

ORDINANCE NO. 21-3

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 133, PROPERTY MAINTENANCE OF THE CODE OF CODIFIED ORDINANCES TO PROVIDE CHANGES TO THE PROPERTY MAINTENANCE ORDINANCE OF THE TOWNSHIP OF HANOVER WHICH INCLUDE UPDATES TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE ("IPMC")

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania have enacted, by Ordinance, regulations dealing, in part, with property maintenance, and adopting certain editions of the IPMC which Ordinance has been amended from time to time; and

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania has determined that it would be in the best interest of the Township of Hanover to amend its Ordinance to include amended and updated edition to the IPMC.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AS FOLLOWS:

Section 1:

Section 133-1 Adoption of Standards of the Code of Codified Ordinances of the Township of Hanover, Northampton County, be amended to read as follows: "Adopting the 2015 International Property Maintenance Code (IPMC), published by the International Code Council, is hereby adopted and amended, and shall be cited as the "Property Maintenance Code of Hanover Township, Northampton County, Pennsylvania"."

Section 2:

Section 133-2 Modification to Standards of the Code of Codified Ordinances of the Township of Hanover, Northampton County be amended to read as follows:

1. **Section 101.1**, insert "Hanover Township, Northampton County, Pennsylvania" in place of the bracketed phrase "[NAME OF JURISDICTION]."
2. **Section 102.3 Application to other Codes**, amend "International Zoning Code" to read "Section 185 of the code of Hanover Township, Northampton County, Pennsylvania."
3. Delete **Section 106.4** and Restate as follows: "**Section 106.4 Violations and penalties.** Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of One Thousand Dollars (\$1,000.00) or imprisonment for a term not to exceed ninety (90) days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense."
4. Delete **Section 107.2 (1) Form** and Restate as follows: "**Section 107.2 Form.** (1) Be in writing to the property owner and occupants, if applicable. "

5. Delete **Section 107.3** and Restate as follows: "**Section 107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is sent by certified or first-class mail addressed to the last known address."

6. Delete **Section 111.1** and Restate as follows: "**Section 111.1 Application for appeal.** Any person aggrieved by notice of violation, determination or order issued by the Building Code Office or his/her designee or affected by any rule or regulation adopted pursuant to this Chapter 133 shall have the right to appeal to the Hanover Township Building Code of Appeals Board, provided a written application for appeal is filed within 30 days following the day the decision, notice or order was served. "

7. Delete **Section 111.3** and Restate as follows: "**Section 111.3 Notice of meeting.** The board shall meet upon notice from the chairman, within 30 days of the filing of an appeal, or at stated periodic meetings."

8. In **Section 112.4** insert monetary sums of "\$50.00" and "\$1,000," respective in the final line of section.

9. In **Section 302 Exterior Property Areas** Insert new subsection "**Section 302.10 Storage of mechanical parts and equipment.** Any items intended for the construction and or repair of automobiles, lawn equipment and other similar machinery shall be store in a fully enclosed building."

10. In **Section 302.4 Weeds.** Delete **Section 302.4** and Restate as follows: "**Section 302.4 Weeds.** Premises and exterior property shall be maintained in accordance with Chapter 89 Grass and Weeds of the Hanover Township Code of Codified Ordinances. "

11. The following portions of **Section 302.8** are amended as follows:

a. **Section 302.8. Motor Vehicles in Residential Districts.** Except as provided in other regulations, not more than one currently unregistered and/or uninspected motor vehicle shall be parked, kept or stored on any premises located in a residential district as defined by the Hanover Township Zoning Ordinance.

b. **Section 302.8.1 Motor Vehicles in Nonresidential Districts.** Except as provided in other regulations and approved by the Building Code Official, not more than two currently unregistered and/or uninspected motor vehicles shall be parked, kept or stored on any premises located in a nonresidential district as defined by the Hanover Township Zoning Ordinance.

c. **Section 302.8.2 Motor Vehicle Nuisances Prohibited.** It shall be unlawful for any person, owner or lessee to maintain a motor vehicle nuisance upon any premises, except when completely enclosed in an approved structure. A motor vehicle nuisance shall include any motor vehicle which is unable to move under its own power and has any of the following defects:

1) **Section 302.8.2.1 Broken Windshields, mirrors or other glass**
with sharp edges.

- 2) **Section 302.8.2.2** One or more flat or open tires or tubes which could permit vermin harborage.
- 3) **Section 302.8.2.3** Missing doors, windows, hood, truck or other body parts which could permit animal harborage.
- 4) **Section 302.8.2.4** Any body parts with sharp edges, including holes resulting from rust.
- 5) **Section 302.8.2.5** Missing tires resulting in unsafe suspension of the motor vehicle.
- 6) **Section 302.8.2.6** Upholstery which is torn or open which could permit animal and/or vermin harborage.
- 7) **Section 302.8.2.7** Broken headlamps or tail-lamps with sharp edges.
- 8) **Section 302.8.2.8** Disassembled chassis parts apart from the motor vehicle stored in disorderly fashion or loose in or on the vehicle.
- 9) **Section 302.8.2.9** Protruding sharp objects from the chassis.
- 10) **Section 302.8.2.10** Broken vehicle frame suspended from the ground in an unstable manner.
- 11) **Section 302.8.2.11** Leaking or damaged oil pan or gas tank which could cause a fire or explosion.
- 12) **Section 302.8.2.12** Exposed battery containing acid.
- 13) **Section 302.8.2.13** Inoperable locking mechanism for doors or trunk
- 14) **Section 302.8.2.14** Open or damaged floorboards, including trunk and firewall.
- 15) **Section 302.8.2.15** Damaged bumpers pulled away from perimeter of vehicle.
- 16) **Section 302.8.2.16** Broken grill with protruding edges.
- 17) **Section 302.8.2.17** Loose or damaged metal trim and clips.
- 18) **Section 302.8.2.18** Broken communication equipment antennas.
- 19) **Section 302.8.2.19** Suspended on unstable supports.

12. In **Section 403.2 Bathrooms and toilet rooms** add the following sentence at the end of the section: "Any bathroom and/or toilet room which is renovated or installed after the date of this chapter shall be equipped with a mechanical ventilation system vented to the exterior of the building."

13. In **Section 404.4 Bedroom and living room requirements** delete **Section 404.4.1** and Restate as follows: " **Section 404.4.1 Room area.** Every living room shall contain not less than 120 square feet (11.2 square meters) and every bedroom shall contain not less than 70 square feet (6.5 square meters) for the first occupant and an additional 50 square feet (4.6 square meters) for each additional occupant."

14. In **Section 602.3 Heat supply** Insert "October 1 to April 30." in place of the bracketed phrase "[DATE] to [DATE]."

15. In **Section 602.4 Occupiable workspaces** Insert "October 1 to April 30." in place of the bracketed phrase "[DATE] to [DATE]."

16. In **Section 604 Electrical Facilities** Insert new subsection "**Section 604.4.** The electrical means of disconnect and overload devices for all occupied building and dwelling units shall be accessible to the occupants of such buildings and dwelling units at all times."

17. In **Section 704 Fire Protection Systems**, add new subsections as follows:

a. **Section 704.3. Smoke detention system maintenance.** The occupant(s) of each dwelling unit shall notify the property owner and/or agent in the event a smoke detector needs to be repaired and/or replaced. The owner of each dwelling unit shall provide new batteries for smoke detectors and at least annually. It shall be the responsibility of the occupant to ensure that the batteries are not removed for any reason. Anyone tampering or interfering with the operation or effectiveness of a smoke detector shall be considered to be in violation of this Code and shall be subject to the penalties as set forth in Section 106.4 of this Code.

b. **Section 704.4. Fire Extinguishers.**

1) **Section 704.4.1** Fire Extinguishers shall be provided and maintained as required by Section 906.2 of the International Fire Code and Chapter 10 of the National Fire Codes.

2) **Section 704.4.2** Every dwelling unit shall be provided with a minimum of one 2-A, 10-B: C. fire extinguisher and shall be inspected yearly as required by Section 704.4.1 of this Code.

SECTION 3. REPEALER. Ordinance 5-13, adopting the 2006 International Property Maintenance Code with certain additions, insertions, deletions, and changes thereto, and all other ordinances, code sections or parts thereof in conflict with this Ordinance, are hereby repealed.

SECTION 4. SEVERABILITY. All Ordinances or parts of Ordinances or Resolutions conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective five (5) days after adoption.

ORDAINED AND ENACTED this 23rd day of March, 2021, at a regular public meeting after public hearing thereon.

ATTEST:



By: Elizabeth D. Ritter
Elizabeth D. Ritter, Secretary

BOARD OF SUPERVISORS
OF THE TOWNSHIP OF HANOVER

By: [Signature]
John N. Diacogiannis, Chairman