

**THE INTERNATIONAL PROPERTY
MAINTENANCE CODE
ORDINANCE NO. 08.13.19.01**

An ordinance of Cummings Township adopting certain portions of the 2018 Edition of the *International Property Maintenance Code*, 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 for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Cummings Township; providing for the issuance of permits and collection of fees therefore and repealing all other ordinances and parts of the ordinances in conflict therewith.

Cummings Township, Lycoming County does hereby **Enact** and **Ordain** as follows:

Section 1. That a certain document, three (3) copies of which are on file in the township office, being marked and designated as the *International Property Maintenance Code*, 2018 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Cummings Township, in the Commonwealth of Pennsylvania 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 for 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the offices Cummings Township are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following Parts and Chapters are hereby adopted:

Chapter 1, Part 1 in its entirety. Section 103.5 Insert: Cummings Township shall adopt and maintain a fee schedule which shall be available at the Township office. Section 106.3 shall provide that a person failing to comply with the notice of violation shall be deemed guilty of a summary criminal offense and sentence to a fine and or term of imprisonment commensurate with a summary criminal offense in the Commonwealth of Pennsylvania.

Chapter 1, Part 2 in its entirety, but for Section 111.

Chapter 2 in its entirety.

Chapter 3, in its entirety but for Section 305, and with the following specific provisions:

Section 302.4 specifically prohibits weed or plant growth in excess of 8 inches.

Section 3. Any and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. Cummings Township hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the International 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 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.

ENACTED AND ORDAINED as an Ordinance of the Cummings Township this

_____ day of August, 2019.

Cummings Township:

Walter Braddock, Chairman

Richard Bierly, Supervisor

Michael Yohe, Supervisor

ATTEST:

Darlene Macklem, Secretary