TOWNSHIP OF INDIANA
ORDINANCE NO. 400

AN ORDINANCE OF THE TOWNSHIP OF INDIANA, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, REPEALING ORDINANCE NO. 321 AND ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS THE PROPERTY MAINTENANCE CODE OF THE TOWNSHIP OF INDIANA

WHEREAS, on June 22, 2004, the Board of Supervisors of the Township of Indiana enacted Ordinance No. 321, which adopted the standards of the 1996 BOCA National Property Maintenance Code, Fifth Edition, 1996, as the Property Maintenance Code of the Township; and

WHEREAS, the Board of Supervisors desires to update the standards and regulations governing the maintenance of property in the Township to further the health, safety and welfare of the residents and property owners of the Township; and

WHEREAS, the International Property Maintenance Code ("IPMC"), as published by the International Code Council, provides regulations concerning the conditions and maintenance of all property, buildings, and structures; the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit the occupation and use; the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; and for the issuance of permits and collection of fees; and

WHEREAS, the Board of Supervisors hereby adopts the 2024 edition of the IPMC, as published by the International Code Council, as the Property Maintenance Code of the Township of Indiana.

NOW THEREFORE, it is hereby ordained and enacted by the Board of Supervisors of the Township of Indiana, Allegheny County, Pennsylvania, as follows:

Section 1.

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Ordinance No. 321 is hereby repealed in its entirety. This repeal shall not be construed to affect any proceeding or suit pending in any court or any rights acquired, or liability incurred or any causes of action acquired or existing, under Ordinance No. 321, the prior Property Maintenance Code of the Township.

Section 2.

Adoption of Property Maintenance Code.

A certain document, three copies of which are on file in the office of the Township Manager of the Township of Indiana, being marked and designated as the "International Property Maintenance Code," 2024 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the Township of Indiana for regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit the occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township Manager are hereby referred to, adopted and made a part hereof, as if fully set out in this Part, with the additions, insertions, deletions and changes, if any, prescribed in Section 3.

Section 3.

Amendments to Property Maintenance Code.

The following sections of the Property Maintenance Code are hereby revised:

A. *Section 101.1.* Insert: Township of Indiana.

B. *Section 103.1*. Insert: Indiana Township Code Enforcement Department.

C. *Section 104.1*, "Fees," is hereby amended to provide:

> *§104.1. Fees.* The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be in such amounts as established, from time to time, by resolution of the Board of Supervisors of the Township of Indiana.

D. *Section 108.4,* "Failure to Comply," is hereby amended to provide:

> *§108.4. 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 five hundred dollars ($500.00) or more than one thousand dollars ($1,000).

E. *Section 302.4*, "Weeds," is hereby amended, in pertinent part, to provide:

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§302.4. Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess "of eight (8) inches."

The remainder of Section 302.4 shall be maintained in its entirety.

F. *Section 304.14*, "Insect Screens," is hereby amended to provide:

§304.14. Insect Screens. During the period from May 1 to October 31, every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, processed or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

G. *Section 602.3*, "Heat supply," is hereby amended, in pertinent part, to provide:

§602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 31 to maintain a minimum temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms.

H. *Section 602.4*, "Occupiable Work Spaces," is hereby amended, in pertinent part, to provide:

§602.4. Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 31 to maintain a minimum temperature of 65° F (18° C) during the period the spaces are occupied.

Section 4. Violations and Penalties.

Any person, firm, corporation or other business entity who or which shall violate any provision of the Property Maintenance Code shall, upon conviction thereof, be sentenced to pay a fine of not less than $300 and not more than $1,000, plus court costs and reasonable attorneys' fees incurred by the Township in the enforcement proceedings, as well as any other penalties which may be authorized by law for a summary offense. Each day that a violation exists under this Ordinance shall constitute a separate and distinct offense, and shall be subject to separate and distinct penalties as set forth in this section.

Section 5. Severability.

If a final decision of a court of competent jurisdiction holds any provision of this Ordinance or the application of any provision of this Ordinance to any circumstance to be illegal or unconstitutional, the other provisions of this Ordinance and the application of such provisions to other circumstances shall remain in full force and effect.

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Section 6. **Repealer.**

All ordinances or parts of ordinances inconsistent herewith are hereby repealed, but only to the extent of said inconsistency.

Section 7. **Effective Date.**

This Ordinance shall become effective upon enactment.

ORDAINED AND ENACTED this _____ day of _____, 2025.

ATTEST: TOWNSHIP OF INDIANA

_____ _____

Township Manager Mayor, Board of Supervisors

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