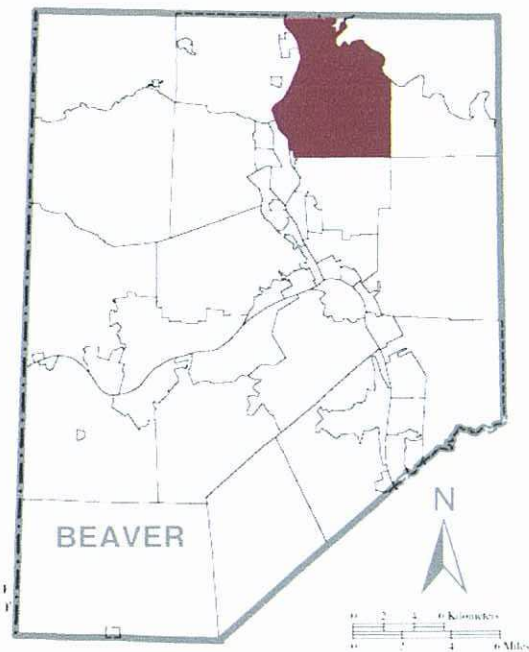


# North Sewickley Township Beaver County, PA

## 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.

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§ 4-101	§ 4-201 <i>Definitions</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.