centre Region Code Administration charged with the administration and enforcement of the code, or a duly authorized representative.

FIRE CHIEF. For the purpose of this code, the chief officer of the fire department serving the Municipality or duly authorized representative. In College Township, Ferguson Township, Patton Township, and State College Borough, all of Centre County, Pennsylvania, the Fire Director as appointed by the Centre Region Council of Governments shall be deemed equal to the Fire Chief in those Municipalities.

FRATERNITY/SORORITY HOUSE. For the purposes of this code, the definition of fraternity / sorority house shall be identical to the definition of fraternity or sorority house in the municipal zoning ordinance of the municipality adopting this code.

If the municipal zoning ordinance does not contain a definition for a fraternity or sorority house then the a fraternity or sorority house shall be defined for this code as, any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university, or professional school students who are affiliated with a social, honorary, or professional organization recognized currently or in the past by a college, university, or professional school.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. *Bathrooms*, *toilet rooms*, closets, halls, storage or utility spaces, and similar areas are not considered *habitable spaces*.

HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or *premises* of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above *labeled* items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY OR LET. To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit*, *rooming unit*, building, premise or structure by a person who is or is not the legal *owner* of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

LIFE SAFETY VIOLATION. A condition that could cause serious or life-threatening injury or death at any time due to structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, which cause a fire hazard, are otherwise dangerous to human life or the public welfare, or which involve illegal or over occupancy or failure to maintain fire protection systems. These violations are defined in written regulation by the Code Official.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts; the exit access, the exit and the exit discharge.

MUNICIPAL MANAGER. The employee or individual that by resolution or empowerment of the

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municipality adopting this code is duly authorized as manager.

MUNICIPAL SOLID WASTE. Any garbage, refuse, industrial lunchroom or office waste and any other material including solid waste, liquid, semisolid or contained gaseous materials resulting from the operation of residential, municipal, commercial, industrial or institutional establishments and from community activities, and any sludge not meeting the definition of residual or hazardous waste in the Solid Waste Management Act from a municipal, commercial, industrial or institutional water supply treatment plant, waste water treatment plant or air pollution control facility.

MUNICIPALITY. The township or borough having powers of self-government that has adopted this code by ordinance or resolution.

NEGLECT. The lack of proper maintenance for a building or *structure*.

NO-SHOW FEE. A fee charged for the failure of the OWNER to be present for an inspection within ten minutes after the start time of the scheduled inspection.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

ONE OR TWO FAMILY DWELLING. For the purposes of this code, a detached dwelling for one or two families and multiple single-family dwellings (townhouses) not exceeding 5 occupants per dwelling unit and not more than three stories in height with a separate means of egress.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or *premises* which is let or offered for *occupancy*.

OWNER. Any person, agent, *operator*, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court, or in the absence of such people, the person-in-charge, or the owner's employee or representative.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PERSON-IN-CHARGE. Any person who has charge, care, control or management of a residential rental property and lives within 25 air miles from the property. Except where the person-in-charge is also the property owner, the person-in-charge shall be a responsible adult 25 years of age or older. This person shall reside in the required radius for the majority of the year, not leaving the region for more than 45 continuous calendar days.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other *approved pest elimination* methods.

PREMISES. A lot, plot or parcel of land, *easement* or *public way*, including any structures thereon.

PROPERTY MAINTENANCE VIOLATION. Any conflict or violation of this code, other than a Life Safety Violation as determined by the Code Official.

PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

RESIDENTIAL RENTAL PROPERTY. Any building, or portion thereof, except multiple-family dwellings of 7 or more dwelling units, which is offered for rent or lease as a living facility for XX or more consecutive days with or without compensation. This definition shall not include mobile homes, hotels, motels, dormitories, tourist homes, bed-and-breakfast establishments, non-profit human service agency owned/managed dwellings and owner-occupied 1-family dwellings which contain an apartment or a maximum of 2 rooms.

Note: for the definition of a *residential rental property*, XX is defined as the following in the respective municipality:

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ROOF. A roof is defined as the exterior surface on the top of a building that is not means for walking or seating and does not have fall protection features such as guardrails.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

[B] SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

STAIRWAY. Adjacent steps and necessary landings having more than 4 risers in order to ascend or descend a vertical height. See Section 307.

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

STORY ABOVE GRADE. Any story having its finished floor surface entirely above grade, except that a basement shall be considered a story above grade where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane.

2. More than 6 feet (1829 mm) above the finished ground level for more than 50% of the total building perimeter.

3. More than 12 feet (3658 mm) above the finished ground at any point.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership or group, whether or not the legal *owner* of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

USE GROUP R-1. This use group shall include all hotels, motels, and boarding houses for more than 5 occupants who are primarily transient in nature and occupying the facilities for a period of less than 30 days.

USE GROUP R-2. This use group shall include all multiple-family dwellings having more than 2 dwelling units, rooming houses having more than 5 rooming units and fraternities in which the occupants are primarily not transient in nature.

USE GROUP R-3. This group shall include all buildings arranged for occupancy as 1- or 2-family dwelling units including not more than 5 lodgers or boarders, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.

USE GROUP R-4. This use group shall include all residential buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WALKING SURFACE. A stable solid surface including but not limited to stone, concrete, brick, compacted stone, compacted earth, or in some cases grass or other non solid surfaces, intended for the movement of foot traffic.

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WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

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CHAPTER 3
GENERAL REQUIREMENTS

SECTION 301
GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302
EXTERIOR PROPERTY AREAS

302.1 Sanitation. All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, driveways, parking spaces and stairways for public use on private property shall be kept in a proper state of repair and maintained free of all snow, ice, mud, and debris. If any sidewalks or driveway, or portion thereof, by virtue of its state of repair shall constitute a hazard to public health and safety, the sidewalk or driveway or portion thereof shall be replaced in accordance with Municipal regulations.

302.4 Fire escapes and exterior stairways. All fire escapes, exterior stairways and all walking surfaces leading from these structures to a public way shall be kept in a proper state of repair and maintained free of all snow, ice, mud and debris. Removal of snow and ice shall be completed within 24 hours after the snow has ceased to fall or the ice has developed.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Reserved.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

302.10 Elevated parking structures. *Elevated parking structures* shall be inspected on a regular basis, not to exceed 7 years, by a registered design professional in the Commonwealth of Pennsylvania contracted by the owner and at the owner's expense,

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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.

SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: For properties receiving a housing permit for the first time, the maintenance of swimming pools, spas and hot tubs and all barrier requirements will be in accordance with Appendix G, of the *International Residential Code 2009 edition.*

SECTION 304
EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting

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all nominal loads and resisting all load effects;

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.

2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

304.3.1 Balcony numbers. This section shall apply only to multiple-family dwellings of 3 or more stories in height and that have balconies. When determining the number of stories of a multiple-family dwelling, the street level floor is considered the first story. Whenever the Police Department receives 3 or more founded complaints regarding an entire building within any 12-month period, the multiple-family dwelling in question shall be required to display the rental dwelling unit number on the corresponding balcony in a position easily readable from the ground level in the direction that the balcony is facing and be no less than 6 inches in height. Compliance with this requirement shall be within 60 calendar days after notification by the Police Department. Founded complaints are complaints regarding objects thrown, poured, or otherwise caused to come from 1 or more balconies that are reported to or initiated by a police officer and determined by a police officer to have occurred.

304.4 Structural members. All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from May 15 to October 1, every door, window and other outside opening required for *ventilation* purposes serving any structure having habitable or occupy able 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 supplied with *approved* tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door shall have a self-closing device in good working condition. Screens shall not be torn or damaged in a way that may allow insect infestation into the structure.

304.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupant*s and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit, rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit, rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit, rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

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304.19 Roof occupancy. Any person that is on or occupying the roof of any building shall be in violation of this code.

Exception: Occupancy of the roof is permitted for authorized persons for the purposes of inspection or repairs to the roof or equipment on the roof.

304.20 Fire escape use. The purpose of a fire escape is to provide a means of egress from a building during an emergency and the purpose of an exterior stairway is to provide ingress or egress from a building. It shall be a violation of this code to gather on or use the fire escape or exterior stairway for any purpose other than described.

304.21 Ice buildup. The property owner shall not allow ice or other material to build up on a roof, overhang, gutter, or other structure to the point where it is not fully supported throughout by the building structure. If such a condition does exist the owner shall remove such material immediately.

SECTION 305
INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling unit*s or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Owner/Occupant Responsibility. Owners or occupants who fail to keep that part of the structure which they occupy or control in a clean and sanitary condition are in violation of this code and subject to the provisions of Section 106.3 and 106.3.1, and are exempt from the notification requirements of Section 107.

305.1.2 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official.*

305.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

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305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306
COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:

1.1. Collapse of footing or foundation system;

1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;

1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;

1.4. Inadequate soil as determined by a geotechnical investigation;

1.5. Where the allowable bearing capacity of the soil is in doubt; or

1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

2.1. *Deterioration*;

2.2. *Ultimate deformation*;

2.3. Fractures;

2.4. Fissures;

2.5. Spalling;

2.6. Exposed reinforcement; or

2.7. *Detached*, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:

3.1. *Deterioration*;

3.2. Corrosion;

3.3. Elastic deformation;

3.4. *Ultimate deformation*;

3.5. Stress or strain cracks;

3.6. Joint fatigue; or

3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:

4.1. *Deterioration*;

4.2. *Ultimate deformation*;

4.3. Fractures in masonry or mortar joints;

4.4. Fissures in masonry or mortar joints;

4.5. Spalling;

4.6. Exposed reinforcement; or

4.7. *Detached*, dislodged or failing connections.

5. Steel that has been subjected to any of the following conditions:

5.1. *Deterioration*;

5.2. Elastic deformation;

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5.3. *Ultimate deformation*;

5.4. Metal fatigue; or

5.5. *Detached*, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:

6.1. *Ultimate deformation*;

6.2. *Deterioration*;

6.3. Damage from insects, rodents and other vermin;

6.4. Fire damage beyond charring;

6.5. Significant splits and checks;

6.6. Horizontal shear cracks;

6.7. Vertical shear cracks;

6.8. Inadequate support;

6.9. *Detached*, dislodged or failing connections; or

6.10. Excessive cutting and notching.

Exceptions:

1. When substantiated otherwise by an *approved* method.

2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

306.2 Engineering study and special inspection. At any time when the *Code Official* observes a condition that is determined to require additional inspection or study by someone with advanced or specialized knowledge, the code official has the authority to order a special inspection or engineering study be completed by a third party professional, contracted by the owner, at the owner's expense.

306.2.1 Qualifications. The *code official* shall state in the request for study any minimum qualifications that in the professional opinion of the code official are required to adequately study or inspect the observed problem.

306.2.2 Report completion. When ordered in accordance with this Section, a special inspection or engineering report shall be produced to the Centre Region Code Administration within 45 calendar days.

Exception: The *Code Official* can extend this deadline when in the professional opinion of the code official in conjunction with the engineer of record or special inspector, that the report cannot be property produced within this timeframe due to weather, climate, or study scope and complexity.

3.6.2.3 Report content. At a minimum when ordered in accordance with this Section, the report shall include the a description of the problem, report of the findings, required actions to mitigate the problem, Pennsylvania seal (for registered design professionals), signature, date, deadline for completion of work, any intermediate inspections that are required prior to completion, and any requirements prior to completion regarding use and occupancy of the structure.

3.6.2.4 Report completion letter. When the work detailed in the report is completed, a letter from the special inspector or design professional shall be produced within 15 calendar days, indicating their acceptance of the work and any future need for involvement.

SECTION 307
HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*.

307.1.1 Handrails. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. The handgrip portion of handrails shall not be less than 1-1/4 inches (31 mm) nor more than 2 inches (50 mm) in cross-sectional dimension or the shape shall provide equivalent grasp ability. At least 1

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handrail shall be provided for a stairway. The top of a guardrail may serve as a handrail, provided it meets the handrail requirements.

Exception: For properties receiving a housing permit for the first time after the effective date of this code or properties replacing handrails, the handrails shall be installed as follows:

New handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inch between the wall and the handrails.

307.1.2 Guards. *Guards* shall not be less than 36 inches (914 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Horizontal spacing between the vertical members in required guards shall be a maximum of 6 inches (100 mm) at the nearest point between the members in accordance with the requirements of the *International Building Code*.

Exception: For properties receiving a permit for the first time after the effective date of this code or properties that have guards with horizontal spacing in excess of 6 inches shall install guards as follows:

Required guards shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter.

Guards installed in handrails assemblies within common enclosed stair towers are permitted as previously approved until replaced.

307.1.3 Guards required. When a walking surface passes within 3 feet (914 mm) of a downward change in elevation of 30 inches (762 mm) or more, the change in elevation shall be protected by a guard in accordance with the *International Building Code.*

SECTION 308
MUNICIPAL SOLID WASTE

308.1 Accumulation of municipal solid waste. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *municipal solid waste*.

308.2 Disposal of municipal solid waste. Every *occupant* of a structure shall dispose of all *municipal solid waste* in accordance with the duly adopted ordinance of the *municipality* dealing with the control of *municipal solid waste*.

308.2.1 Municipal solid waste storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers necessary for the proper control and disposal of *municipal solid waste*, in accordance with the duly adopted ordinance of the *municipality* and the *owner* of the *premises* shall be responsible for the removal of *municipal solid waste*.

308.3 Municipal solid waste facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leak proof, covered, outside *municipal solid waste* container.

SECTION 309
PEST ELIMINATION

309.1 Infestation. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

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

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential structure shall be responsible for extermination on the *premises*.

309.4 Multiple occupancy. The *owner* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a *rooming house* or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and *exterior property*. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and *owner* shall be responsible for extermination.

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309.5 Occupant. The *occupant* of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for extermination

SECTION 310
CHEMICAL AND RADIATION HAZARDS

309.1 Chemical and radiation hazards. Documentation from an approved laboratory shall accompany any complaint of chemical or radiation hazard in a structure. Identification of hazards shall be conducted by a person certified by the Pennsylvania Department of Environmental Protection or the United States Environmental Protection Agency for such testing and the results published by an approved laboratory. Every owner of a structure in which an identified chemical or radiation hazard exists shall be responsible to make the structure safe. Hazards and their standards shall include but not be limited to the following:

1. The presence of asbestos in a friable state - Clean Air Act-42 USC Section 401 et. seq. and Control of Toxic Substances Act-15 USC Subchapter II, Section 2641 et. seq.

SECTION 311
EMERGENCY MEDICAL FEATURES

311.1 Required. Buildings providing an automated external defibrillator (AED) on the premises shall meet the requirements of Sections 311.2 through 311.5.

311.2 Location. The AED shall be located in a public area where all building occupants shall have access without the need for a key.

311.3 Mounting requirements. All units shall be located in a conspicuous space and mounted in a cabinet that emits an auditory alarm when the cabinet has been opened or a location and mounting method approved by the code official. The auditory alarm is permitted to be overridden by a key for normal maintenance. In all cases the mounting of units shall be such that the top of the cabinet is not more than 5 feet (1524 mm) above the finished floor.

311.4 Signage. Each AED installation shall be provided with signage required to appear on the wall informing the public as to the availability of an AED at that location and on the face of the storage container in which the AED is contained. Wall signage shall be in the form of a clear and conspicuous wall sign placed at a height between five feet (1524 mm) and seven feet (2134 mm) above the floor and which is also in close proximity to the automated external defibrillator unit storage location. The sign shall contain the following information at a minimum:

1. "DEFIBRILLATOR" or "AED" (minimum height - two (2) inches (50.8 mm))
2. "Automated External Defibrillator" (minimum height – five eighths (5/8) inch (15.9 mm))
3. Heart and lightening bolt logo (minimum height - two (2) inches (50.8 mm))

A second wall sign either similarly placed as the one required of this section or located on the storage cabinet containing the automated external defibrillator must contain the following information in the size indicated:

"In event of emergency call 911" (minimum height –three eighths (3/8) inch (9.5 mm))

311.5 Maintenance. The building owner is required to maintain the AED in proper working order and ready for use at all times.

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1. College Township; 2. Ferguson Township; 3. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Centre Region Council of Governments

28 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.
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CHAPTER 4
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401
GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a structure.

401.2 Responsibility. The *owner* of the structure shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* shall be permitted.

SECTION 402
LIGHT

402.1 Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total square feet, measured between stops, for every habitable space shall be 5 percent of the floor area of such room, except in kitchens where artificial light is provided in accordance with the provisions of the *International Building Code*. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two family dwellings, shall be lighted at all times with at least a 60- watt standard incandescent light bulb for each 200 square feet (19 m^2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

SECTION 403
VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m^2). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:

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1. Where specifically *approved* in writing by the *code official*.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and *labeled* condensing (ductless) clothes dryers.

403.5.1 Duct construction. Exhaust ducts shall be constructed of minimum 0.016 inch-thick rigid metal ducts, having smooth interior surfaces with joints running in the direction o air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct.

403.5.2 Transition ducts. Transition ducts shall not be concealed within construction. Flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed 8 feet (2438 mm).

SECTION 404
OCCUPANCY LIMITATIONS

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units*, *rooming units* and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

404.3 Minimum ceiling heights. [4A] *Habitable spaces*, hallways, corridors, laundry areas, *bathrooms*, *toilet rooms* and habitable *basement* areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.

2. *Basement* rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.

3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.

404.4 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain at least 120 square feet (11.2 m^2) and every *bedroom* shall contain at least 70 square feet (6.5 m^2).

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. Every *bedroom* shall have access to at least one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to at least one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

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404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. The number of persons occupying a *dwelling unit* shall not create conditions that, in the opinion of the *code official*, endanger the life, health, safety or welfare of the *occupants*.

404.5.1 Occupancy limits. This section applies to the gathering of persons in a room, space or dwelling unit for all uses other than general occupancy as described in Section 404.5.2. Any room, space or dwelling unit containing more than 50 persons gathering for purposes such as civic, social or religious functions, recreation, food or drink consumption is required to have at least two approved exits. When more than one exit is required, all exit doors must swing in the direction of egress. Any dwelling unit requiring two or more exits is required to comply with Section 702.1.1 regarding exit signs and emergency lighting.

404.5.2 General occupancy. The occupancy of a room or a dwelling unit by tenants, residents or others residing within this property is regulated by this section. Existing dwelling units shall not be occupied by more than permitted by the minimum area requirements of Table 404.5, 404.5.1, or 404.5.2.

404.5.3 Zoning restrictions. For existing buildings being converted to a rental property without the need for a change of use permit, the occupancy will be in accordance with Table 404.5.2. or determined by the zoning regulation of the Municipality, whichever is most restrictive.

404.5.4 Uniform construction code. Occupancy of properties constructed after July 1, 2004 will be in accordance with (Uniform Construction Code of Pennsylvania) Section 1004 of the International Building Code. For residential occupancy, the minimum gross floor area per occupant shall be 200 square feet.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than two *occupants* shall have a clear floor area of not less than 220 square feet (20.4 m^2). A unit occupied by three *occupants* shall have a clear floor area of not less than 320 square feet (29.7 m^2). These required areas shall be exclusive of the areas required by Items 2 and 3.

2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and *ventilation* conforming to this code shall be provided.

3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.

4. The maximum number of *occupants* shall be three.

404.7 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

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Table 404.5 [4A]
Minimum Habitable Space (square feet [square meters]) applies to all properties receiving a rental housing permit on or before December 31, 1997

Space/ Occupant	1	2	3	4	5	6	Or more
Living Room, Dining Room, and Kitchen Combined	50 [4.645]	100 [9.29]	190 [17.652]	220 [20.439]	250 [23.226]	310 [28.8]	310 [28.8]
Bedroom	70 [6.503]	100 [9.29]	150 [13.935]	200 [18.581]	250 [23.226]	300 [27.871]	(a)
Total	120 [11.148]	200 [18.581]	340 [31.587]	420 [39.019]	500 [46.452]	610 [56.671]	310 + (a) [28.8 + (a)]

(a) = plus 50 additional square feet (4.645 square meters) per occupant

Table 404.5.1 [1A, 4]
Minimum Habitable Space (square feet [square meters]) applies to all properties receiving a rental housing permit for the first time between January 1, 1998 and December 31, 2002

Space/ Occupant	1	2	3	4	5	6	Or more
Living Room, Dining Room, and Kitchen Combined	50 [4.645]	100 [9.29]	250 [23.226]	250 [23.226]	250 [23.226]	310 [28.8]	310 [28.8]
Bedroom	70 [6.503]	120 [11.148]	150 [13.935]	200 [18.581]	250 [23.226]	300 [27.871]	(a)
Total	120 [11.148]	220 [20.439]	400 [37.161]	450 [41.806]	500 [46.452]	610 [56.671]	310 + (a) [28.8 + (a)]

(a) = plus 50 additional square feet (4.645 square meters) per occupant

Table 404.5.2 [1, 4]
Minimum Habitable Space (square feet [square meters]) applies to all properties receiving a rental housing permit for the first time after January 1, 2003

Space/ Occupant	1	2	3	4	5	6	Or more
Living Room, Dining Room, and Kitchen Combined	100 [9.29]	150 [13.935]	250 [23.226]	250 [23.226]	300 [27.871]	300 [27.871]	300 [27.871]
Bedroom	100 [9.29]	150 [13.935]	200 [18.581]	250 [23.226]	300 [27.871]	350 [32.516]	350 + (a) [32.516 +(a)]
Total (except those constructed on or after July 1, 2004, see Section 404.5.4)	200 [18.581]	300 [27.871]	450 [41.806]	500 [46.452]	600 [55.742]	650 [60.387]	650 + (a) [60.387 + (a)]

(a) = plus 50 additional square feet (4.645 square meters) per occupant

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CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501
GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* which does not comply with the requirements of this chapter.

[P] SECTION 502
REQUIRED FACILITIES

502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten *occupants*.

502.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

[P] SECTION 503
TOILET ROOMS

503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

> **Exception:** Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

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[P] SECTION 504
PLUMBING SYSTEMS AND FIXTURES

504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505
WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] 505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom*, *toilet room*, *bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

[P] SECTION 506
SANITARY DRAINAGE SYSTEM

506.1 General. All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

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*.

[P] SECTION 507
STORM DRAINAGE

507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

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CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The *owner* of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* which does not comply with the requirements of this chapter.

SECTION 602
HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Every dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) measured at 3 feet (914 mm) above the floor and a distance 2 feet (914 mm) from the exterior wall in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory, or guest room 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° F (20° C) in all habitable rooms, bathrooms and toilet rooms during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 65° F (18° C) during other hours.

602.4 Occupiable work spaces. Every enclosed occupied workspace shall be supplied with sufficient heat during the period from October 1 to May 15 to maintain a temperature of not less than 68° F (20° C) during all working hours.

Exception:

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.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

SECTION 603
MECHANICAL EQUIPMENT

603.1 Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, fossil-fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Installation, maintenance and inspection of these appliances shall be in accordance with the manufacturer's recommendations. If manufacturer's recommendations are not available, the installation and/or maintenance will be in accordance with the International Residential Code, International Mechanical Code, International Fuel Gas Code, and/or the appropriate NFPA standard for the specific use and appliance as approved by the Code Official. An inspection of a fuel burning appliance that is vented to the exterior shall include an inspection of the entire system, from air-intake to exhaust.

603.1.1 Compliance tag. A compliance tag or proof of inspection will be displayed on each heating system inspected, indicating the name of the company (if applicable), technician performing the service and the date of the service. Any deficiencies noted during the inspection must be corrected before a compliance tag is displayed on the appliance.

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603.2 Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances which are *labeled* for unvented operation.

603.3 Clearances. All required clearances to combustible materials shall be maintained.

603.4 Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided for fuel-burning equipment in accordance with the manufacturer's listing or the International Mechanical Code listed in Chapter 11.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604
ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National electrical Code, NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes, or the minimum allowable service permitted by the local electrical utility company.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated 600 volts or less;
2. Busway, rated 600 volts or less;
3. Panelboards, rated 600 volts or less;
4. Switchboards, rated 600 volts or less;
5. Fire pump controllers, rated 600 volts or less;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;

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14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;

15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;

16. Luminaires that are listed as submersible;

17. Motors;

18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605
ELECTRICAL EQUIPMENT

605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.1.1 Three to two prong adapters. Electrical 3 to 2 prong adapter plugs shall not be used in conjunction with appliances that require a ground-type receptacle.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle. Every *bathroom* shall contain at least one receptacle and all *bathroom* receptacle outlets shall have ground fault circuit interrupter protection.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire.

SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1 and the requirements of the Pennsylvania Department of Labor and Industry. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed inASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607
DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

SECTION 608
CARBON MONOXIDE DETECTION

608.1 Where required. An approved carbon monoxide (CO) detector shall be installed in all dwelling units, rooming units, guest rooms, and lodging rooms when a fossil fuel or solid fuel appliance is utilized as the primary or supplemental heat source, fixed cooking appliance, or auxiliary power source. The options for the installation of these devices are:

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1. If the dwelling unit or guestroom contains a fuel-burning appliance or has an attached garage, a CO alarm is required to be provided in the immediate vicinity of the sleeping rooms.

2. If ductwork or ventilation shafts to a room containing a fuel-burning appliance or to an attached garage connect the dwelling unit or guestroom, a CO alarm is required to be provided in the immediate vicinity of the sleeping rooms.

3. If the installation of CO alarms is not triggered by 1 or 2 above, but the building contains a fuel-burning appliance or has an attached garage, common area CO alarms are required to be installed in the immediate vicinity of the room containing the fuel-burning appliance and in the immediate vicinity of any ventilation shaft on the floor containing the fuel- burning appliance and within 2 stories above and below. Common-area CO alarms must be interconnected or monitored. As an alternative, CO alarms can be installed in each unit on the floor, 2 floors above and below.

608.2 Approved detectors. Approved detectors will be listed in accordance with ANSI/UL 2034.

608.3 Alarm system. In buildings where the CO detector is connected to a fire alarm system, activation of a CO detector shall not transmit a signal to the central station unless it is a distinct "carbon monoxide alarm" signal. Activation of a CO detector shall not cause notification to the entire building, only at the affected detector and the fire alarm control panel.

608.4 Responsibility. It shall be the responsibility of the property owner or person-in-charge to provide a functioning carbon monoxide alarm at the beginning of each lease period. Tenants are responsible to maintain the detector in a functional condition at all times after starting occupancy.

608.5 Tampering. Removal of the battery or power source from a carbon monoxide alarm, making the detector inoperable or tampering with the detector in any way is a violation of this code and subjects that person to the violation penalties.

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CHAPTER 7
FIRE SAFETY REQUIREMENTS

SECTION 701
GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

[F] SECTION 702
MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

702.1.1 Means of egress lighting. All means of egress in Use Groups R-1, R-2, and R-4 shall be equipped with artificial and emergency lighting and exit signs in accordance with the requirements for new buildings in the International Building Code listed in Chapter 11.

702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

702.3.1 Doors and gates. Doors, gates, and their hardware shall be installed and maintained in accordance with the International Building Code Section 1008.

702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

702.4.1 Emergency escape requirements. Every sleeping room located in a basement in an occupancy Use Group I-1 or R shall have at least one operable window or exterior door approved for emergency egress or rescue, or shall have access to not less than 2 approved independent exits. An outside window or exterior door for emergency escape is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2 of the *International Fire Code*. Each emergency escape and rescue window shall have a minimum net clear opening of 5.7 square feet (0.53 m^2). The net clear opening shall be at least 24 inches (610 mm) in height and at least 20 inches (508 mm) in width. The net clear opening dimensions shall be obtained by the normal operation of the window from the inside. The bottom of the net clear opening shall not be more than 44 inches (1118 mm) above the floor. The minimum net clear opening for grade floor windows shall be 5 square feet (0.47 m^2).

This section shall apply retroactively to all existing rental properties.

702.4.1.1 Emergency escape window wells. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders

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shall project at least 3 inches from the wall and rungs or steps shall be spaced not more than 18 inches on center vertically for the full height of the window well and guard if installed.

702.4.1.2 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings. Such devices shall be releasable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

702.4.1.3 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a clear path of not less than 36 inches in height to a yard or court.

702.5 Corridor enclosure. Multi-family buildings with one exit as permitted in the building code, and all corridors serving an occupant load greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. All transoms, louvers, doors, and other openings shall be closed or shall be self-closing.

Exception: Corridors that are in compliance with the *International Building Code*.

702.6 Number of exits. In residential buildings (not including One or Two Family Dwellings), every story exceeding 2 stories above grade shall be provided with not less than 2 independent exits. In stories where more than 1 exit is required, all occupants shall have access to at least 2 exits. Every occupied story which is both totally below grade and greater than 2,000 square feet shall be provided with not less than 2 independent exits.

Exception: A single exit is acceptable under any one of the following conditions:

1. Where the building is equipped throughout with an automatic sprinkler system and an automatic fire detection system with smoke detectors located in all corridors, lobbies and common areas.

2. Where the building is equipped throughout with an automatic fire detection system and the exit is an approved smoke-proof enclosure or pressurized stairway.

3. Where an existing fire escape conforming to the *International Building Code, 2009 edition* is provided in addition to the single exit.

4. Where permitted by the International Building Code, 2009 edition.

702.6.1 [1, 4, 5] Three story one or two family dwelling. Any existing one or two family dwellings having habitable space, not including kitchens, on the third floor must provide two approved means of egress from this space. Newly constructed stairways will be in accordance with the *International Residential Code*, as amended or as approved by the code official. Existing windows can be used for access to the stairway providing that the window meets the requirements of an egress window in accordance with 702.4.1 of this code. If an opening does not exist the new opening must be a doorway of an approved dimension in accordance with the *International Residential Code*.

Exception: A one or two family dwelling protected throughout with an approved automatic sprinkler system.

702.7 Egress through intervening spaces. In Properties receiving a rental housing permit for the first time on or after November 22, 2004, egress shall not pass through kitchens, storage rooms closets or spaces used for similar purposes. An exit access shall not pass through a room that can be locked to prevent egress. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Exception: Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit.

Egress from a rooming unit within a rooming house is not exempt from this Section in accordance with the *International Building Code*, Section 1013.2.

[F] SECTION 703
FIRE-RESISTANCE RATINGS

703.1 Maintenance. The required *fire-resistance rating* of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, *smoke barriers*, floors, fire-resistive coatings and sprayed

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fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the *owner* annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the *owner* unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with *approved* methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of *approved* construction meeting the fire protection requirements for the assembly.

703.1.1 Fireblocking and draftstopping. Required *fireblocking* and draftstopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

703.1.2 Smoke barriers and smoke partitions. Required *smoke barriers* and smoke partitions shall be maintained to prevent the passage of smoke. All openings protected with *approved* smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

703.1.3 Fire walls, fire barriers and fire partitions. Required *fire walls*, *fire barriers* and *fire partitions* shall be maintained to prevent the passage of fire. All openings protected with *approved* doors or fire dampers shall be maintained in accordance with NFPA 80.

703.2 Opening protectives. Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. Fire doors and *smoke barrier* doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.

703.2.1 Fire resistive glazing. Exterior wall openings within 10 feet (3048 mm) of an existing fire escape or exit stairway shall be protected with wire glazing or other approved means in accordance with the *International Building Code*.

Exception: Opening protection is not required when the building is equipped throughout with an approved automatic sprinkler system.

[F] SECTION 704
FIRE PROTECTION SYSTEMS

704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

704.1.1 Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.

704.2 Smoke alarms. A minimum of one approved single-station or multiple-station smoke alarm, supplied from an approved power source is required as follows:

One or two family dwellings: A smoke alarm shall be installed in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.

Dwellings or dwelling units with split levels and without an intervening door between the adjacent levels: A smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Use Group R, I-1: A smoke alarm shall be installed in each sleeping room and the immediate vicinity of the sleeping rooms.

Smoke alarms shall be required on every story and basement in all residential dwelling units.

Smoke alarms shall be required in the common areas of the building serving more than one dwelling unit.

All smoke alarms must be placed so that a minimum decibel level of 70 dB can be heard in all occupied spaces of the unit when the smoke alarm is sounded.

704.2.1 Smoke detector maintenance. It shall be the responsibility of the property owner or person-in-charge to provide a functioning smoke detector at the beginning of each lease period. Tenants are responsible to maintain the smoke detector in a

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functional condition at all times after starting occupancy. Removal of the battery or power source from a smoke detector, making the detector inoperable, or tampering with the detector in any way, is a violation of this code and subjects that person to the violation penalties.

704.3 Power source. Required smoke alarms shall receive their primary power from the building electrical system and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Existing properties with a current rental housing permit prior to the effective date of the municipal adoption of the 2006 International Property Maintenance Code, upon approval, may install tamper resistant battery operated smoke detectors provided that the detector is capable of interconnection as described in Section 704.4.

704.3.1 Smoke alarm circuits. Smoke alarms required by this code and installed within dwelling units shall not be connected as the only load on a branch circuit. Such detectors shall be supplied by branch circuits having lighting loads consisting of lighting outlets in habitable spaces in accordance with the *National Electrical Code, NFPA 70*. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the National Fire Alarm Code NFPA-72.

704.4 Interconnection. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Common area smoke alarms (not located within a dwelling or rooming unit) shall be interconnected such that the actuation of one common area alarm will cause all of the common area alarms or notification appliances to sound. Interconnection may be accomplished by wireless transmission or other means provided that the method of interconnection is approved by the code official.

Exception: Interconnection is not required within the dwelling unit where existing buildings have dwelling unit separations and a sprinkler system installed in accordance with the *International Building Code* or *International Residential Code*.

704.5 Compliance time. For properties receiving a rental housing permit for the first time after the effective date of the municipal adoption of the 2006 International Property Maintenance Code, compliance with all smoke alarm requirements is required prior to occupancy.

704.5.1 Smoke alarm maintenance. It shall be the responsibility of the owner to provide a functioning smoke alarm at the beginning of each lease period. Tenants shall be responsible to maintain the smoke alarm in a functional condition at all times after starting occupancy. Removal of the battery or power source from a smoke alarm, tampering with, or making the alarm inoperable, is a violation of this code.

704.6 Fire extinguishers. Rental housing buildings or units of Use Group R-2, R-3, R-4 and One and Two Family Dwellings shall have one 2.5- pound type ABC (1-A, 10-BC) portable fire extinguisher placed in the kitchen area of each dwelling unit. In Use Group R-1 and fraternities, a 5-pound type ABC fire extinguisher shall be provided in corridors.

704.6.1 Fire extinguisher maintenance. All fire extinguishers shall be inspected and maintained annually in accordance with NFPA 10, the Standard for Portable Extinguishers. Inspections of fire extinguishers must be conducted by a certified extinguisher technician as defined by the Pennsylvania Fire Equipment Distributors (PAFED) or the National Fire Equipment Distributors (NAFED) specifications, or equivalent as approved by the code official.

704.7 Maintenance of fire protection systems. All fire protection systems (automatic fire alarms, manual fire alarms, sprinkler systems, fire extinguishers and automatic fire extinguishing systems) shall be tested and maintained in accordance with the NFPA standards specific to the type of system. The Owner is responsible for inspecting and maintaining these systems.

Failure to maintain a fire protection system in an operable condition at all times and complete the required inspections is a violation of this code and subject to the provisions of Sections 106.3 and 106.3.1 and the owner is exempt from the notification requirements of Section 107.

704.8 Tampering. Any person tampering or interfering with the effectiveness of a smoke detector, emergency lighting, exit signs, fire extinguisher, sprinkler system, suppression system, alarm system, or anyone obstructing a fire exit or propping open a fire door or compromising any other life safety

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aspects of the structure, shall be in violation of this code and subject to the provisions of Sections 106.3 and 106.3.1 and the person(s) are exempt from the notification requirements of Section 107.

704.9 Fire safety certification.

1. At the beginning of each lease period and at least annually thereafter, the Owner shall provide all tenants on the lease with a signed certification that all fire extinguishers, smoke alarms, and carbon monoxide detectors where required are in working condition. It shall be the responsibility of the tenant(s) to verify that the life safety equipment, smoke alarms, and carbon monoxide detectors where provided are in working condition and the fire extinguisher is inspected and charged, sign the certification and return it to the landlord. All tenants on a lease shall sign the Certification. The Owner shall maintain the original Certification Document and make it available to the Code Official upon request.

2. Any tenant or Owner failing to execute the Certification shall be in violation of this section and subject to the penalties set forth in Section 106.3. Neither the Owner nor the tenant(s) shall be responsible for the failure of any other party to execute the Certification.

3. In addition to the Tenant Notification requirements contained in Section 803.3, the Owner shall provide the tenant with instruction on how to report deficiencies with these fire safety systems.

At any time during the lease period when the Code Official finds that tampering has occurred as set forth in Section 704.8 of this Chapter, it shall be a violation.

Exception: The tenant has to report a deficiency to the owner's agent or maintenance number immediately after the deficiency if detected or if the system is malfunctioning.

704.9.1 Certification verification. Any time the Code Official discovers a deficiency with a smoke detector or fire extinguisher the owner, upon 24-hours notification of such deficiency, shall provide a copy of the Fire Safety Certification to the Code Official. If the Certification is provided and the tenants have previously signed the form or have been provided with a copy, the tenants are considered in violation and will be issued a penalty in accordance with Section 106.3 or 106.3.1.

If the Owner cannot provide the affidavit within 24 hours the Owner is then considered in violation and will be issued a penalty in accordance with the afore referenced sections.

SECTION 705
DECORATIVE MATERIALS

705.1 Decorative material. Overhead decorative material such as, but not limited to, burlap, fish netting, plastic, or other similar combustible or flammable material shall not be suspended from the ceiling of any building unless it is certified to be flame resistant. Where documented certification of flame resistance is not provided, the code official shall require the owner, to remove the decorations, or to subject decorative materials, to a field test in accordance with Chapter 10 of NFPA 701 at the cost of the owner.

705.2 Encroachment. In no way shall any decorative material cover or be installed in a way that may hamper or adversely affect an automatic sprinkler system, alarm system, or any other fire safety feature.

SECTION 706
SPRINKLERS IN FRATERNITY AND SORORITY HOUSES

706.1 Sprinklers required. An automatic sprinkler system, meeting the requirements of NFPA 13 (Standard for the installation of sprinkler systems) or 13R (Standard for the installation of sprinkler systems in residential occupancies up to and including 4 stories in height) is required to be installed in each fraternity/sorority house.

706.2 Compliance period. Existing fraternity/sorority houses shall come into compliance with Section 706.1 on or before September 1, 2008. If an existing building is converted to a fraternity/sorority house, compliance with Section 706.1 shall be required prior to occupancy. If prior to the compliance deadline an existing fraternity/sorority house undergoes renovations at a cost exceeding 50 percent of the building's taxable value, the building shall be required to comply with Section 706.1 prior to final inspection of renovations.

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New fraternity/sorority houses shall be required to comply with Section 706.1 before a certificate of occupancy is issued for the building.

SECTION 707
LABELING

707.1 Labeling required. Doors into all locked rooms that contain building utilities shall be identified with a plainly visible and legible sign. These letters and numbers shall contrast with their background. Printing shall be Arabic numerals or alphabet letters. Letters and numbers shall be a minimum of 2 inches (51 mm) high with a minimum stroke width of 0.25 inch (6.3 mm). This includes, but not limited to electrical, utility, sprinkler, fire alarm and mechanical rooms.

SECTION 708
FIRE SAFETY PERMITS

708.1 Fire safety program license. The fire safety program license is the same as a fire safety permit, fire permit, operational permit, fire certificate, and fire certificate of occupancy for the purposes of this document.

708.2 Permit Fees. Fire safety program license fees are determined using a formula which is based on size and risk of the establishment. The program license fee schedule and operational permit fees may be amended, as needed, by resolution of the Municipality.

708.3 Required. No person, firm, business, association, or corporation shall operate a place of assembly, business, educational facility, factory, high-hazard facility, institution, mercantile establishment, hotel, motel, residential care or assisted living facility, or storage facility; or rent such space to another until such a person, firm, business, association, or corporation has been issued a fire safety program license by the code official. The fire safety program license shall be posted in a conspicuous place on the premises and a photo static copy maintained by the property owner. The owner of the property is required to obtain and maintain the fire safety program license prior to occupancy of the space. If the use of the space changes the code official is to be notified in writing so an inspection can be conducted and determine code compliance prior to occupancy. In addition, an operational permit is required for all operations set forth in the following uses:

708.3.1 Carnivals and fairs. A permit is required to conduct a carnival or fair.

708.3.2 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of *explosives*, *explosive materials*, fireworks or pyrotechnic special effects that are not otherwise regulated by State or Federal permit.

708.3.3 Open burning. An open burn permit is required for the kindling or maintaining an open fire.

708.3.4 Fire alarm system. A permit is required for systems, which transmit alarm signals off site.

708.3.5 Tents and other temporary structures. A permit is required to erect and operate from any tent or temporary structure in excess of 200 square feet, and for canopies in excess of 400 square feet.

708.3.6 Common area license. Any multi-family residential structure where the units are solely owner occupied and are owned by two or more unrelated individuals, shall be required to have a valid fire safety program license for the common areas not contained within a given dwelling unit.

708.4 Transfer. The fire safety program license is not transferable and is only valid for a specific tenant, occupant, franchisee, business, or legal entity, and if the occupying entity changes, a new fire safety program license shall be applied for within 5 calendar days of the change occurring.

SECTION 709
INSPECTIONS

709.1 Regular inspection frequency. The code official shall establish, by written regulation, frequency or re-inspection for all properties with a fire safety program license. The re-inspection shall be based upon a classification of hazards associated with the use or occupancy of all establishments. Such periods shall be not less than every 5 years and shall cause re-inspection of all establishments to be made in accordance with the established classification.

SECTION 710
KEY BOX CONTENTS AND MAINTENANCE

710.1 Key box placement. A regionally selected (Knox brand) key box will be required for all new and existing buildings that have a monitored fire

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alarm system and/or sprinkler system and will be mounted using the following criteria as guidance. The *code official* will have the determination where the key box is mounted:

1. The key box will be installed within six feet of the entry door located at the main entrance, or a door located on the address side of the building if the main entrance is not located on the address side.

2. A Knox brand sticker will be placed on all grade level keyed doors for which keys are provided on all elevations of the building. This is to indicate the presence of the Box.

3. For buildings that have a utility room that is only accessible from the exterior, but serves more than one tenant – the key box will be located at the main entrance. The door will be identified and Knox brand stickers will be placed on all keyed tenant doors for which keys are provided.

4. For buildings that have an interior utility room that is accessible by a tenant space, but serves other tenant areas, the key box will be located at the address side of the tenant space.

5. The keys required in the key box are those necessary to reach the sprinkler valve, alarm panel, electrical room, elevator penthouse, access to the roof, alarm panel control access, and fire department elevator control. Other keys are encouraged, including master keys or swipe cards.

Exception: A key box may not be required for a constantly attended building where staff has access to items 2 through 8 in Section 506.4.

710.2 Key box contents. The Knox Box will contain a Centre Region Code Administration generated card that contains the following minimum building data, where applicable:

1. Inventory of all keys stored in the box
2. Sprinkler valve location
3. FDC location
4. FACP location
5. Electrical room location
6. Elevator control room location
7. Door code
8. Critical tenant/building data
9. Date last updated

SECTION 711
PORTABLE FIRE EXTINGUISHERS

711.1 Where required. Portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I , M, R-1, R-2, R-4 and S occupancies.

   Exception: In new and existing Group A, B and E occupancies equipped throughout with quick response sprinklers, portable fire extinguishers shall be required only in locations specified in Items 2 through 6.

2. Within 30 feet (9144 mm) of commercial cooking equipment.

3. In areas where flammable or *combustible liquids* are stored, used or dispensed.

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.

5. Where required by the sections indicated in Table 906.1.

6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the *fire code official*.

7. Rental housing buildings or units of Use Group R-2 and R-3, as defined by the *International Building Code*, shall have a 2.5-pound ABC (1-A, 10-BC)-type portable fire extinguisher placed in the kitchen area of each dwelling unit. In non-sprinklered use group R-2 fraternity and sorority houses, a 5-pound ABC type portable fire extinguisher shall also be provided in corridors located in accordance with NFPA 10.

8. In temporary structures where cooking operations are being conducted involving combustible cooking media, the minimum of one 6 liter Class K portable fire extinguisher shall be provided and ready for use in the vicinity of the cooking equipment. The maximum distance that can be protected by a single extinguisher is 25 feet (7620 mm), unobstructed.

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SECTION 712
FIRE DEPARTMENT CONNECTION CAPS AND THREADS

712.1 Threads. All threads provided for fire department connections to sprinkler systems, standpipe systems, yard hydrants, or any other fire hose connection shall be National Standard hose thread.

712.2 Knox brand locking caps. A locking Knox brand locking cap will be required for the new installation of fire sprinkler or stand-pipe systems. Existing installations will be required to install a Knox brand locking cap when another type of cap or cover is broken or missing. If the owner maintains the existing systems the Knox brand caps will not be required.

712.3 Non visible fire department connections. Fire Department Connections that are not readably visible from the street address side of the building shall be made visible or provide approved sign(s) to direct the fire department to this location. A metal sign with raised letters at least 2 inch (51 mm) in size with minimum stroke width 0.25 inch (6.3 mm). Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable with proper directional indication.

SECTION 713
ASSEMBLY OCCUPANCY

713.1 General. All spaces that are permitted by the Centre Region Code Administration as Assembly A-2 Occupancy Group, as defined by the International Building Code, and have a permitted maximum occupancy level equal to or exceeding 100 persons, shall comply with the requirements of Sections 713.2 and 713.3.

713.2 Maximum occupancy level. The owner, manager, person of authority, staff member, or duly authorized individual working the door and controlling the inflow of patrons shall know and be able to verbally provide to the Code Official the maximum occupancy level of the assembly area when requested.

713.3 Actual occupancy level. The owner, person of authority, staff member, or duly authorized individual working the door and controlling the inflow of patrons shall know and verbally provide to the Code Official the actual occupancy level of the assembly area including staff with an accuracy of plus or minus 5 percent of the maximum occupancy of the assembly area when requested.

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CHAPTER 8
RENTAL HOUSING PERMITS

SECTION 801
GENERAL

801.1 Scope. The provisions of this chapter shall govern the issuance, refusal, and maintenance of rental housing permits for the municipality.

SECTION 802
HOUSING PERMIT

802.1 Permit required. No person, firm, or corporation shall operate or rent to another, or provide for residential occupancy for XX or more days with or without compensation, any dwelling unit or rooming unit until a housing permit has been issued by the code official.

Note: for Section 802, XX is defined as the following in the respective municipality:

7 – College Township
7 – Ferguson Township
7 – Halfmoon Township
7 – Harris Township
7 – Patton Township
7 – Borough of State College

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

802.3 Issuance or refusal. The code official shall issue a housing permit to the applicant upon proof that all of the following requirements have been satisfied:

1. Zoning use permit has been issued for the purpose for which it will be used;

2. The structure complies with the provisions of this code and all other applicable codes and/or ordinances;

3. A proper housing permit fee has been submitted.

802.4 Renewal. Housing permits shall be renewed annually, on or before the permit 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.

802.5 Late Fee. A late fee charge of $ 3.00 per unpaid unit shall be imposed after the date of permit payment due, and every 30 days thereafter.

802.6 Transferability. Housing permits shall be transferable upon change of ownership, providing the permitted use has not changed. The new owner or designated operator is required to promptly notify the Code Administration Office upon change of ownership.

802.7 Reserved.

802.8 Applications. Applications for rental housing permits and applications for the renewal of rental housing permits shall be filled out completely and accurately including addresses and telephone numbers for both the owner(s), and person-in-charge. The rental housing permit shall not be issued or renewed if an application does not contain all required information.

802.8.1 Contact address. The contact address provided to the Centre Region Code Administration in accordance with Section 802.8 must be a valid address for the receipt of United States mail and shall be checked by the owner or person-in-charge on a regular basis.

802.8.2 Telephone number. The telephone number provided to the Centre Region Code Administration in accordance with Section 802.8 must be a valid telephone number capable of receiving and recording voice mail at all times. This number is considered the emergency contact number for this individual. A response to a voice mail left on this number by a representative of the Municipality or the Centre Region Code Administration shall be returned or responded to within 3 hours. A response to a voice mail left on this number by a tenant shall be returned or responded to within 3 hours.

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802.9 Rental housing permit fee. The rental housing permit fee shall be established by resolution of the Municipality.

802.10 Display and use. The housing permit shall be made available by the owner/operator within 24 hours upon a request by any party or may be displayed. The issuance of a housing permit to an owner/operator shall constitute consent for an inspection. The housing permit is and shall remain the property of Centre Region Code Administration.

SECTION 803
PERSON-IN-CHARGE

803.1 Person-In-Charge. All owners of residential rental property shall designate a *person-in-charge* for each of their residential properties. The code official shall be notified as to who the *person-in-charge* is and of any changes to information required by this code within 3 calendar days.

803.2 Maintenance. The person-in-charge shall maintain all rental property under their control in compliance with the occupancy limits, as specified in the Zoning Ordinance of the Municipality. Further, the *person-in-charge* shall notify the owner of rental property of any and all violations issued against said property by the code official.

803.3 Tenant notification. The *person-in-charge* shall be required to distribute to each tenant, information regarding the following requirements, including reference to any ordinances. A signed copy of this form or proof of form delivery shall be maintained by the person-in-charge and shall be made available to the tenant, *code official, or municipality* upon request:

1. Maximum occupancy for the residential rental property;
2. Regulations regarding dogs (if present);
3. Regulations regarding property maintenance;
4. Regulations regarding refuse, parking, weeds and removal of snow and ice from sidewalks;
5. Information on the handling of recyclable materials;
6. Specific information regarding the State College Health Department and the Centre Region Code Administration including:
   a. Basic property maintenance code requirements
   b. Appropriate department to contact if a problem continues after notifying the landlord
   c. Telephone numbers of the departments, addresses of the departments and the business hours of the departments

   Contents of the tenant information material shall be developed by the Municipality and made available to property owners and managers. Tenant information shall be in writing and shall be separate from any written lease. Tenant information shall be distributed annually.
7. Fire safety certification in accordance with Section 704.9
8. Regulations regarding tampering with fire protection equipment

SECTION 804
RENTAL HOUSING PERMIT SUSPENSION FOR OUTSTANDING VIOLATIONS AND IMMINENT HAZARD

804.1 Imminent hazard. Whenever an imminent hazard to community health, safety, or welfare exists at a property, the Building Code Official is authorized and empowered to order and require any structure on the property vacated within 10 days from the date of the order. At the end of the 10 days, a notice shall be posted at each entrance to the structure(s) stating that occupancy of the structure is unlawful and any person occupying the structure will be prosecuted. The Centre Region Building and Housing Code of Appeals shall schedule a hearing with the property owner within 10 calendar days from the date of the order. The purpose of the hearing will be to review the vacation order with the property owner or an authorized representative and to establish an abatement plan.

804.2 Outstanding violations. The Code Official may revoke the rental housing permit when a violation of this code has not been corrected after a period of 90 calendar days.

804.3 Suspension Procedures.

804.3.1 Notification. The Centre Region Code Administration shall notify the property owner of a

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suspension by written notice sent certified mail or delivered in person. The notice shall advise the property owner of the property address, the effective dates of the suspension, the reason for the suspension, the effect of the suspension on the property, penalties that can be imposed for violation of the suspension, and appeal rights and procedures.

804.3.2 Term of suspension and effective date. The effective date of a suspension shall commence on the first day following expiration of the lease or leases in force provided such lease or leases are not for more than a 1-year period. When there is no lease in force or when the lease or leases are for periods greater than one year, suspension shall commence upon the first day following the annual permit renewal date. The initial length of a suspension shall be for 6 months. The term of any subsequent suspension occurring within 5 years following the effective date of the first suspension shall be 12 months.

804.4 Appeal procedure for suspension initiated by the code official. Appeals of suspension initiated by the Code Official shall be heard by the Centre Region Building and Housing Code Board of Appeals in accordance with the procedures established for appeals to that Board, as referenced in Section 111. The Board of Appeals is empowered to sustain, withdraw, or modify the suspension.

804.5 Appeals to the Court of Common Pleas. Appeals by the property owner or Centre Region Code Administration of the Centre Region Building and Housing Code Board of Appeals decision shall be made to the Court of Common Pleas.

804.6 Effect of suspension. While under suspension, the residential unit subject to suspension shall be secured and vacated.

SECTION 805 [4A]
RENTAL HOUSING PERMIT SUSPENSION FOR ZONING VIOLATIONS

805.1. General. The rental housing permit of any 1-family dwelling, 1-family dwelling with an apartment unit or 2-family dwelling within the Borough shall be suspended whenever two or more zoning offenses, as described in Section 805.2, occur within any 4-year period. The 4-year period shall commence upon the date of the first enforcement notice or, in the event such notice is appealed, upon the date that a final determination in favor of the Municipality is made by either the Zoning Hearing Board or court of competent jurisdiction.

805.2 Applicable offense. An offense shall count towards suspension whenever a violation has been determined to have occurred at the property by a zoning officer and the landowner was sent a violation notice pursuant to Section 616.1, *Enforcement Notice*, as provided for in the Pennsylvania Municipalities Planning Code. In the event such notice is appealed, the violation shall count towards suspension whenever the Zoning Hearing Board or court of competent jurisdiction rules in favor of the Municipality.

805.3 Additional notification requirements. In addition to the requirements contained in the Pennsylvania Municipalities Planning Code, the enforcement notice shall inform the landowner that any subsequent violation of the zoning regulations for occupancy or student home use that occurs within 4 years of the date of the current notice will result in suspension of the rental housing permit for the subject property with the consequence that the rental unit cannot be occupied during the term of the suspension.

805.4 Definitions. For the purposes of Section 805, 1-family dwelling, 1-family dwelling with a single apartment unit, and 2-family dwelling refer to housing classifications described and used in the State College Zoning Ordinance, Chapter XIX, Borough's Codification of Ordinances, Ordinance 559, as amended.

805.5 Self reported complaints. Self reported complaints filed by the property owner, property manager, or person-in-charge that result in an enforcement notice being sent by the Borough shall not count towards the suspension of the rental housing permit provided the Borough has not already discovered the violation.

805.7 Effect of concurrent violations. When an over occupancy violation and student home violation occur concurrently, the two violations shall count as only one offense towards suspension. Another violation of either or both that occurs within any 4-year period following the first preceding violation shall constitute a basis for suspension.

805.8 Offenses. For the purpose of this suspension provision, offenses are violations of the following two sections of the Borough's Zoning Ordinance,

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Chapter XIX, Borough's Codification of Ordinances, Ordinance 559, as amended:

805.8.1 Occupancy. Refers to regulations for use of 1- and 2-family homes under Section 501.1(3).

805.8.2 Student home. Refers to regulations for use of 1- and 2-family homes under Section 501.1(6).

805.9 Suspension Procedures.

805.9.1 Notification. The Borough shall notify the property owner of a suspension by written notice sent certified mail or delivered in person. The notice shall advise the property owner of the property address, the effective dates of the suspension, the reason for the suspension, the effect of the suspension on the property, penalties that can be imposed for violation of the suspension, and appeal rights and procedures.

805.9.2 Term of suspension and effective date. The effective date of a suspension shall commence on the first day following expiration of the lease or leases in force provided such lease or leases are not for more than a 1-year period. When there is no lease in force or when the lease or leases are for periods greater than one year, suspension shall commence upon the first day following the annual permit renewal date. The initial length of a suspension shall be for 6 months. The term of any subsequent suspension occurring within 5 years following the effective date of the first suspension shall be 12 months.

805.9.3 Effect of additional points. During the time a rental housing permit is suspended, should any additional points accumulate against the property, the permit suspension shall be extended by 6 months.

805.10 Effect of suspension. While under suspension, the residential unit subject to suspension shall be secured and vacated.

805.11 Defense. When tenants are culpable for violations resulting in a suspension notice, the property owner may request a stay of suspension proceedings by providing written evidence of the initiation of eviction proceedings against culpable tenants. If tenants are evicted, the property owner may request termination of the suspension proceedings. If suspension has been stayed, but the tenants are not evicted, suspension proceedings can be reinstated by the Borough.

805.12 Consent agreement and stay of suspension. The Borough Manager is empowered during the course of an administrative inquiry on suspension of a rental housing permit to enter into a consent agreement with the landowner. The consent agreement may set forth steps and conditions designed to bring the property into compliance with Borough Ordinances and to maintain the property in a proper manner so that it ceases to be a Nuisance Property. In conjunction with the consent agreement, the Borough Manager may stay the effective date of the suspension to afford the landowner an opportunity to complete the steps as set forth in the agreement and to comply with any further conditions outlined in the agreement. If during the stay, a violation of the consent agreement occurs or additional points accrue, the stay shall be immediately lifted and the suspension reinstated.

805.13 Appeal procedure for suspension. Any affected landowner may appeal a suspension notice by first filing an appeal to the Borough Manager. All appeals must be filed in writing within 15 calendar days of receipt of the suspension notice. The Borough Manager shall hold an administrative inquiry within 30 calendar days of receiving the landowner's appeal, and shall notify the landowner of the date, time, and location of the administrative inquiry. Following the conclusion of the inquiry, the Borough Manager is empowered to take any of the following actions:

1. Sustain the suspension.
2. Overturn the suspension upon a finding that proper procedure was not followed or that the available evidence does not support suspension.
3. Stay or terminate the suspension pursuant to Section 805.11, Defense for Eviction Proceedings.
4. Enter into a consent agreement with the landowner and stay the effective dates of the suspension pursuant to Section 805.12 Consent Agreement.

805.14 Appeals to the Rental Housing Revocation Appeals Board (RHRAB). An affected property owner may appeal any adverse decisions or determinations made by the Borough Manager to the RHRAB. The appeal shall be filed, in writing, within 15 calendar days of receipt of the Borough Manager's decision. The RHRAB shall notify the appellant of

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the date, time, and location of the hearing, which shall be held within 30 calendar days of receipt of the request for hearing. The RHRAB is empowered to void, suspend or sustain the Borough Manager's decision. A fee for an appeal will be set by resolution of Borough Council from time to time.

805.15 Appeals to the Court of Common Pleas. Appeals by the property owner or Borough of the RHRAB's decision shall be made to the Court of Common Pleas.

SECTION 806 [4]
RENTAL HOUSING PERMIT SUSPENSION FOR NUISANCE AND CRIMINAL VIOLATIONS

806.1 Conditions for suspension and assignment of points for nuisance and criminal violations. The rental housing permit for any property within the Borough shall be suspended whenever 10 or more points for offenses have accumulated individually or collectively at the property within a 1-year period and the property owner has received required notice. The 1-year (12-month) period is a rolling year, and shall be counted as the 12-month period that immediately precedes the date of the most recent offense.

806.2 Assignment of points. Points for offenses shall be assigned as follows:

1. 1 point shall be assigned for each offense of the following ordinances as set forth in Section 806.11, property maintenance, refuse, sidewalk obstruction, grass and weeds, and dogs. These points shall accumulate against a property at the time of issuance of a violation notice or citation.

2. 2 points shall be assigned for each offense of the following ordinances or statutes as set forth in Section 806.11: disorderly conduct, alcohol possession or consumption by a minor, drugs, simple assault, harassment, open lewdness, indecent exposure, and fire prevention code offenses. Points for fire code offenses listed in Chapter 7 or 9 shall accumulate against a property at the time of issuance of a violation notice or citation. Points for the other offenses shall accumulate against a property at the time of adjudication, unless the defendant is acquitted, found not guilty, or the case is withdrawn. Points shall also accumulate if, after being charged, a defendant ignores a citation or criminal complaint and a warrant is issued for the defendant's arrest.

3. 3 points shall be assigned for each offense of the following statutes as set forth in Section 806.11: furnishing alcohol to a minor, aggravated assault, rape, statutory sexual assault, involuntary deviate sexual intercourse, sexual assault, aggravated indecent assault, and possession with intent to deliver controlled substances or look-alike substances. Points for these offenses shall count against a property at the time of adjudication unless the defendant is acquitted, found not guilty or the case is withdrawn. The points shall also accumulate if after being charged, the defendant ignores the citation or criminal complaint and a warrant is issued for the defendant's arrest.

806.2.1 Multiple violations. Upon discovery of multiple violations at a property, the maximum number of points that can accumulate in a 24-hour period is 3.

806.2.2 Self reported complaints. Self reported complaints filed by the property owner, property manager, person-in-charge, or a tenant of the premises that result in a prosecution that would otherwise cause points to be assigned to the property shall not count towards suspension provided the Borough has not already discovered the violation.

806.3 Notices required. Within any 1-year (12-month) period, written notices shall be issued as required below.

1. Prior to suspension of a rental housing permit, the Borough shall provide the owner of the subject rental property with a written notice entitled "Problem Property Notice" whenever offenses totaling 5 or more points accumulate at the rental property within any 1-year period. The Problem Property Notice shall list the offenses and state that should 10 or more points accumulate at the rental property, the property shall be deemed a "Nuisance Property" and the rental housing permit shall be suspended. The offenses subject to points are listed in Section 806.11 and the corresponding points are listed in Section 806.2.

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2. The Problem Property Notice shall inform landowners that a written correction plan is required to be submitted to the Borough within 30 calendar days after receipt of the Problem Property Notice. The written correction plan shall indicate the ways the landowner intends to take control of the property so that it does not become a Nuisance Property.

3. The Problem Property Notice shall inform landowners that they may request an informal meeting with the appropriate Borough Official, as designated in the notice, to discuss the violations and corrective actions intended to prevent the problem property from becoming a Nuisance Property. Owners requesting a meeting may appoint someone to represent them so long as their representative is authorized to act on their behalf, including but not limited to entering into agreements.

4. Whenever 10 or more points accrue at a rental property, a permit suspension notice shall be sent to the property owner advising that the rental property is now designated a Nuisance Property and the rental permit is suspended.

806.4 Suspension procedures.

806.4.1 Notification. The Borough shall notify the property owner of a suspension by written notice sent certified mail or delivered in person. The notice shall advise the property owner of the property address, the effective dates of the suspension, the reason for the suspension, the effect of the suspension on the property, penalties that can be imposed for violation of the suspension, and appeal rights and procedures.

806.4.2 Term of suspension and effective date. The effective date of a suspension shall commence on the first day following expiration of the lease or leases in force provided such lease or leases are not for more than a 1-year period. When there is no lease in force or when the lease or leases are for periods greater than one year, suspension shall commence upon the first day following the annual permit renewal date. The initial length of a suspension shall be for 6 months. The term of any subsequent suspension occurring within 5 years following the effective date of the first suspension shall be 12 months.

806.4.3 Effect of additional points. During the time a rental housing permit is suspended, should any additional points accumulate against the property, the permit suspension shall be extended by 6 months.

806.5 Effect of suspension. While under suspension,-the residential unit subject to suspension shall be secured and vacated.

806.6 Defense. When tenants are culpable for violations resulting in a suspension notice, the property owner may request a stay of suspension proceedings by providing written evidence of the initiation of eviction proceedings against culpable tenants. If tenants are evicted, the property owner may request termination of the suspension proceedings. If suspension has been stayed, but the tenants are not evicted, suspension proceedings can be reinstated by the Borough.

806.7 Appeal procedure for suspension. Any affected landowner may appeal a suspension notice by first filing an appeal to the Borough Manager. All appeals must be filed in writing within 15 calendar days of receipt of the suspension notice. The Borough Manager shall hold an administrative inquiry within 30 calendar days of receiving the landowner's appeal, and shall notify the landowner of the date, time, and location of the administrative inquiry. Following the conclusion of the inquiry, the Borough Manager is empowered to take any of the following actions:

1. Sustain the suspension.

2. Overturn the suspension upon a finding that proper procedure was not followed or that the available evidence does not support suspension.

3. Stay or terminate the suspension pursuant to Section 806.6, Defense for Eviction Proceedings.

4. Enter into a consent agreement with the landowner and stay the effective dates of the suspension pursuant to Section 806.8. Consent Agreement.

806.8 Consent agreement and stay of suspension. The Borough Manager is empowered during the course of an administrative inquiry on suspension of a rental housing permit to enter into a consent agreement with the landowner. The consent agreement may set forth steps and conditions designed to bring the property into compliance with Borough Ordinances and to maintain the property in a proper manner so that it ceases to be a Nuisance

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Property. In conjunction with the consent agreement, the Borough Manager may stay the effective date of the suspension to afford the landowner an opportunity to complete the steps as set forth in the agreement and to comply with any further conditions outlined in the agreement. If during the stay, a violation of the consent agreement occurs or additional points accrue, the stay shall be immediately lifted and the suspension reinstated.

806.9 Appeal to the Rental Housing Revocation Appeals Board (RHRAB). An affected property owner may appeal any adverse decisions or determinations made by the Borough Manager to the RHRAB. The appeal shall be filed, in writing, within 15 calendar days of receipt of the Borough Manager's decision. The RHRAB shall notify the appellant of the date, time, and location of the hearing, which shall be held within 30 calendar days of receipt of the request for hearing. The RHRAB is empowered to void, suspend or sustain the Borough Manager's decision. A fee for an appeal will be set by resolution of Borough Council from time to time.

806.10 Appeal to the court of common pleas. Appeals by the property owner or Borough of the RHRAB's decision shall be made to the Court of Common Pleas.

806.11 Offenses. For purposes of this ordinance, offenses are those as set forth in the following ordinances or statutes:

806.11.1 Refuse. Refers to Garbage, Refuse, and *municipal solid waste* regulations enforced by the Health Department pursuant to Chapter VIII, State College Borough's Codification of Ordinances, Part A, Section 101, et seq. as amended.

806.11.2 Property maintenance (interior and exterior). Refers to regulations for the maintenance of residential property as generally enforced by the Centre Region Code Administration, pursuant to this code with the exception of Chapter 9 (Fire Code) as adopted by Chapter IV, State College Borough's Codification of Ordinances.

806.11.3 Sidewalk obstruction. Refers to regulations for clearing snow, ice, and other obstructions from sidewalks pursuant to Chapter XVI, State College Borough's Codification of Ordinances, Part G, Section 701, et seq, as amended.

806.11.4 Noise. Refers to the enforcement of the Noise Control Ordinance, Chapter V, State College Borough's Codification of Ordinances, Part A, Section 101, et seq, as amended.

806.11.5 Vegetation. Refers to enforcement of grass and weeds pursuant to Chapter IX, State College Borough's Codification of Ordinances, Part C, Section 301, et seq, as amended.

806.11.6 Disorderly conduct. Refers to enforcement by Law Enforcement of Section 5503, Crimes Code, Act of Dec. 6, 1972, P.L. 1482, No. 334.

806.11.7 Drugs and possession with intent to deliver. Refers to enforcement by Law Enforcement of *The Controlled Substance, Drug, Device and Cosmetic Act*, of April 14, 1972, P.L. 233, No. 64, as amended.

806.11.8 Alcohol. Refers to possession or consumption by a minor pursuant to Section 6308, Crimes Code, Act of Dec. 6, 1972, P.L. 1482, No. 334, or furnishing to a minor, Section 493, Liquor Laws, Act of April 12, 1951, P.L. No. 90, as amended.

806.11.9 Dogs. Refers to enforcement of dog offenses pursuant to Chapter II, State College Borough's Codification of Ordinances, Part A, Dogs, Section 101, et seq, as amended.

806.11.10 Fire Code. Refers to regulations for the prevention of fires at rental properties as adopted in Chapter 9 (Fire Code) of this code as adopted by Chapter IV, State College's Borough's Codification of Ordinances.

806.11.11 Simple Assault. Refers to enforcement by the Law Enforcement of Section 2701, Crimes Code, Act 172(1).

806.11.12 Aggravated Assault. Refers to enforcement by Law Enforcement of Section 2702, Crimes Code, Act 132 (3).

806.11.13 Harassment. Refers to enforcement by Law Enforcement of Section 2709, Crimes Code, Act 218(1).

806.11.14 Open Lewdness. Refers to enforcement by Law Enforcement of Section 5901, Crimes Code.

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806.11.15 Sexual Assault. As enumerated in the Crimes Code referring to enforcement by Law Enforcement of Sections: 3121, Rape, Act 226 (1.1); 3122.1, Statutory Sexual Assault; 3123, Involuntary Deviate Sexual Intercourse, Act 226 (1.1); 3124.1, Sexual Assault; 3125, Aggravated Indecent Assault, Act 226 (1.1); 3126, Indecent Assault; 3127, Indecent Exposure.

806.12 Assignment of points for offenses. The assignment of points for offenses, as set forth in Section 806.11. of this ordinance, shall apply towards suspension of the rental housing permit for any 1-family house, duplex, multiple-family dwelling unit, rooming unit, or fraternity, as the case may be, in accordance with the following schedule:

1. 1-Family House or Fraternity House: Points shall be assigned to the property whenever an offense occurs anywhere on the property, including sidewalks within or along the boundary of the property, provided such offense is caused by a tenant or a guest at the property. Points for offenses committed by the property owner shall be assigned to the property.

2. 2-Family (Duplex), Multiple-Family or Rooming Unit: Points for offenses that occur within an individual dwelling or rooming unit shall apply to that unit. Points for offenses committed by a tenant or guest shall apply to the tenant's dwelling or rooming unit. Points for offenses committed by the property owner shall be assigned to the property in general.

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CHAPTER 9
FIRE CODE

SECTION 901
SCOPE

901.1 Scope. These regulations shall adopt the *International Fire Code 2009 edition*, in its entirety as amended herein, and be known as the Fire Code of the Municipality including the adoption of the provisions contained in Appendix J, Emergency Responder Radio Coverage as mandatory provisions. Chapters and sections will be in accordance with the text of the IFC-2009.

901.2 Fire safety program license. The fire safety program license is the same as a fire safety permit, fire permit, operational permit, fire certificate, and fire certificate of occupancy for the purposes of this document.

SECTION 902
AMENDMENTS

902.1 Permit required. [4] Section [F]307.2 is amended to reads as follows:

[F]307.2 Permit required. A permit shall be obtained from the code official in accordance with Section 105.6 prior to any open burning. Application for such approval shall only be presented by and issued to the owner of the land or the owner's representative upon which the fire is to be kindled.

902.2 Permit required. [4] Section [F]307.2.2 is added to reads as follows:

[F]307.2.2 Construction waste. Burning of Municipal or construction waste is strictly prohibited. All Municipal or construction waste shall be properly disposed in accordance with local or state regulations.

902.3 Permit required. Section [F]315.3.1 is amended to reads 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 is prohibited.

902.4 Scope. Section [F]401.1 is amended to reads as follows:

[F]401.1 Scope. When required by the *Fire Code Official*, the reporting of emergencies, coordination with emergency response forces, emergency plans and procedures for managing or responding to emergencies shall comply with the provisions of this Chapter.

902.5 Emergency services directional signage. Section [F]511 is added to reads as follows:

SECTION 511
EMERGENCY SERVICES DIRECTIONAL SIGNAGE

902.6 General. Section [F]511.1 is added to reads as follows:

[F]511.1 General. The requirements of this section pertain to all building complexes of two or more buildings were the complex is served by a private network of streets, alleys, lanes, roads, *cartways*, and or drives.

902.7 Requirement. Section [F]511.2 is added to reads as follows:

[F]511.2 Requirement. When the cartway reaches an intersection with two or more options for continuation of the travel path, a sign conforming to the requirements of Sections 511.3 through 511.8 shall be installed so that it is clearly visible and can be read by all traffic entering the intersection.

902.8 Weather resistance. Section [F]511.3 is added to reads as follows:

[F]511.3 Weather resistance. Signs shall be weather resistant and be maintained until replaced by permanent signs.

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902.9 Dimensions. Section [F]511.4 is added to reads as follows:

[F]511.4 Dimensions. The minimum dimension of the sign shall be based on the information required in Section 511.7 with a minimum of a 4 inch (101.6 mm) clear border on all sides.

902.10 Installation. Section [F]511.5 is added to reads as follows:

[F]511.5 Installation. Signs shall be installed and maintained in accordance with the design requirements of the *International Building Code*. The sign shall be installed such that the bottom of the sign is a between 48 inches (1219 mm) and 54 inches (1372 mm) above the grade.

902.11 Color. Section [F]511.6 is added to reads as follows:

[F]511.6 Color. Signs shall be constructed in such a way that the background color is white with all lettering and directional arrows being a reflective red material.

902.12 Required information. Section [F]511.7 is added to reads as follows:

511.7 Required information. Signs shall include all building numbers or names or ranges of building numbers, accessible from that cartway, and directional arrows directing emergency responders to that building from this location following the most efficient path of travel. All address numbers shall be Arabic numbers or alphabetical letters. All numbers and letters shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). All directional arrows shall be a minimum of 12 inches (305 mm) in overall length with a minimum of a 4 inch (101.6 mm) long by 2 inch (50.8 mm) wide head and minimum stroke with of 0.5 inches (12.7 mm).

902.13 Excluded content. Section [F]511.8 is added to reads as follows:

[F]511.8 Excluded content. Any information not required by Section 511.7 is specifically excluded from this sign.

902.14 Labeling required. Section [F]509.1.1 is added to reads as follows:

[F]509.1.1 Labeling required. Doors into all locked rooms that contain building utilities shall be identified with a plainly visible and legible sign. These letters and numbers shall contrast with their background. Printing shall be Arabic numerals or alphabet letters. Letters and numbers shall be a minimum of 2 inches (51 mm) high with a minimum stroke width of 0.25 inch (6.3 mm). This includes, but not limited to electrical, utility, sprinkler, fire alarm and mechanical rooms.

902.15 Implementation. Section [F]J101.3 is added to reads as follows:

[F]J101.3 Implementation. Structures whose initial fire safety program license issuance date was after to August 1, 2010 shall comply with the provisions of Appendix J prior to the issuance of the fire safety program license. Structures whose initial fire safety program license issuance date was prior to August 1, 2010, shall comply with the requirements of Appendix J prior to August 1, 2015.

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CHAPTER 10
WELLS AND BOREHOLES

SECTION 1001
GENERAL

1001.1 General. The purpose of this Chapter is to protect the quality of the ground-water resources of the Spring Creek Watershed. Within the Watershed, ground water supplies 99% of the public and private water use. Improper construction of wells and boreholes can provide short-circuit flow pathways for surface and subsurface contaminants to impact ground-water quality. This Chapter sets forth standards for the construction of wells and boreholes that are not otherwise regulated.

1001.2 Scope. The scope of this Chapter applies to the construction, modification, alteration, termination, and abandonment of all wells and boreholes that penetrate more than 20 feet (6096 mm) below grade, including but not limited to domestic water supply wells, geothermal heat system wells and/or boreholes, geotechnical borings, test borings, agricultural wells, irrigation wells, commercial wells, industrial wells, etc. The following are exempt from the requirements of this Chapter:

1. Wells and/or boreholes associated with water supply wells for public water systems (defined by the Pennsylvania Department of Environmental Protection as consisting of at least 15 service connections or regularly serving no fewer than 25 individuals daily at least 60 days out of the year).

2. Horizontal geothermal heat exchangers constructed in pits, trenches, ditches, or in horizontal directional borings.

3. Monitoring wells whose construction and operation is overseen by the Pennsylvania Department of Environmental Protection.

4. Borings (such as shot holes, exploratory borings, etc.) at a mining site associated with mining activities whose construction and operation are overseen by the Pennsylvania Department of Environmental Protection.

5. Utility trenches.

6. Foundations, pilings, and other soil and/or bedrock penetrations which are an integral part of building construction.

7. Normal routine maintenance and minor repairs to keep a well or borehole in good working order.

8. Wells that are completed and fully operational as of the effective date of this code.

SECTION 1002
DEFINITIONS

ABANDONED WATER SUPPLY WELL. A water supply well, the regular use of which has been discontinued for a period of one year or more, or which is in such a state of disrepair that continued use for the purpose of obtaining ground water is impracticable, or which has been replaced by a new well or public water supply.

ALTERATION. Any action which necessitates entering a well with drilling tools; treating a well to increase yield, altering the physical structure of depth of the well; blasting; removal or replacement of well casing.

ANNULAR SPACE. The space between two (2) cylindrical objects, one of which surrounds the other, such as the space between a drill hole and a casing pipe.

ANSI. American National Standards Institute.

API. American Petroleum Institute.

APPROVED GROUT. Neat cement, cement plus bentonite, bentonite, bentonite plus silica sand, or low-permeability sealing material as approved for use by the Code Official. Approved grout is to be mixed and applied according to manufacturer's specifications (e.g., water content and viscosity) for use in grouting wells and/or geothermal boreholes.

AQUIFER. A geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs.

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ASTM. American Society for Testing and Materials.

BACK SIPHONAGE. The flowing back of used, contaminated or polluted water from a plumbing fixture or vessel or other sources into a potable water supply pipe due to negative pressure in such pipe.

BENTONITE. A highly plastic, colloidal clay composed largely of the mineral montmorillonite.

BORING/BOREHOLE. A penetration of soil and, or rock that is augered, drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed which is generally cylindrical in shape and whose diameter is generally smaller than its depth of penetration.

BRIDGING MATERIAL. Solids added to a drilling fluid to bridge across the pore throat or fractures of an exposed rock thereby building a filter cake to prevent loss of whole mud or excessive filtrate.

CASING. An impervious durable pipe placed in a well to prevent the walls from caving and to seal off surface drainage or undesirable water, gas or other fluids and prevent their entering the well.

CHIP BENTONITE GROUT. Chip bentonite grout is composed of dry 3/8 inch (9.5 mm) or ½ inch (12.7 mm) sized chips of bentonite.

CLOSED-LOOP GEOTHERMAL SYSTEM. A type of geothermal heating and, or cooling system that utilizes a pressurized heat exchanger consisting of pipe, a circulating pump, and a water-source heat pump in which the heat transfer fluid is not exposed to the atmosphere. The heat transfer fluid is potable or beneficial reuse water and may have approved antifreeze added.

COLIFORM. All of the aerobic and facultative anaerobic, gram negative, non-spore forming, rod-shaped bacteria which are capable of fermenting lactose with gas formation within forty-eight (48) hours at thirty-five (35 °C) degrees Celsius.

COMMUNITY WATER SYSTEM. A water system which serves at least 15 service connections used by year round residents or regularly serves at least 25 year round residents.

CONSTRUCTION OF WELLS. All acts necessary to obtain groundwater, or artificially recharge groundwater. Provided, however, such term does not include an excavation made for the purpose of obtaining or prospecting for oil, natural gas, minerals, or products of mining or quarrying, or for inserting media to repressure oil or natural gas formations or for storing petroleum, natural gas, or other products and services. Construction of wells includes the location and excavation or drilling of the well, but excludes the installation of pumps and pumping equipment.

CONTRACTOR. Any individual, partnership, company, association, corporation, group or entity employed, hired, contracted or otherwise engaged by the Owner to perform defined services for compensation.

CROSS CONNECTION. An arrangement allowing either direct or indirect connection through which backflow, including back siphonage, can occur between the drinking water in a public water system and a system containing a potential source of contamination.

CURING TIME. Minimum time required for particular types of cementing or grouting materials to harden or set up before drilling or other construction operations can be resumed.

DECOMMISSIONING. The act of rendering a well or borehole to a condition where there is no pathway present for surface or subsurface contaminants to travel down to the water table.

DECOMMISSIONED VERTICAL CLOSED LOOP BOREHOLE. A vertical closed loop borehole whose original purpose and use have been permanently discontinued or which is in such a state of disrepair that its original purpose cannot be reasonably achieved.

DEP. Pennsylvania Department of Environmental Protection.

DCNR. Pennsylvania Department of Conservation and Natural Resources.

DIRECT EXCHANGE (DX) GEOTHERMAL SYSTEM. A type of geothermal heating and, or cooling system where the heat pump refrigerant is circulated through metal piping installed in vertical, inclined, or horizontal boreholes. This type of geothermal system must use a cement-based, special grout in the boreholes and must have electronic corrosion protection for the metal piping.

DRILLING MUD. A fluid composed of water and bentonite used in the drilling operation to remove

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cuttings from the hole, to clean and cool the bit, to reduce friction between the drill stem and the sides of the hole, and to plaster the sides of the hole. Such fluids range from relatively clear water to carefully prepared mixtures of special purpose compounds.

FLOWABLE FILL. Flowable fill is a mixture of Portland cement (ASTM C150), potable water, sand, and a fluidizing agent. This mixture is predominately sand. An example mixture of flowable fill contains approximately 85 percent sand, 9 percent water, 4 percent Portland cement, 2 percent finely ground slag, and a fluidizing agent. Flowable fill and other bridging agents do not meet the permeability requirements to protect ground water quality and prevent flow between aquifer zones.

FLOWING WELL. A well that yields water by artesian pressure at the ground surface.

FUSE. To make a plastic pipe joint by heat and pressure in accordance with the pipe manufacturer's specifications.

GEOTHERMAL HEATING AND, OR COOLING SYSTEM. A system that uses a heat pump to extract heat from the earth in heating mode and/or reject heat into the earth in cooling mode. It is also called a geothermal heat pump system, a ground-coupled heat pump system, an earth-source heat pump system, and a GeoExchange system.

GROUND-COUPLED HEAT PUMP. A geothermal heat pump that uses the earth itself as a heat source and heat sink. It is coupled to the ground by means of a closed-loop heat exchanger installed horizontally or vertically underground.

GROUNDWATER. Water within the earth below the water table within the zone of saturation. Groundwater includes both water under water table conditions and confined within deep aquifers.

GROUT. A high-solids fluid mixture of cement or bentonite and potable water of a consistency that can be pumped through a tremie pipe and placed as required. Various additives, such as sand or bentonite may be included in the mixture to meet certain requirements

GROUTING, POSITIVE EMPLACEMENT. A technique of the installation of grouting materials whereby emplacement is achieved by positive pumping pressure through a tremie pipe from the bottom of the zone upward.

HEAT PUMP. A mechanical device used for heating and/or cooling which operates by pumping heat from a cooler to a warmer location.

HYDROLOGIC BALANCE. This term refers to the condition where, in the long term, the rate of local groundwater pumping from an aquifer does not exceed the rate of local groundwater recharge to the aquifer.

IGSHPA. The International Ground Source Heat Pump Association.

INDIVIDUAL WATER SUPPLY. A system including wells, pumps, and piping equipment, which supplies water to a private home.

INSTALLATION OF PUMPS AND PUMPING EQUIPMENT. The procedure employed in the placement and preparation for operation of pumps and pumping equipment, including all construction involved in making entrance to the well and establishing seals but not including repairs to existing installations.

MAJOR ALTERATION OF A WELL AND/OR BOREHOLE. Any alteration of a regulated well or borehole which can increase the potential for rapid vertical flow of water into groundwater or which can otherwise increase the potential to pollute groundwater. Examples of major alterations include, but are not limited to, deepening of an existing well, conversion of a well to another use (such as geothermal heating), etc.

MINOR ALTERATION. Any alteration that is not otherwise defined as a major alteration.

NEAT CEMENT GROUT. A fluid mixture of hydraulic cement and water, with or without admixtures in the following proportions; one bag of cement (94 pounds (42.6 kg)) to not less than 5 gallons (18.9 l) nor more than 7 gallons (26.5 l) of water.

NON-COMMUNITY WATER SYSTEMS. A public water system which is not a community water system.

N.S.F. National Sanitation Foundation.

OPEN-LOOP GEOTHERMAL SYSTEM. A type of geothermal heating and/or cooling system that utilizes a water-supply well and a water pump to

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deliver ground water to a water-source heat pump. The discharge water from the water-source heat pump may be returned to the subsurface through a recharge well or infiltration bed, or may be discharged into a pond, lake, or stream. A spring may also be the source of the ground water supply.

OTHER FILL AND BRIDGING MATERIALS. Under some limited circumstances, borehole completion without grout (below the minimum 20 foot depth of the approved grout surface formation seal), may be necessary. Acceptable fill materials are site specific and may include, but may not be limited to: bentonite chips, cuttings removed from the borehole; clean sand, gravel, or a mixture of sand and gravel; and/or cement and water or concrete mixes.

OTHER GROUT AND FILL PLACEMENT METHODS. Other methods of grout or fill placement shall be accepted if such methods allow verification of completion. Such methods must ensure that the grout or fill placement provides environmental protection and the intended system performance.

OWNER. Any person vested with sole or partial, legal or equitable ownership of the subject property.

PACKER. A mechanical device that is placed in a borehole to prevent the vertical movement of water or grout.

PERMEABILITY. A measure of the relative ease with which a porous medium can transmit a liquid under a potential gradient. It is a property of the medium alone and is independent of the nature of the liquid and of the force field causing movement. It is a property of the medium that is dependent upon the shape and size of the pores.

PERSON. Shall mean any individual, partnership, company, association, corporation or other group or legal entity.

PITLESS ADAPTOR. A device or assembly of parts which will permit water to pass through the wall of the well casing or extension thereof, and which provides access to the well and to the parts of the water system within the well in a manner to prevent entrance of pollution into the well and the water produced.

POLYMER. A substance consisting of molecules characterized by the repetition of one or more types of monomeric units.

POTABLE WATER. Water suitable for human consumption.

PORTLAND CEMENT (NEAT CEMENT) GROUT. A mixture of Portland cement (ASTM C150 Standard Specification for Portland Cement) and not more than 6 gallons (22.7 l) of potable water per bag (1 cubic foot (28.3 l) or 94 pounds (42.6 kg)) of cement shall be used according to the manufacturer's specifications.

PUBLIC WATER SYSTEM. A system which provides water to the public for human consumption which has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year. The term is either a community or non-community system and includes collection, treatment, storage and distribution facilities under the control of the operator of the system and used in connection with the system. The term also includes a system which provides water for bottling or bulk hauling for human consumption.

PUMPABLE BENTONITE GROUT. Pumpable bentonite grout is a high solids mixture of sodium bentonite powder or granules and potable water mixed according to the manufacturer's specifications.

RETURN WELL. A well design and constructed for the return of water to the ground.

SAND-CEMENT GROUT. A mixture of Portland cement - Type I (ASTM C150), sand and water in the proportion of not more than two parts by weight of sand to one part of cement with not more than 6 gallons (22.7 l) of potable water per bag of cement (1 cubic foot (28.3 l) or 94 pounds (42.6 kg)) shall be used according to the manufacturer's specifications.

SEMI-PUBLIC WATER SUPPLY. A water supply which services one or several facilities such as industrial or commercial establishments, parks, camps, hotels, motels, schools, institutions, eating and drinking establishments or a water supply which services two (2) or more dwelling units and is not a public water system as defined by the Pennsylvania Safe Drinking Water Act (35 P.S. 721.1 et. seq.).

STANDING-COLUMN GEOTHERMAL SYSTEM. A type of open-loop geothermal heating and/or cooling system that circulates ground water from a water well through a water-source heat pump and returns the discharge water from the water-source heat pump to the same water well it was pumped from. The water withdrawal and return locations within the water well bore are separated as far as is

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possible. Some standing-column geothermal systems discharge some of the circulating ground water to enhance their heat transfer.

THERMALLY-ENHANCED BENTONITE BASED GROUT. Thermally-enhanced bentonite based grout is a high solids mixture of sodium bentonite, inert additives such as sand or rock dust that enhance thermal conductivity, and potable water mixed according to the manufacturer's specifications. The sand must be clean so as to not introduce contaminants into the grout mixture. The use of special additives to alter permeability, increase thermal conductivity, increase fluidity, control grout loss, and/or control time of set, and the composition of the resultant slurry, must be used in accordance with the manufacturer's specifications.

TREMIE PIPE. A rigid or flexible pipe or a hose that carries the grouting materials to the bottom of the zone being grouted. The tremie pipe is withdrawn as the grout material fills the annular space outside the casing or fills the space between the loop pipes and the borehole wall. The end of the tremie pipe is kept submerged just below the surface of the grout material.

TREMIE PLACEMENT METHOD FOR FILL AND BRIDGING MATERIALS. The tremie pipe shall be lowered to the bottom of the zone being filled, and raised slowly as the fill material is introduced. When using the tremie pipe method to install fills, the bottom of the tremie should be maintained as close as possible to, but not inside of, the emplaced fill.

TREMIE PLACEMENT METHOD FOR GROUT. After water or other drilling fluid has been circulated in the annular space sufficient to clear obstructions, grout shall be placed by pressure pumping through a tremie pipe. The tremie pipe shall be lowered to the bottom of the zone being grouted, and raised slowly as the material is introduced.

VERTICAL CLOSED-LOOP BOREHOLE. A borehole which is constructed to receive heat-exchanger loop pipes and grout material. Fill material may be used below a minimum depth of 20 feet below grade as the subsurface conditions warrant.

WATER-SOURCE HEAT PUMP. A heat pump that uses a water-to refrigerant heat exchanger to extract heat from the heat source.

WATER SUPPLY WELL. Any well that is constructed to remove or return water to the ground.

WATER TABLE. That surface in an unconfined groundwater body at which the pressure is atmospheric. It is defined by the levels at which water stands in wells that penetrate the water body just far enough to hold standing water.

WELL. Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is for the location, acquisition, monitoring, or artificial recharge of groundwater. This includes but is not limited to test wells, test borings, and monitoring wells, in addition to wells to be utilized as individual or semi-public water supplies.

WELL DRILLER. An individual or company that is permitted or licensed by the State of Pennsylvania to drill wells in Pennsylvania.

WELL SCREEN. A filtering device that allows ground water from unconsolidated and semiconsolidated aquifers to enter the well while at the same time keeping the majority of sand and gravel out of the well and out of the pump. A screen also supports the aquifer material and prevents the borehole from collapsing.

WELL SEAL. An approved device or method used to protect a well casing or water system from the entrance of any external pollutant at the point of entrance into the casing of a pipe, electric conduit or water level measuring device.

ZONE OF SATURATION. The zone below the water table in which all interstices are filled with ground water.

SECTION 1003
PERMITS

1003.1 Permit required. No person, firm, or corporation shall make a penetration of soil and, or rock that is augered, drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed that is regulated by this code until a drilling permit has been issued by the code official.

1003.2 Permit application. Applications for permits shall be made to the Centre Region Code Administration Office on forms furnished by said office.

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1003.3 Fees. The drilling permit fee shall be established by resolution of the Municipality.

1003.3.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

1003.4 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of this code, the *building official* shall reject such application in writing, stating the reasons therefore. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefore as soon as practicable.

1003.5 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

1003.6 Validity of permit. The issuance or granting of a drilling permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Drilling *permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a drilling permit based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

1003.7 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

1003.8 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

1003.9 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

1003.10 Time. The building code official shall grant or deny a permit application, in whole or in part, within 15 business days of the filing date for permits associated with 1 and 2 family dwelling and within 30 business days of the filing date for permits associated with other systems. Reasons for denial shall be in writing and given to the applicant. The building code official and the permit applicant may agree to extend the deadline by a specific number of days.

1003.11 Stamp. The building code official shall stamp or place a notation on each page of the set of reviewed construction documents that the documents were reviewed and approved for compliance with this code before the permit is issued. The building code official shall clearly mark any required non-design changes on the construction documents. The building code official shall return a set of the construction documents with this notation and any required changed to the applicant. The permit holder shall keep a copy of the construction documents at the work site open to inspection by the building code official.

SECTION 1004
SUBMITTAL DOCUMENTS

1004.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, and other data shall be submitted in two or more sets with each drilling *permit* application. The *construction documents* shall be prepared by a *registered design professional* where construction is not associated with a 1 and 2 family dwelling. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

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1004.2 Construction documents. Construction documents shall be in accordance with Sections 1004.2.1 through 1004.2.2.

1004.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

1004.2.2 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new well construction, proposed buildings, existing and proposed on-lot sewage treatment systems, and existing structures on the site, distances from *lot lines*, as applicable, flood hazard areas, floodways, and *design flood* elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition or abandonment, the site plan shall show construction to be demolished or abandoned and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for *permit* is for *alteration* or repair or when otherwise warranted.

1004.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

1004.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

SECTION 1005
WATER SUPPLY WELL AND BOREHOLE LOCATION

1005.1 Minimum water supply well depth. The source of supply for a water supply well shall be from a water bearing formation drawn not less than 20 feet (6096 mm) from the ground surface. Wells shall be located at a point free from flooding and may not be located within a FEMA FIRM floodplain unless conforming to the requirements of Section 1005.1.1; and shall be at a higher elevation and at the minimum setback distances to existing or potential sources of pollution set forth in Section 1005.2.

1005.1.1 Water supply well construction in a floodplain. If a well is proposed to be located within a floodplain then the well application must include a letter from a Registered Professional Engineer in the Commonwealth of Pennsylvania documenting why the necessity of placement of the well within the floodplain, the documented height of the 100- year flood level, and what mitigation measures, including but not limited to, the extension of the casing above the elevation of the 100-year flood elevation, are to be used to mitigate the contamination hazard.

1005.2 Minimum set back distance. Wells and boreholes regulated by this code shall be located using the minimum setback distances to existing or potential sources of pollution listed in Table 1005.2. For closed loop geothermal wells and boreholes which due to infeasibility cannot conform to the requirements of Table 1005.2 an appeal to the Code Official can be made detailing the infeasibility, and the proposed location. Upon review, the code official may reduce the required set back distances with written approval of the Municipality.

SECTION 1006
WATER SUPPLY WELL CONSTRUCTION REQUIREMENTS

1006.1 Casing. All wells supplying individual or semi-public potable water supplies and all wells supplying open loop geothermal heating and/or cooling systems and all wells for the return and recharge of geothermal heating and cooling system discharge water shall be equipped with watertight and durable casing constructed of listed material and minimum wall thickness:

1. Wrought iron - 0.1875 inches (4.76 mm)

2. Steel - 0.1875 inches (4.76 mm)

3. Polyvinyl chloride (PVC) plastic 0.175 inches (4.445 mm)

1006.1.1 Joining. The sections of casing shall be joined together by threaded couplings, or full circumferential welding for ferrous materials, and threaded couplings or solvent welding in accordance with ANSI/NSF Standard 14 for PVC. Other nonferrous casing joining must meet AWWA Standard A100.

1006.1.2 Minimum depth. The casing shall be carried to a minimum depth of 20 feet (6096 mm) and grouted in place.

1006.1.3 Grouting. Casing and grouting must be compatible. Pressure grouting is required for all wells by running tremie pipe to bottom of the annular space outside the casing.

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Table 1005.2.
Minimum Well and Borehole Setback Distances

Setback From	**Potable Water Supply Well (feet [meters])**	**Borehole and Geothermal Supply and Geothermal Return Well (feet [meters])**
Lakes, ponds, streams or other surface waters	25 [7.62]	25 [7.62]
Storm drains, retention basins, stabilization ponds or stormwater management facilities	10 [3.05]	10 [3.05]
Preparation area or storage area of hazardous spray materials, fertilizers of chemicals, salt piles	100 [30.48]	100 [30.48]
Gravity sewer lines and drains carrying domestic sewage or industrial waste	50 [15.24]	10 [3.05] or according to easment
Existing water and forced sewer buried utilities and/or utility trenches	Outside existing easement or, if no easement exists, no less than 15 feet [4,572 mm] from the utility or trench centerline.	
Septic tanks, aerobic tanks or holding tanks	50 [15.24]	25 [7.62]
Subsurface sewage disposal systems, elevated sand mounds, other sewage disposal fields	100 [30.48]	25 [7.62]
Sewage seepage pits, cesspools	100 [30.48]	25 [7.62]
Farm silos, barnyards, privies and fuel tanks	100 [30.48]	25 [7.62]
Rainwater pits, ditches	25 [7.62]	10 [3.05]
Spray irrigation sites, sewage sludge and septage disposal sites	100 [30.48]	25 [7.62]
Dedicated public right-of-way	20 [6.10]	10 [3.05]
Building foundations (except for buildings enclosing water wells and/or water well pumps and any other source of pollution as approved)	30 [9.14]	10 [3.05]

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1006.1.4 Minimum borehole diameter. The borehole should be 3 inches (76.2 mm) larger in diameter than the outside diameter of casing to allow for a minimum of 1-1/2 inches (38.1 mm) of annular space for grout placement.

1006.1.5 Minimum extension above grade. Casing shall extend at least 12 inches (304.8 mm) above ground surface. The casing may be terminated at grade or just below grade if fitted with a waterproof and airtight cap and is located within a box-type enclosure with an access lid such as a small meter vault.

Exception: Airtight and watertight sealed open loop return wells can be direct buried.

1006.1.6 Ferrous casing. Ferrous Casing shall be new pipe meeting ASTM or API specifications for water supply well construction. It shall be equipped with a drive shoe or other effective casing seal and have full circumference welds or threaded pipe joints.

1006.1.7 Non-ferrous casing. Non-Ferrous Casing shall meet appropriate ANSI, ASTM or NSF standards for water well casing applications. It shall not be driven.

1006.2 Grouting. An annular space shall be provided between the well casing and the earth formation. The annular space shall be completely filled with approved grout materials in one continuous operation under pressure from a minimum depth of 20 feet (6096 mm) below grade to the natural ground surface within 24 hours of completion of drilling. No activity in and around the well shall occur within 24 hours after grouting of the casing with neat cement or cement with bentonite and using a curing accelerant, or within 1/2 hour if using bentonite.

In the event that grouting is done following completion of all drilling operations, all obstructions must be completely cleared prior to placement of grout material.

1006.2.1 Pitless adaptor. During the installation of a pitless adaptor, grout material may be removed from the exterior of the casing in order to provide a watertight seal between the casing and this adaptor. For the installation of a pitless adaptor, a ditch at least 3 feet (914.4 mm) deep is required along with conduits, stone, dust or sand. A sanitary well cap shall be incorporated for protection from leakage and identification of the well respectively.

1006.2.2 Geothermal. Geothermal heating and/or cooling system vertical heat exchange boreholes containing loop pipes may be filled with approved grout or bridging or fill materials from their total depth up to a minimum depth of 20 feet (6096 mm) below grade. These vertical heat exchange boreholes must be filled with only approved grout from a minimum depth of 20 feet (6096 mm) below grade up to the ground surface. If the annular space around the loop pipes from a minimum depth of 20 feet (6096 mm) below grade up to the ground surface is free from standing water, the approved grout may be emplaced without pressure pumping through a tremie pipe.

1006.3 Packer. Packers when used shall be of material that will not impart adverse taste, odor, toxic substances or bacterial contamination to the well water.

1006.4 Pitless installations. Pitless installations are those where the casing terminates above the ground surface or below grade as specified in Section 1006.1. Where used, they shall be effectively sealed. All buried suction lines shall be encased. The access casing shall be protected against corrosion and shall extend at least 12 inches (304.87 mm) above the natural ground surface and to a depth of at least 20 feet (6096 mm) below the ground surface. Pitless adaptors cannot be installed through a ferrous casing by cutting the hole with a torch or flame, but must be installed by using a hole saw or drill to make the hole through the ferrous casing.

1006.5 Well screens. Well screens shall provide maximum amount of open area while still maintaining structural strength. They shall have the size of openings based on a sieve analysis to preclude entry by sand, silt, and other undesirable elements.

1006.6 Well cap. All installations shall install a secure, screened, varmint free well cap on all wells to prevent any surface pollutants from entering the well or any vandalism to the well or aquifer. In the event of a flowing well, the well cap must stop overflow from the well. Casing terminated at grade or just below grade, shall have a waterproof and airtight well cap installed.

1006.7 Venting. Where venting is required, an overlapping cover or pipe with an opening facing downward shall be required. In no case shall openings be less than 12 inches (304.8 mm) above the ground.

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1. College Township; 2. Ferguson Township; 3. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

1006.8 Monitoring wells. Monitoring wells shall be designed and installed such as to minimize potential contamination of the aquifer and to maximize the information obtained from each such well.

1006.9 Heat pumps. Heat pump (geothermal) installations shall be designed and constructed to provide an effective watertight seal with the well casing or water storage reservoir and to prevent contamination from reaching the water chamber or interior pump surfaces. In closed loop systems, boreholes must be grouted from a minimum depth of 20 feet (6096 mm) below grade to the ground surface with an approved grout. Open loop systems must conform to same requirements as water wells.

1006.10 Power pump installations. The pump base installed directly over a well casing or pipe sleeve shall be designed to provide a watertight seal. It shall be located in a flood-free area. The pump and related equipment shall permit convenient access, removal, maintenance and repair. The suction opening shall be placed at least 2 feet (609.6 mm) below the maximum drawdown of the water in the well. The suction opening shall also be located at a sufficient distance from the bottom of the well so as to prevent agitation of accumulated sediment.

1006.11 Abandoned water supplies. Existing wells that are to be abandoned shall be mitigated in accordance with Sections 1006.11.1 through 1006.11.3.

1006.11.1 Drilled wells. Drilled wells shall be filled and sealed by approved grout.

1006.11.2 Hand dug wells. Hand dug wells shall be filled with stone to within 4 feet (1219 mm) of the top of the well, then filled with compacted earth to ground level.

1006.11.3 Dry wells. Dry wells being abandoned must be filled with stone and the top 20 feet (6096 mm) filled with approved grout; however, the top 2 feet (609.6 mm) may be covered with topsoil.

1006.12 Disinfection. Following completion of construction, the well shall be pumped continuously until the water discharge is clear. It shall be filled with water containing concentration of not less than 100 parts per million of free chlorine. A portion of this solution shall be recirculated directly to the well in order to insure proper agitation. The water shall not be used for a period of 24 hours. Other combinations of water and chlorine concentration and time interval may be used if demonstrated equally effective to the building code official. Disposal of the purged water shall be at a point so as to minimize adverse effects to aquatic life and in no way directed into any subsurface sewage disposal system.

1 ounce (29.57 ml) of dry calcium hypochlorite dissolved in 52.5 gallons (198.7 l) of water makes the proper strength disinfectant solution. Household bleach may be used for disinfection as given in Table 1006.12(1):

1006.13 Cross-connections. All check valves and backflow protection shall be properly installed. Backflow protectors must be incorporated into the system and be used as needed for each outside water hose connectors. At a minimum two check valves shall be incorporated into each water system that derives water from a well.

Exception: Where not practical, a cross-connection prevention assembly shall be provided. For semi-public water supplies, the cross-connection prevention assembly device is shall be installed at any fixed potable water outlet to which a hose may be connected.

1006.14 Testing. The assembled loop system shall be pressure tested with water at 100 psi (690 kPa) for 30 minutes with no observed leaks before connection (header) trenches are backfilled. Flow rates and pressure drops shall be compared to calculated values. If actual flow rate or pressure drop figures differ from calculated values by more than 10 percent, the problem shall be identified and corrected.

1006.15 Completion report. Upon completion of the well or borehole, submit 2 copies of DCNR's water well completion report form 8700-FM-TG-5001S, as may be amended, to the code official and 1 copy of this form to the owner. If a geothermal well is constructed, a report shall be filed with the Centre Region Code Administration by the driller indicating the well was constructed in accordance with this Code.

Table 1006.12(1)
Volume of Chlorine Bleach for Shock Chlorination of Wells and Springs

Water Depth	**Well Diameter**					
	6 in (152.4 mm)	**8 in (203.2 mm)**	**10 in (254 mm)**	**24 in (609.6 mm)**	**32 (812.8 mm)**	**36 in (914.4 mm)**
10 ft (3.05 m)	1 c (236.6 ml)	1 c (236.6 ml)	2 c (473.2 ml)	12 c (2839 ml)	16 c (3785 ml)	24 c (5678 ml)
20 ft (6.10 m)	1 c (236.6 ml)	2 c (473.2 ml)	4 c (946.4 ml)	20 c (4732 ml)	32 c (7571 ml)	40 c (9464 ml)
30 ft (9.14 m)	2 c (473.2 ml)	4 c (946.4 ml)	6 c (1420 ml)			
40 ft (12.19 m)	2 c (473.2 ml)	4 c (946.4 ml)	8 c (1893 ml)			
60 ft (18.29 m)	4 c (946.4 ml)	6 c (1420 ml)	12 c (2839 ml)			
80 ft (24.38 m)	4 c (946.4 ml)	8 c (1893 ml)	14 c (3312 ml)			
100 ft (30.48 m)	6 c (1420 ml)	10 c (2366 ml)	16 c (3785 ml)			
150 ft (45.72 m)	10 c (2366 ml)	16 c (3785 ml)				

Cup (c) is defined as 8 liquid ounces

Centre Region Council of Governments

68 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

SECTION 1007
BOREHOLE CONSTRUCTION REQUIREMENTS

1007.1 Cased boreholes. If casing is to be left in place permanently, then the boring shall conform to the requirements for water supply wells stated in Section 1006.

1007.2 Non-cased boreholes. If no casing is utilized, then the boring shall be grouted using approved grout for not less than 20 feet (6096 mm) below grade.

1007.3 Temporary casing. If a temporary casing is removed or retracted, this shall be accomplished immediately after grout has been placed or else before the grout has hardened or cured.

1007.4 Construction standard. All materials and construction practices shall conform to the requirements stated in Closed-Loop / Geothermal Heat Pump Systems Design and Installation Standards, such as, but not limited to, standards for pressure testing, heat transfer fluids, etc. All materials and construction practices shall effectively prevent contamination of groundwater.

1007.5 Testing. The assembled loop system shall be pressure tested with water at 100 psi (690 kPa) for 30 minutes with no observed leaks before connection (header) trenches are backfilled. Flow rates and pressure drops shall be compared to calculated values. If actual flow rate or pressure drop figures differ from calculated values by more than 10 percent, the problem shall be identified and corrected.

SECTION 1008
MAJOR ALTERATIONS

1008.1 General. When major alterations are made to wells and boreholes regulated by this code, these alterations shall conform to Sections 1006 and 1007 with the following modifications.

1008.1.1 Existing non-grouted wells and boreholes. If major alterations are made to an existing well or boring which is not grouted with an approved grout, then the following measures may be taken in lieu of the grouting requirements of Sections 1006 and 1007.

1. Remove soil from the uppermost 2 feet (609.6 mm) of the casing to a diameter of no less than 1 foot (304.8 mm) outside the existing casing.
2. Fill the exposed annular space with an approved grout to grade.
3. Place a compacted earth mound around the well casing. The compacted earth mound shall be no less than 6 inches high (152.4 mm) and shall extend no less than 1 foot (304.8 mm) away from the casing in all directions. The purpose of the compacted earth mound is to divert surface water away from the well, so the compacted earth mound shall be non-erodible.

This exception applies only to wells and, or borings that were in existence prior to the effective date of this code.

SECTION 1009
CROSS-CONNECTIONS

1009.1 General. Cross connections between an individual or semi-public water supply and a public water system shall be prohibited.

SECTION 1010
VIOLATIONS

1010.1 General. No well or borehole regulated by this code shall be used until compliance with this code has been obtained.

SECTION 1011
DISCLAIMER

1011.1 General. Approval of this application and issuance of a permit for a well and, or boring on the above described property does not constitute any guarantee or warranty by the Municipality or the Center Region Code Administration regarding quantity or quality of water that may be obtained as a result of any well drilled under this permit. The approved permit solely provides the approval to drill a well and, or boring at the site shown on the application, and does not provide any other guarantees, approval, or warranties.

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Centre Region Council of Governments

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CHAPTER 11
REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ANSI

American National Standards Institute
1819 L Street, NW, 6th Floor
Washington, DC 20036

Standard reference number	Title	Referenced in code section number
14-2008e	Plastics Piping System Components and Related Materials	1006.1.1

ASME

American Society of Mechanical Engineers
Three Park Avenue
New York, NY 10016-5990

Standard reference number	Title	Referenced in code section number
A17.1/CSA B44—2007	Safety Code for Elevators and Escalators	606.1

AWWA

American Water Works Association
6666 Quincy Avenue
Denver, CO 80235

Standard reference number	Title	Referenced in code section number
A100—2006	AWWA Standard for Water Wells	1006.1.1

ASTM

ASTM International
100 Barr Harbor Drive
West Conshohocken, PA 19428-2959

Standard reference number	Title	Referenced in code section number
F1346—91 (2003)	Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs	303.2

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ICC

International Code Council
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

Standard reference number	Title	Referenced in code section number
IBC-09	International Building Code®	102.3, 201.3, 305.1.2, 306.1.1, 307.1.2, 307.1.3, 401.3, 402, 404.5.4, 604.3.1.1, 604.3.2.1, 702.1, 702.3, 702.5, 702.6, 702.7, 703.2.1, 902.28, 902.36
IFC-09	International Fire Code®	102.3, 201.3, 604.3.1.1, 702.1, 702.2, 702.4.1, 704.1, 901.1
IEBC-09	International Existing Building Code®	102.3, 305.1.2, 704.2
IFGC-09	International Fuel Gas Code®	102.3, 201.3, 603.1
IMC-09	International Mechanical Code®	102.3, 603.1, 603.5
IPC-09	International Plumbing Code®	102.3, 201.3, 502.5, 505.1, 602.2
IRC-09	International Residential Code®	102.3, 201.3, 303, 603.1, 702.6.1
IZC-09	International Zoning Code®	102.3, 201.3

IGSHPA

International Ground Source Heat Pump Association
374 Cordell South, Oklahoma State University
Stillwater, OK 74078-8018

Standard reference number	Title	Referenced in code section number
CLGHPS-08	Closed-Loop / Geothermal Heat Pump Systems, Design and Installation Manual	1007.4

NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
10—07	Standard for Portable Fire Extinguishers	704.6.1
25—08	Inspection, Testing and Maintenance of Water-based Fire Protection Systems	704.1.1
70—08	National Electrical Code	102.3, 201.3, 604.2, 704.3.1
80—07	Fire Doors and Other Opening Protectives	714.1.3, 714.2
105—07	Installation of Smoke Door Assemblies and Other Opening Protectives	714.1.2
701—04	Standard Methods of Fire Tests for Flame Propagation of Textiles and Films	705.1

SCZC

Borough of State College
243 South Allen Street
State College, PA 16801

Standard reference number	Title	Referenced in code section number
SCZC	State College Zoning Code	803.2, 805.4, 805.8

UL

Underwriters Laboratory Inc.
333 Pfingsten Road
Northbrook, IL 60062

Standard reference number	Title	Referenced in code section number
ANSI/UL-2034	Standard for Carbon Monoxide Alarms	608.2

Centre Region Council of Governments

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UCC

Pennsylvania Department of Labor and Industry
651 Boas Street, Room 1613
Harrisburg, PA 17121-0750

Standard reference number	Title	Referenced in code section number
PA-UCC	Uniform Construction Code of Pennsylvania	102.3, 105, 404.5.4

Centre Region Council of Governments

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Centre Region Council of Governments

74 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.
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APPENDIX A
BOARDING STANDARD

A101
GENERAL

A101.1 General. All windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102
MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 1/2-inch (12.7 mm) thick wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51mmby 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103
INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at not more than 24 inches (610 mm) on center. Blocking shall also be secured at not more than 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

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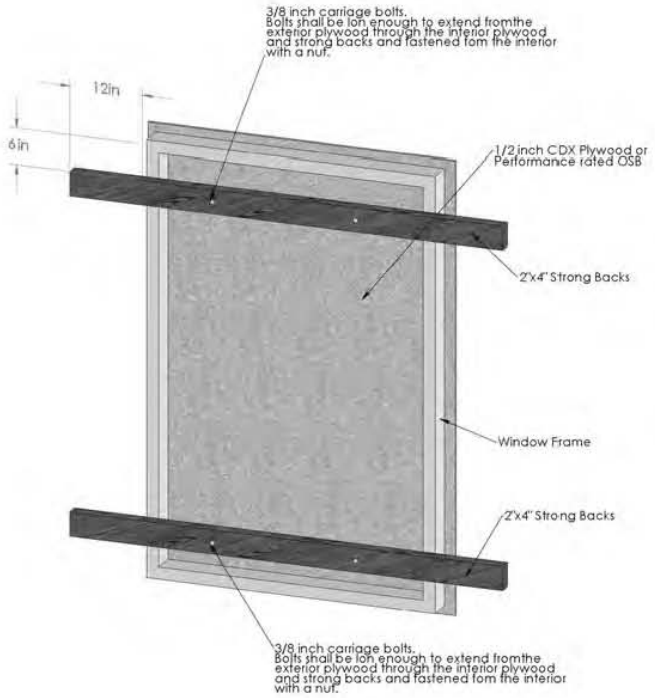

FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW

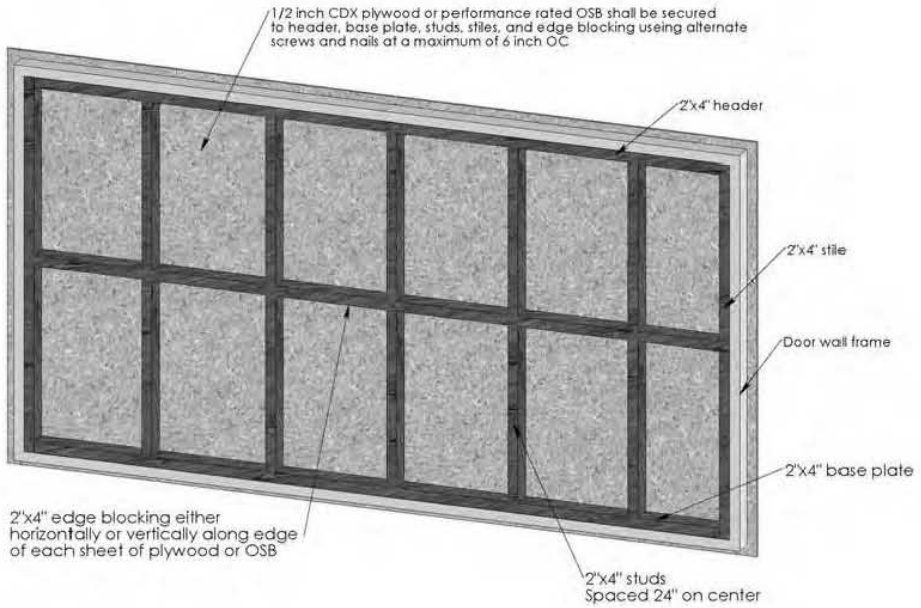

FIGURE A103.1(2)
BOARDING OF DOOR WALL

76 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX B
COLLEGE TOWNSHIP ENABLING ORDINANCE

COLLEGE TOWNSHIP
ORDINANCE O-10-03

PROPERTY MAINTENANCE AND FIRE CODE

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, REPEALING THE 2006 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE AND FIRE CODE AND ADOPTING THE CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010 EDITION, AS AMENDED, TO BE KNOWN AS CHAPTER 152- PROPERTY MAINTENANCE AND FIRE CODE

Section 101. Repeal of Ordinances. The provisions of Ordinance O-08-02 as amended that provide for the adoption of the International Property Maintenance Code /2006 are hereby repealed.

Section 102. Changes. The following articles and sections of College Township Code Chapter 152 as adopted, are amended, deleted, or altered as follows:

(Replace sections of Chapter 152 in their entirety as follows.)

§152-1. Intent and Purpose. It is the intent and purpose of this ordinance to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Municipality. This code is designed to cover every facet of housing and property maintenance in order to insure that persons in or visiting the Municipality are provided with a safe and sanitary environment.

§152-2. Adoption of the Centre Region Building Safety and Property Maintenance Code 2010 edition. It is hereby adopted by the Municipality for the purposes set forth in §152-1 that certain code known as the *Centre Region Building Safety and Property Maintenance Code, 2010* edition, as promulgated by the Centre Region Council of Governments, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the Municipality or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, are set forth in the copy presently on file in the office of the Municipal Manager, and are hereby adopted as fully as if set forth in length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the Municipality, except as modified by this ordinance and any subsequent amendments thereto.

§152-4. Health Officer. Any Health Officer of a participating municipality which has adopted The Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, may enforce the provisions of this Code.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Section 102. Changes. (continued)

(Delete §152-3. Amendments; deletions; alterations. in its entirety and replace with the following.)

§152-3. Amendments; Deletions; Alterations.

(Delete the following section in its entirety.)

702.6.1. Three story one or two family dwelling.

Section 103. Effective Date.

(Change the effective date section of Chapter 152 as follows.)

§152-4. Effective Date. The provisions of this ordinance shall be in full force and effect on June 1, 2010.

ENACTED AND ORDAINED as an ordinance by the Township of College this 15th day of April, 2010.

COLLEGE TOWNSHIP COUNCIL

Chair

ATTEST:

Manager/Secretary

78 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

COLLEGE TOWNSHIP
ORDINANCE O-10-10

PROPERTY MAINTENANCE AND FIRE CODE

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA, AMENDING THE CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010 EDITION, ALSO KNOWN AS COLLEGE TOWNSHIP'S CHAPTER 152 - PROPERTY MAINTENANCE AND FIRE CODE, RELATIVE TO MINIMUM HABITABLE SPACE REQUIREMENTS

Section 101. Intent. It is the intent and purpose of this ordinance to amend the adopted Property Maintenance and Fire Code, which prescribes effective standards and minimum requirements for buildings and premises in the Municipality.

Section 102. Changes. The following sections of College Township Code Chapter 152 as adopted, are amended, deleted, or altered as follow:

> **The title of Table 404.5.1 is now: Table 404.5.1 Minimum Habitable Space (square feet [square meters]) applies to all properties receiving a rental housing permit for the first time after January 1, 1998**
>
> **Table 404.5.2 is deleted**

Section 103. Severability. If any sentence or clause, section or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

Section 104. Effective Date. The provisions of this ordinance shall be in full force and effect five days after enactment.

ENACTED AND ORDAINED as an ordinance by the Township of College this 21st day of October, 2010.

COLLEGE TOWNSHIP COUNCIL

Chair

ATTEST:

Manager/Secretary

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Centre Region Council of Governments

80 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX C
FERGUSON TOWNSHIP ENABLING ORDINANCE

ORDINANCE 932

AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, REPEALING THE 2006 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE AND FIRE CODE AND ADOPTING THE CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010 EDITION, AS AMENDED, TO BE KNOWN AS CHAPTER 5 – BUILDING SAFETY AND PROPERTY MAINTENANCE CODE

Section 101. Repeal of Ordinances:. The provisions of Ordinance 809 enacted on February 18, 2003 as amended that provide for the adoption of the International Property Maintenance Code /2006 and Ordinance 844 enacted on January 3, 2005 as amended that provided for the adoption of the International Fire Code/2003 are hereby repealed.

Section 102. Changes. The following articles and sections of Ferguson Township Code Chapter 5, Part 3 and Part 4 as adopted, are amended, deleted, or altered as follows:

(Replace Part 3 and Part 4 of Chapter 5 in their entirety as follows)

§5-301. Intent and Purpose. It is the intent and purpose of this ordinance to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Municipality. This code is designed to cover every facet of housing and property maintenance in order to insure those persons in or visiting the Municipality are provided with a safe and sanitary environment.

§5-302. Adoption of the Centre Region Building Safety and Property Maintenance Code 2010 edition. It is hereby adopted by the Municipality for the purposes set forth in §5-301 that certain code known as the *Centre Region Building Safety and Property Maintenance Code, 2010* edition, as promulgated by the Centre Region Council of Governments, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the Municipality or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, are set forth in the copy presently on file in the office of the Municipal Manager, and are hereby adopted as fully as if set forth in length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the Municipality, except as modified by this ordinance and any subsequent amendments thereto.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Section 103. Effective Date.

The provisions of this ordinance shall be in full force and effect on June 1, 2010.

ENACTED AND ORDAINED as an ordinance by the Township of Ferguson this 3rd day of May, 2010.

FERGUSON TOWNSHIP
BOARD OF SUPERVISORS

Richard Killian, Chair

ATTEST:

Mark A. Kunkle, Secretary

82 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX D
HALFMOON TOWNSHIP ENABLING ORDINANCE

Centre Region Council of Governments

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Centre Region Council of Governments

84 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX E
HARRIS TOWNSHIP ENABLING ORDINANCE

HARRIS TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. 288

PROPERTY MAINTENANCE AND FIRE CODE

AN ORDINANCE OF THE TOWNSHIP OF HARRIS, CENTRE COUNTY, PENNSYLVANIA, REPEALING CHAPTER 10, ARTICLE IV, INTERNATIONAL PROPERTY MAINTENANCE CODE, AND ADOPTING THE CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010 EDITION, AS AMENDED, TO BE KNOWN AS CHAPTER 10, ARTICLE IV (PROPERTY MAINTENANCE AND FIRE CODE).

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Harris Township, Centre County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1. Intent and. Purpose. It is the intent and purpose of this ordinance to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Township. This code is designed to cover every facet of housing and property maintenance in order to insure that persons in or visiting the Township are provided with a safe and sanitary environment.

SECTION 2. Repeal of Ordinances. The provisions of Ordinance 198, Ordinance 234, Ordinance 251, and Ordinance 256 as amended that provide for the adoption and amendment of the International Property Maintenance Code 2003 are hereby repealed.

SECTION 3. Adoption of the Centre Region Building Safety and Property Maintenance Code, 2010 edition. It is hereby adopted by Harris Township for the purposes set forth in Section 1 that certain code known as the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as promulgated by the Centre Region Council of Governments, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the Township or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, are set forth in the copy presently on file in the Harris Township office, and are hereby adopted as fully as if set forth in length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of Harris Township, except as modified by this ordinance and any subsequent amendments thereto.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

SECTION 4. Deletions. The following sections of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, is deleted in its entirety:

Table 404.5.1 Minimum Habitable Space applies to all properties receiving a rental housing permit for the first time between January 1, 1998 and December 31, 2002

Table 404.5.2 Minimum Habitable Space applies to all properties receiving a rental housing permit for the first time after January 1, 2003

§702.6.1. Three story one or two family dwelling

§ 805 Rental Housing Permit Suspension for Zoning Violations

§ 806 Rental Housing Permit Suspension for Nuisance and Criminal Violations

§ 902.1 Permit Required

§ 902.2 Permit Required

SECTION 5. Amendments, Alterations. The following sections of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, are amended, to read as follows:

101.2 Scope

Exception: Owner-occupied single-family dwellings that do not require a rental housing permit are exempted from all sections of this code except Sections 108, 109, 110, 302.1, 302.2, 302.4 through 302.10 inclusive, 303, 304, 901, 902.4 through 902.15 inclusive, and Chapters 2, 10, and 11 of this code.

Table 404.5. Minimum Habitable Space applies to all properties receiving a rental housing permit

SECTION 6. Additions. The following sections of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, are added, to read as follows:

§404.3 Minimum ceiling heights

Exceptions:

4. Structures constructed prior to 1996

§805 Rental Housing Permit Revocation

 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

When a complaint made by the property owner, his or her property manager, person in charge, or by the tenants of the premises results in prosecution against another at the premises, such violation shall not be counted in revocation of the rental housing permit.

805.3 Revocation Procedures. The code official shall notify the property owner of the revocation by written notice sent by certified mail, delivered in person, or posted on the property. The notice shall advise the property owner of the property address, the effective dates of the revocation, the reason for the revocation, the effect of the revocation on the property, penalties that can be imposed for violation of the revocation and appeal rights and procedures.

The code official shall set forth the effective date of the revocation in such manner so that revocation commences on the first day following expiration of the lease or leases in force provided such lease or leases are not for more than a one-year period. When there is no lease in force or when the lease or leases are for periods greater than one year, revocation shall commence upon the first day following the annual permit renewal date. No housing permit shall be renewed for six months for the first revocation and twelve months for each subsequent revocation beginning on the effective date of the revocation.

805.4 Effect of Revocation. Upon the commencement of revocation, the property shall be secured and no person, firm or corporation shall operate or rent/lease to another for residential occupancy any dwelling unit or rooming unit during such time that the rental housing permit for such unit is revoked.

805.5 Appeal Procedure from Code Official. Appeals of revocation initiated by the code official shall be heard by the Centre Region Building and Housing Code Board of Appeals in accordance with the procedures established for appeals to that Board, as referenced in Section 111, "Means of Appeals. The Board of Appeals is empowered to sustain, withdraw or modify the revocation.

805.6 Offenses. For purposes of this section, offenses are those as set forth in the following ordinances or statutes:

Occupancy. Refers to applicable definitions within Chapter 12, Article XI of the Harris Township Code of Ordinances, as amended.

Refuse. Refers to Municipal Solid Waste regulations enforced by the Ordinance Enforcement Officer pursuant to Chapter 5, Articles IX and X of the Harris Township Code of Ordinances, as amended.

Property Maintenance (Interior and Exterior). Refers to regulations for the maintenance of residential property contained in the Centre Region Building

Safety and Property Maintenance Code, as generally enforced by the Centre Region Code Office.

Sidewalk Obstruction. Refers to regulations for clearing snow, ice and other obstructions from sidewalks pursuant to Chapter 7, Article II of the Harris Township Code of Ordinances, as amended.

Vegetation. Refers to enforcement of grass and weeds pursuant to Chapter V, Article I of the Harris Township Code of Ordinances, as amended.

Disorderly Conduct. Refers to enforcement by the State College Borough Police Department of Section 5503, Crimes Code, Act of Dec. 6, 1972, P.L. 1482, No. 334.

Drugs. Refers to enforcement by police of The Controlled Substance, Drug, Device and Cosmetic Act," of April 14, 1972, P.L. 233, No. 64, as amended.

Alcohol. Refers to possession or consumption by a minor pursuant to Section 6308, Crimes Code, Act of Dec. 6, 1972, P.L. 1482, No. 334, or furnishing to a minor, Section 493, Liquor Laws, Act of April 12, 1951, P.L. No. 90, as amended.

Dogs. Refers to enforcement of dog offenses pursuant to Chapter 6, Article I of the Harris Township Code of Ordinances, and the Pennsylvania State Dog Law.

805.7 Assignment of Offenses. Offenses, as set forth in Section 805.6 of this ordinance, shall apply towards revocation of the rental housing permit for any 1-family house, duplex, multiple-family dwelling unit, rooming unit or fraternity, as the case may be, in accordance with the following:

1-Family House or Fraternity House: Section 805.6 offenses that occur anywhere on the property, including sidewalk obstruction on sidewalks contiguous to the property, shall apply to the house or the fraternity.

2-Family (Duplex), Multiple-Family or Rooming Unit: Section 805.6 offenses that occur within an individual dwelling or rooming unit shall apply to that unit. Offenses committed by a tenant shall apply to the tenant's dwelling or rooming unit. Offenses committed by the property owner shall be assigned to the property in general.

SECTION 7. Effective Date. The effective date of this ordinance shall be November 1, 2010.

88 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

SECTION 8. Severability Clause. Nothing in this ordinance or Chapter or in the Centre Region Building Safety and Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, as cited in Section 2 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 9: In all other respects the Code of Harris Township remains in full force and effect, and is not in any way affected or modified by this amendment.

ENACTED AND ORDAINED this 11th day of October, 2010

HARRIS TOWNSHIP
BOARD OF SUPERVISORS

Nigel Wilson, Chair

Clifford Warner, Vice-Chair

Dennis Hameister, Supervisor

Charles E. Graham, Supervisor

Paul Rittenhouse Sr., Supervisor

ATTEST:

Amy Farkas, Secretary

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

Centre Region Council of Governments

90 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX F
PATTON TOWNSHIP ENABLING ORDINANCE

PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2010-519

PROPERTY MAINTENANCE AND FIRE CODE

AN ORDINANCE OF THE TOWNSHIP OF PATTON, CENTRE COUNTY, PENNSYLVANIA, REPEALING THE 2006 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE AND FIRE CODE AND ADOPTING THE CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010 EDITION, AS AMENDED, TO BE KNOWN AS CHAPTER 127 (PROPERTY MAINTENANCE AND FIRE CODE).

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Patton Township, Centre County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1. Intent and Purpose. It is the intent and purpose of this ordinance to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Municipality. This code is designed to cover every facet of housing and property maintenance in order to insure that persons in or visiting the Municipality are provided with a safe and sanitary environment.

SECTION 2. Repeal of Ordinances. The provisions of Ordinance No. 2007-491 as amended that provide for the adoption of the International Property Maintenance Code /2006 are hereby repealed.

SECTION 3. Adoption of the Centre Region Building Safety and Property Maintenance Code, 2010 edition. It is hereby adopted by Patton Township for the purposes set forth in Section 1 that certain code known as the *Centre Region Building Safety and Property Maintenance Code, 2010 edition*, as promulgated by the Centre Region Council of Governments, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the Municipality or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, are set forth in the copy presently on file in the office of the Patton Township Manager, and are hereby adopted as fully as if set forth in length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of Patton Township, except as modified by this ordinance and any subsequent amendments thereto.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

SECTION 4. Amendments, Deletions, Alterations. The following sections of the Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, is deleted in its entirety:

§702.6.1. Three story one or two family dwelling.

SECTION 5. Health Officer. Any Health Officer of a participating municipality which has adopted The Centre Region Building Safety and Property Maintenance Code, 2010 edition, as amended, may enforce the provisions of this Code.

SECTION 6. Effective Date. The effective date of this ordinance shall be June 1, 2010.

SECTION 7. Severability Clause. Nothing in this ordinance or Chapter or in the *International Property Maintenance Code 2006* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, as cited in Section 2 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 8: In all other respects the Code of Patton Township remains in full force and effect, and is not in any way affected or modified by this amendment.

ENACTED AND ORDAINED as an ordinance by the Township of Patton this the 28th day of April, 2010.

PATTON TOWNSHIP BOARD OF SUPERVISORS

Elliot Abrams

Walter Wu

Bryce D Boyer

Attest:

Kimberly Fragola
Township Secretary

[Seal]

92 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

APPENDIX G

BOROUGH OF STATE COLLEGE ENABLING ORDINANCE

ORDINANCE 1948

AN ORDINANCE OF THE BOROUGH OF STATE COLLEGE PROVIDING FOR THE ADOPTION OF THE *CENTRE REGION BUILDING SAFETY AND PROPERTY MAINTENANCE CODE, 2010* EDITION, FOR THE PURPOSE OF PRESCRIBING MINIMUM EFFECTIVE STANDARDS AND MINIMUM MAINTENANCE REQUIREMENTS FOR ALL EXISTING PREMISES AND STRUCTURES, BOTH RESIDENTIAL AND NON-RESIDENTIAL.

Be it ENACTED AND ORDAINED by the Council of the Borough of State College, and it is hereby Enacted and Ordained by authority of the same, as follows:

SECTION 1. Intent and Purpose. It is the intent and purpose of this ordinance to adopt a modern building safety and property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Borough of State College. This code is designed to cover every facet of housing and property maintenance in order to insure that persons in or visiting the Borough are provided with a safe and sanitary environment.

SECTION 2. Repeal of Ordinances. The provisions of Ordinance 1889 and 1902 as amended and Chapter IV, Part L of the Codification of Ordinances of the Borough of State College that provide for the adoption of the International Property Maintenance Code/2006 are hereby repealed.

SECTION 3. Adoption of the Centre Region Building Safety and Property Maintenance Code/2010. It is hereby adopted by the Borough of State College for the purposes set forth in Section 1 that that certain code known as the *Centre Region Building Safety and Property Maintenance Code, 2010* edition, as promulgated by the Centre Region Council of Governments, State College, PA, except such provisions which may be in conflict with the laws of the Commonwealth of Pennsylvania or the regulations issued by an agency of the Commonwealth by virtue of such laws and which provide a more stringent standard and which are required to be observed by the Borough of State College, or the provisions of other ordinances of this jurisdiction which are in conflict with the provisions of the ordinance, regardless of the strictness of the provisions. The provisions of the *Centre Region Building Safety and Property Maintenance Code, 2010* edition, as supplemented, are set forth in the copy presently on file in the office of the Borough Manager, and are hereby adopted as fully as if set forth in length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the Borough of State College, except as modified by this ordinance and any subsequent amendments thereto.

SECTION 4. Municipal Enforcement Authorization In addition to the code official designated in section 103 of this Code, any Health or Ordinance Enforcement Officer of State College Borough may enforce the provisions of this Code.

SECTION 5. Effective Date. The effective date of this ordinance shall be June 1, 2010.

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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College

SECTION 6. Severability Clause. If any section, subsection or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance or Code.

SECTION 7. Preservation of Rights. Nothing in this ordinance or in the *Centre Region Building Safety and Property Maintenance Code, 2010 edition* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, as cited in Section 2 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

ENACTED AND ORDAINED this 3rd day of May, 2010.

ATTEST:

Sharon K. Ergler
Assistant Borough Secretary

BOROUGH OF STATE COLLEGE

Ronald L. Filippelli
President of Council

EXAMINED AND APPROVED as an Ordinance this 5th day of May, 2010.

Elizabeth A. Goreham
Mayor

94 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. Halfmoon Township; 4. Harris Township; 5. Patton Township; 6. Borough of State College