

**PITTSTON TOWNSHIP  
LUZERNE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 6-02 of 2022**

**AN ORDINANCE OF THE TOWNSHIP OF PITTSTON ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; 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, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR AND REPEALING ALL OTHER ORDINANCES OR LAWS IN CONFLICT THEREWITH.**

**WHEREAS**, it is the intent and desire of the Township of Pittston to adopt the 2015 edition of the International Property Maintenance Code; and

**WHEREAS**, the Board of Supervisors of the Township of Pittston has reviewed the 2015 International Property Maintenance Code and wishes to adopt the same with local amendments and revisions as identified in Section 2 below; and

**WHEREAS**, the Board of Supervisors of the Township of Pittston believes it to be in the best interest of the health, safety and welfare of its residents to adopt this Ordinance; and

**WHEREAS**, the Code regulates and governs the condition and maintenance of all property, buildings and structures in the Township of Pittston by and through this Ordinance; and

**WHEREAS**, the Code provides 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

**WHEREAS**, the Code provides for the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Township of Pittston; and

**WHEREAS**, the Code provides for the issuance of permits and collection fees.

**NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:**

**Section 1. 2015 Property Maintenance Code Adopted.**

A certain document, one copy of which is on file with the Pittston Township Secretary being marked and designated as *the International Property Maintenance Code, 2015 Edition* as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Pittston, 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

**PITTSTON TOWNSHIP  
LUZERNE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 6-02 of 2022**

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 Pittston Township are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this article.

**Section 2. Revisions.**

The following sections are hereby amended and revised:

- A. **Section 101.1 Title.** In Section 101.1, where there is a reference in the International Property Maintenance Code to "[name of jurisdiction]," the following shall be inserted: "Pittston Township, Commonwealth of Pennsylvania."
- B. **Section 103.5 Fees.** Section 103.5 shall be deleted and replaced with the following: "The fees for activities and services assessed by the Township of Pittston for the administration, inspection and issuance of permits and all other related matters undertaken pursuant to this article and this code shall be established by the Township of Pittston by resolution from time to time."
- C. **Section 302.4 Weeds.** In section 302.4 where there is reference to "[Jurisdiction to insert height in inches]," the following shall be inserted: "eight (8) inches."
- D. **Section 304.14 Insect Screens.** In section 304.14 where there is reference to "[Date] to [Date]," the following shall be inserted: "January 1st to December 31st."
- E. **Section 602.3 Heat Supply.** In section 602.3 where there is reference to "[Date] to [Date]," the following shall be inserted: "January 1st to December 31st."
- F. **Section 602.4 Occupiable Workspaces.** In section 602.4 where there is reference to "[Date] to [Date]," the following shall be inserted: "January 1st to December 31st."

**Section 3. Repealer.**

Ordinance No. \_\_\_\_\_ of Pittston Township and all other ordinances and resolutions or parts of laws in conflict herewith are hereby repealed.

**Section 4. Severability.**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared the intent of the Board of Supervisors of Pittston Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**Section 5. No Retroactivity.**

Nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or

**PITTSTON TOWNSHIP  
LUZERNE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 6-02 of 2022**

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 law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

**Section 6. Publication.**

The Township Manager is hereby ordered and directed to cause this legislation to be published in accordance with applicable law.

**Section 7. Succession by Resolution.**

As successor editions of the International Property Maintenance Code are published, such successor editions and additions, insertions, deletions and changes thereto may be adopted by Resolution of the Board of Supervisors.

**Section 8. Enactment.**

This Ordinance shall become effective immediately.

**ENACTED AND ORDAINED THIS** 21<sup>st</sup> day of JUNE, 2022 by the Board of Supervisors at a meeting duly convened.

ATTEST:

TOWNSHIP OF PITTSTON:

\_\_\_\_\_  
John Bonita  
Secretary

\_\_\_\_\_  
David A. Slezak  
Chairman, Board of Supervisors

\_\_\_\_\_  
Joseph Hawk  
Vice Chairman, Board of Supervisors

\_\_\_\_\_  
Steven Rinaldi  
Member, Board of Supervisors