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Part 1

CABO One- and Two-Family Dwelling Code

§101. Intent and Purpose.

It is the intent and purpose of this Part to adopt a building code, which will prescribe minimum effective standards and minimum life safety requirements for the construction, alteration and occupancy of one- and two-family dwellings within North Lebanon Township and to provide informed and professional administration, plan review and inspection of the provisions adopted. By observing the standards prescribed, all persons involved in building design, construction, repair and maintenance shall contribute to the enhancement of life and protection of property. (Ord. 1A-1994, 3/7/1994, §1)

§102. Adoption of the CABO One- and Two-Family Dwelling Code.

In accordance with the authority granted North Lebanon Township by the Commonwealth of Pennsylvania, there is hereby adopted by the Township of North Lebanon, for the purposes set forth in §101, a code known as the CABO One- and Two-Family Dwelling Code, 1989 edition, as promulgated and amended by the Council of American Building Officials. The provisions of the code are set forth in copies presently on file in the office of the Lebanon County Planning Department, Municipal Building, Lebanon, Pennsylvania, and are hereby adopted as fully as if set forth at length therein. From the date on which this Part shall take effect, the provisions thereof shall be controlling within North Lebanon Township except as modified by this Part and any subsequent amendments thereto.

A. Amendments of CABO One- and Two-Family Dwelling Code.

- (1) Section C-600 dealing with special requirements for foundation systems is specifically adopted.
- (2) The note to Section R-113 shall apply to the installation of new manufactured homes on rental lots in addition to privately owned (nonrental) lots and to existing manufactured homes to which additions, alterations or repairs are made on both privately owned and rental lots.
- (3) Section C-101 is amended to increase the scope to include manufactured home used as single-dwelling units installed on rental lots, as well as privately owned (nonrental) lots.

(Ord. 1A-1994, 3/7/1994, §2; as amended by Ord. 1-1995, 5/1/1995, §III)

§103. Fees and Charges.

Fees and charges for permits for work regulated by the CABO One- and Two-Family

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Dwelling Code, inspections and plan examinations may be fixed by the Board of Supervisors of North Lebanon Township from time to time by resolution. The Board of Supervisors of North Lebanon Township may, by resolution, delegate to an appropriate agency administering the provisions of the CABO One- and Two-Family Dwelling Code, the setting of fees and charges for permits for work regulated by the CABO One- and Two-Family Dwelling Code. (Ord. 1A-1994, 3/7/1994, §3)

§104. Penalty.

Any person who violates or permits a violation of this provision of the Code of Ordinances of North Lebanon Township shall, upon conviction thereof, be sentenced to pay a fine of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000), and/or to be imprisoned for a period not to exceed ninety (90) days. A separate offense shall arise for each day or portion thereof in which a violation is found to exist. (Ord. 1A-1994, 3/7/1994, §3; as amended by Ord. 1-1997, 1/20/1997, §V)

Part 2

Pennsylvania Construction Code

§201. Title.

This Part shall be known and may be cited as the North Lebanon Township Construction Code Ordinance, and may be referred to herein as the Code, and hereby amends of the applicable Code of Ordinances of the Municipality. (Ord. 2-2004, 6/21/2004, §1)

§202. Intent.

The purpose of this Part is to promote the general health, safety and welfare of the residents of North Lebanon Township, to conform to the requirements of the Pennsylvania Uniform Construction Code Act, to comply with the regulations issued by the Pennsylvania Department of Labor and Industry within the Pennsylvania Uniform Construction Code (UCC), including all standards, codes and other information incorporated herein and to adopt administrative and enforcement regulations. (Ord. 2-2004, 6/21/2004, §2)

§203. Adoption of Pennsylvania Uniform Construction Code.

North Lebanon Township (hereinafter sometimes referred to as "Municipality") hereby adopts and incorporates by reference the Pennsylvania Uniform Construction Code, as contained in 34 Pa.Code, Chapters 401–405 and amendments thereto, and declares this to be the North Lebanon Township Construction Code Ordinance, referred to herein as the "Code." (Ord. 2-2004, 6/21/2004, §3)

§204. Scope.

The Code and regulations shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of all buildings and structures and shall apply to existing or proposed structures, unless exempted by the Pennsylvania Uniform Construction Code (UCC). All other ordinances of the Municipality which are more stringent shall apply. It shall be the joint responsibility of the owner, lessee, if any, and the contractor to obtain the required Code permit before performing any work. (Ord. 2-2004, 6/21/2004, §4)

§205. Administration and Enforcement.

In accordance with and in addition to the administrative provisions of the Pennsylvania Construction Code Act 45 of 1999, the Pennsylvania Uniform Construction Code (UCC) and the Pennsylvania Department of Labor and Industry Regulations, the following administrative and enforcement requirements shall be part of the Code:

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A. Administration.

- (1) The administration and enforcement of the Code and Pennsylvania Department of Labor and Industry Regulations is hereby delegated to the County of Lebanon by virtue of a separate contract authorizing the Building Code Official of the Lebanon County Planning Department to administer and enforce the Code on behalf of the Municipality. For purposes of this Part, the term Building Code Official shall include all employees and contracted agents of the Lebanon County Planning Department who are Building Code Officials, Code Administrators, Construction Code Officials, Current Code Administrators or individuals similarly licensed and/or certified by the State of Pennsylvania to perform Code work.
- (2) The Building Code Official shall have all the powers and duties set forth in the Pennsylvania Uniform Construction Code (UCC), this Part, the contract with the County of Lebanon and the Pennsylvania Department of Labor and Industry Regulations. Specifically, in addition to such other powers and duties provided, the Building Code Official shall be authorized to receive Code permit applications; issue or deny Code permits; collect fees for permits, plan reviews and inspections; make inspections and require such work to be performed as may be necessary to carry out the provisions of the Code; issue Certificates of Occupancy; and enter buildings and premises within normal business hours or at other times with permission of the owner or contractor. Additionally, the Building Code Official may perform Code enforcement activities including, but not limited to, issuance of notices of violation, stop work orders, vacate orders or other legal action necessary to enforce, restrain, abate or correct violations of the Code.
- (3) The application for a Code permit shall be on forms provided by the Building Code Official. At the time of Code permit application and prior to the issuance of a Code permit, the application shall submit to the Building Code Official two (2) sets of construction documents with plans and specifications, all required fees and a copy of any required zoning permit. No Code permit application shall be deemed complete without the required construction plans, fees, zoning permit copy and other required approvals. Additionally, the applicant shall pay all outstanding permit and inspection fees required during the course of construction prior to the issuance of a certificate of use and occupancy.
- (4) The application, plan review, permit and inspection fees shall be paid by each applicant in accordance with the fee schedule established by resolution of this Municipality and maintained by the Building Code Official.
- (5) A Board of Appeals shall be established by resolution or ordinance of

this Municipality in conformity with the requirements of the Code. Where two (2) or more municipalities decide to establish a joint Board of Appeals, said Board of Appeals shall be established through joint action of the participating municipalities, by intermunicipal agreement in accordance with the Intergovernmental Cooperation Act.

B. Violations and Penalties.

- (1) It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any building, structure or equipment regulated by this Code, or to permit or cause same to be done, in conflict with or in violation of this Code, and in violation of the Regulations adopted hereunder.
- (2) The Building Code Official may serve and enforce a notice of violation, stop work order, vacate order or other lawful enforcement notice on any person responsible for the erection, construction, alteration, extension, repair, removal, demolition, use or occupy a building, structure or equipment in violation of the provisions of this Code or any permit issued under the provisions of this Code.
- (3) If the Building Code Official has served a notice of violation and the notice of violation is not complied with by the deadline prescribed, summary enforcement proceedings may be initiated by the Building Code Official against the violator. Additionally, appropriate proceedings at law or in equity may be instituted by this Municipality and/or the Building Code Official to restrain, correct or abate a violation, to prevent unlawful construction or to prevent illegal occupancy of a building, structure or premises.
- (4) Any person, persons, partnerships or corporations which shall violate a provision of this Code or the regulations adopted hereunder or who shall fail to comply with any of the requirements thereof or who shall erect, construct, alter, extend, repair, remove, demolish, use or occupy, or permit the use or occupancy of, any building, structure or equipment regulated by this Code in violation of the provisions of this Code or of an approved plan or of a directive of the Building Code Official or of a permit or certificate issued under the provision of this Code or who shall permit the use, occupancy, erection, construction, alteration, extension, removal, demolition or repair of the building, structure or equipment in violation thereof, shall, upon being found guilty in a summary enforcement proceeding commenced by this Municipality or its appointed Building Code Official, pay a penalty of not less than four hundred dollars (\$400) and not more than one thousand dollars (\$1,000) for each violation plus all costs of prosecution, which fines or penalties may be collected as provided by law. Each day that a violation continues shall be deemed a separate offense, and each Section of the code which is violated shall be

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deemed a separate offense. The Building Code Official may request the Police Department to make arrests for any offense against the Code or orders of the Building Code Official affecting the immediate safety of the public.

(Ord. 2-2004, 6/21/2004, §5)

§206. Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, and if not so inconsistent shall remain in full force and effect. (Ord. 2-2004, 6/21/2004, §6)

§207. Severability.

In the event any provision, section, sentence, clause or part of this Part shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Part, it being the intent of the Municipality that the remainder of this Part shall be and shall remain in full force and effect. (Ord. 2-2004, 6/21/2004, §7)

§208. Effective Date.

This Part shall take effect and be effective on July 6, 2004. (Ord. 2-2004, 6/21/2004, §8)

Part 3

International Property Maintenance Code

§301. Adoption of the International Property Maintenance Code.

1. North Lebanon Township does hereby adopt the Code known as the International Property Maintenance Code, as amended. Provisions of the Code are set forth in copies presently on file in the office of North Lebanon Township, 725 Kimmerlings Road, North Lebanon Township, Lebanon County, Pennsylvania, and are hereby adopted as fully as if set forth at length herein.
2. In all cases involving the International Property Maintenance Code, any person directly affected by the decision of the Enforcement Officer may appeal the decision to the Board of Appeals under the procedures set forth in the International Property Maintenance Code. The Board of Appeals shall be established from time to time by Resolution of the Board of Supervisors of North Lebanon Township, and the appellant shall pay to North Lebanon Township such fees and costs as are determined by the Board of Supervisors of North Lebanon Township.
3. In the event that any of the provisions to the International Property Maintenance Code are in conflict with any other North Lebanon Township Ordinance, the North Lebanon Township Ordinance shall control.
4. If any section, subsection, sentence, clause or phrase of the International Property Maintenance Code is held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Part.

(Ord. 1-2007, 5/21/2007, §III)

§302. Fees and Charges.

All applicable fees and charges under the provisions of this Part and the International Property Maintenance Code shall be established by resolution of the Board of Supervisors of North Lebanon Township. (Ord. 1-2007, 5/21/2007, §III)

