

Chapter 5

Code Enforcement

Part 1

Uniform Construction Code

- §5-101. Election to Enforce Pennsylvania Construction Act
- §5-102. Uniform Construction Code Adopted
- §5-102A. Township Permit Requirements Reserved for Certain Structures, Repairs, and Alterations
- §5-103. Administration and Enforcement
- §5-104. Board of Appeals
- §5-105. Savings and Repeals
- §5-106. Fees

Part 2

Property Maintenance Code

- §5-201. Adoption
- §5-202. Amendments

Part 1**Uniform Construction Code****§5-101. Election to Enforce Pennsylvania Construction Act.**

The Township of Baldwin hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, as amended from time to time, and its regulations.

(*Ord. 414, 5/4/2004, §1*)

§5-102. Uniform Construction Code Adopted.

The Uniform Construction Code, contained in 34 Pa.Code, Chapters 401-405 *et seq.*, as amended from time to time, is hereby adopted and incorporated herein by reference as the municipal building code of the Township of Baldwin.

(*Ord. 414, 5/4/2004, §2*)

§5-102A. Township Permit Requirements Reserved for Certain Structures, Repairs, and Alterations.

In addition to all types of construction, placement of structures, repairs, and alterations for which the Uniform Construction Code requires a permit, the Township, pursuant to the authority set forth in Act 92 of 2004, 35 P.S. §7210.103 *et seq.*, shall require persons to obtain building permits for all of the following:

A. The construction, erection, or placement of any accessory structure which is equal to or greater than 200 square feet, whether or not such accessory structure is connected to any utility.

B. The construction, erection, or placement of any accessory structure which is less than 200 square feet if such accessory structure is provided with any utility service. The applicant shall obtain a permit only for the purpose of inspection for the utility or utilities being installed or provided to the accessory structure.

C. The construction, erection, or placement of a deck, porch or stoop at or on any structure or residence.

D. All alterations or repairs to residential buildings which are exempt from the UCC by Act 92 of 2004, 35 P.S. §7210.103 *et seq.*; provided, however, that the following types of alterations and repairs shall continue to be exempt and no permit will be required:

(1) Replacement of windows and doors when there is no change in the size of the existing opening.

(2) Re-roofing of less than 25 percent of the total existing roof square footage.

(3) Replacement of hot water heater, boiler, or furnace, or the replacement of any part of a hot water heater, boiler or furnace with the same efficiency rating, electrical and plumbing requirements.

(4) Addition or replacement of siding on the exterior of the residential

structure.

(5) Repair or replacement of any nonstructural portion of a deck, porch or stoop.

(6) Replacement of an appliance switch or receptacle with a switch or receptacle which is the same or has a like rating.

(7) The addition of one appliance switch or receptacle.

(8) The repair or replacement of any nonstructural member.

(9) The repair or replacement of any sink, toilet, tub, shower or similar plumbing fixture without relocation of any drain or venting device.

(*Ord. 414, 5/4/2004, §2A; as added by Ord. 435, 8/7/2007, §1*)

§5-103. Administration and Enforcement.

Administration and enforcement of the Code within The Township of Baldwin shall be undertaken in any of the following ways as determined by the governing body of The Township of Baldwin from time to time by resolution:

A. By the designation of an employee of the Township to serve as the municipal code official to act on behalf of the Township.

B. By the retention of one or more construction code officials or third-party agencies to act on behalf of the Township.

C. By agreement with one or more other municipalities for the joint administration and enforcement of this Act through an intermunicipal agreement.

D. By entering into a contract with another municipality for the administration and enforcement of this Act on behalf of The township of Baldwin.

E. By entering into an agreement with the Pennsylvania Department of Labor and Industry for plan review, inspections, and enforcement of structures other than one-family or two-family dwelling units and utility and miscellaneous use structures.

(*Ord. 414, 5/4/2004, §3*)

§5-104. Board of Appeals.

A Board of Appeals shall be established by resolution of the governing body of the Township of Baldwin in conformity with the requirements of the relevant provisions of the Code, as amended from time to time, and for the purposes set forth therein. If at any time enforcement and administration is undertaken jointly with one or more other municipalities, the Board of Appeals shall be established by joint action of the participating municipalities.

(*Ord. 414, 5/4/2004, §4*)

§5-105. Savings and Repeals.

1. All building code ordinances or portions of ordinances which were adopted by the Township of Baldwin on or before July 1, 1999, and which equal or exceed the requirements of the Code shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the Code, as amended

from time to time.

2. All building code ordinances or portions or ordinances which are in effect as of the effective date of this Part and whose requirements are less than the minimum requirements of the Code are hereby amended to conform with the comparable provisions of the Code.

3. All relevant ordinances, regulations and policies of the Township of Baldwin not governed by the Code shall remain in full force and effect.

(Ord. 414, 5/4/2004, §§5-7)

§5-106. Fees.

Fees assessable by the Township for the administration and enforcement undertaken pursuant to this Part and the code shall be established by the governing body by resolution from time to time.

(Ord. 414, 5/4/2004, §8)

Part 2**Property Maintenance Code****§5-201. Adoption.**

A certain document, three copies of which are on file in the office of the Secretary of the Township of Baldwin, being marked and designated as the International Property Maintenance Code, 2003 edition, as published by the International Code Council, Inc., he and is hereby adopted as the Property Maintenance Code of the Township of Baldwin, in the State 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 strictures in the Township of Baldwin; 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 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 §5-202 of this Part.

(*Ord. 416, 7/6/2004, §1*)

§5-202. Amendments.

The following Sections are hereby revised:

- A. Section 101.1 Insert: "Township of Baldwin"
- B. Section 106.4 (page 3, fourth line after.). Insert: ", or be subject to a fine not more than \$1,000."
- C. Section 303.14. Insert: "May 1st to October 1st."
- D. Section 602.3. Insert: "October 31st to April 1st."
- E. Section 602.4. Insert: "October 31st to April 1st."

(*Ord. 416, 7/6/2004, §2*)

