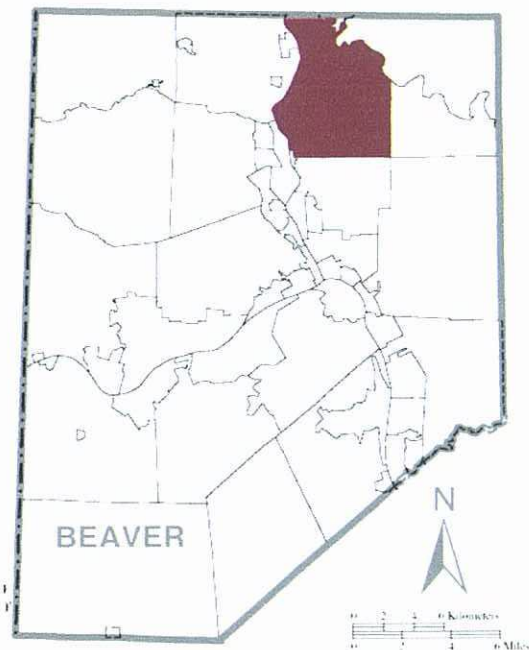


North Sewickley Township Beaver County, PA

Chapter 4 Buildings



CODIFICATION
OF
ORDINANCES

CHAPTER 4

Buildings

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CHAPTER 4 BUILDINGS

History: Ordinance No. 38, July 12, 1977; Ordinance No. 61, February 5, 1985.

<i>Buildings</i>	<i>Landlord-Tenant Regulations</i>
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PART 1 Inspection of Buildings

§4-101

All buildings or structures that are or hereafter shall become unsafe or unsanitary or which shall constitute a fire hazard or are otherwise dangerous to human life or the public welfare shall be deemed unsafe buildings or structures. A vacant building, unguarded or open at door or window, shall be deemed a fire hazard and unsafe within the meaning of this Chapter.

§4-102

The Township Permit Officer shall inspect every building or structure reported to him as dangerous, unsafe or constituting a fire hazard. If such inspection reveals that said building or structure is dangerous, unsafe or constitutes a fire hazard, the Permit Officer shall prepare a report setting forth the condition of said building or structure and in what respect he considers it unsafe, dangerous or constituting a fire hazard.

§4-103

The official who inspects a building or structure in accordance with Section 4-102 of this Chapter and finds it unsafe, dangerous or constituting a fire hazard shall cause notice of his findings and a copy of his report to be served upon the owner of said building. Such notice shall require the owner of said building. Such notice shall require the owner of such building or structure to commence the repair or removal of said building or structure within ten (10) days of service of such notice and to complete such repair or removal within thirty (30) days of service of said notice; provided, however, in any case when the notice prescribes repair of any building or structure, the owner thereof shall have the option to remove such building or structure instead of making repairs thereto, within said time limit.

§4-104 NOTICE

The notice required by Section 4-103 of this Chapter shall be sent to the owner of such structure by registered mail, at the last-known address thereof. The date of mailing such notice shall be deemed to be the date of service thereof.

§4-105 PENALTIES

If the owner of any dangerous structure to whom or which a notice to repair or remove such structures shall be sent under the provisions of this Part fails to commence or to complete such repair or removal within the time limit prescribed by such notice, he shall be guilty of a violation of this Part, and upon conviction thereof, shall be sentenced to pay a fine of not more than three hundred dollars (\$300.00) and

costs of prosecution, provided, however, that each day's continuance of a violation shall constitute a separate offense.

§4-106 VIOLATIONS

If the owner of any dangerous structure to whom a notice to repair or to remove such structure shall be sent under the provisions of this Chapter fails to commence or to complete such repair or removal within the time limit prescribed by such notice, the Township Supervisors shall be empowered to cause such work or repair or removal to be commenced and/or completed by the Township, and the cost shall be collected from the owner of such structure, together with a penalty of ten percent (10%) in the manner provided by law, provided, however, that the recovery of such cost together with the penalty, may be in addition to the penalty imposed as provided in Section 4-105 of this Chapter.

PART 2

Landlord-Tenant Regulations

§4-201 DEFINITIONS

The following words when used in this Part shall have the meaning ascribed to them in this Part except where the context clearly indicates or requires a different meaning.

- A. Person: Any natural person, partnership, association, firm or corporation.
- B. Lessee: Person or persons who have the use of real estate as a lessee and are thereby responsible for the giving of any type of consideration therefore, excluding those who are lessees for a period of less than thirty (30) days.
- C. Lessor: Any person who grants a lease or rents real estate or otherwise permits the use of his real estate or a portion thereof for a consideration, monetary or otherwise.
- D. Township: The Township of North Sewickley, Beaver County, Pennsylvania.

§4-202

All lessors within thirty (30) days after the effective date of this Chapter or in case of real estate thereafter acquired or thereafter rented or becoming available for rental, within thirty (30) days after the acquisition, rental, or availability for rental thereof, as the case may be, shall report to the Township the number of parcels or units or real estate presently or hereafter rented and available for rental, a description (by address, number and/or some other meaningful method) of the said parcels or units, and the names of its lessees at the time of such report, together with a designation as to which unit or parcel is occupied by each lessee.

§4-203

Any change in the occupancy of real estate rented or leased or in the indemnity of the lessee from that show in the report of the lessor as required by Section 4-102 hereof, shall be reported by the lessor to the Township within ten (10) days after such change. It is intended hereby that lessors shall report a new lessee or a lessee who rents or leases a different unit or parcel of lessor's real estate, when a unit or parcel of real estate becomes vacant and when a unit or parcel of real estate first become available for rent.

§4-204

The Township Secretary or other designated person may prepare a report form entitled "Status of Occupancy Report" which report form may require the information set forth above and such other pertinent information as the Township Supervisors by resolution may direct. The failure to have such report forms, however, shall not excuse the obligation of lessors to provide the information required herein.

§4-205 VIOLATIONS

Any lessor violating the provisions of this Chapter, or who furnishes false information to the Township or who uses a false name or address in any report required by this Chapter, shall, upon conviction, be sentenced to pay a fine not exceed three hundred dollars (\$300.00) together with costs of prosecution or, to undergo imprisonment for a term not to exceed thirty (30) days.