

**North Strabane Township,
Washington County**

ORDINANCE NO. 2 of 2024

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FRANKLIN
TOWNSHIP ADOPTING AS THE TOWNSHIP'S PROPERTY
MAINTENANCE CODE THE INTERNATIONAL PROPERTY
MAINTENANCE CODE OF 2021.**

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 et seq. (the "MPC"), authorizes the Township of North Strabane (the "Township") to regulate and restrict various activities in the Township; and

WHEREAS, from time to time, the Board has enacted Ordinances to regulate various activities that are deemed to be nuisances in the Township; and

WHEREAS, the Board desires to enact an Ordinance to supplement and/or replace the previous Ordinances and to provide requirements and regulations for property maintenance, including those set forth in the International Property Maintenance Code (IPMC) of 2021, subject to the amendments set forth herein; and

NOW THEREFORE, the Board hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1. TITLE.

This ordinance shall be known as the "North Franklin Township International Property Maintenance Code of 2021 Adoption Ordinance."

SECTION 2. PURPOSE AND INTENT.

The purpose of this Ordinance is to adopt the International Property Maintenance Code (IPMC) to regulate property maintenance in the Township.

SECTION 3. ADOPTION OF 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE.

A certain document is on file in the office of the Code Enforcement Officer of the North Franklin Township and/or available online if possible, being marked and designated as the "International Property Maintenance Code," 2021 Edition, as published by the International Code Council, and is hereby adopted as the Property Maintenance Code of the North Franklin Township, 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 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 the Code Enforcement Officer(s) 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 herein after.

SECTION 4. MODIFICATIONS AND AMENDMENTS TO THE CODE.

The following sections of the IPMC are modified and amended as follows:

- A. Section 101.1 is supplemented by inserting “North Franklin Township”.
- B. Section 103.1 is supplemented by inserting “North Franklin Township”.
- C. Section 104 is supplemented by inserting “Fees assessable by the Township for the administration and enforcement undertaken pursuant to this particular code shall be established by the Board of Supervisors of the Township by Resolution, as amended from time to time.”
- D. Section 108.1 is supplemented by stating that the Membership of the Board of Appeals shall automatically consist of the Board of Supervisors of North Franklin Township, unless otherwise appointed by the Board.
- E. Section 109.4 is deleted in its entirety and replaced with the following:

109.4 Violation penalties. Any person or persons, partnership, firm or corporation who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall, upon conviction thereof before any District Justice, be subject to a fine not to exceed \$1,000.00 or imprisonment for a term not to exceed 30 days, or both, at the discretion of the court, plus court costs and reasonable attorney fees incurred by the Township in the enforcement proceedings. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Furthermore, upon conviction, the Township shall have the authority (at its sole discretion) to enter unto the property and abate the violations occurring.
- F. Chapter 2, General Definitions, is hereby amended by adding the following definition:

IN GOOD REPAIR. shall be defined as “without signs of deterioration.”

G. The IPMC regulations are further modified and amended as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

SECTION 5. REPEALER AND OTHER PUBLIC NUISANCES.

This Ordinance is a supplement to existing ordinances regulating behavior that may be classified as a public nuisance, blighted property or in violation of State or Township Codes. This ordinance only repeals prior enacted ordinances specifically listed herein and any ordinance or portions of ordinances directly in conflict with sections of this ordinance. All other ordinances and regulations shall remain in full force and effect.

SECTION 6. SEVERABILITY.

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal, or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal, or invalid provision or provisions had not been included herein.

ENACTED this 8th day of October, 2024, by the Board of Supervisors of the Township of North Franklin, Washington County, Pennsylvania; and shall become effective five (5) days after enactment.

ATTEST:

TOWNSHIP OF NORTH FRANKLIN
WASHINGTON COUNTY, PA


Jacqueline M. Kotchman, Secretary

By: 
Robert A. Sabot, Chairman

Exhibit A

202 General Definitions

Add definition:

IN GOOD REPAIR: Without signs of deterioration.

302.1 Sanitation

1st sentence - The word **clean** is removed.

2nd sentence – The words **clean and** are removed.

302.3 Sidewalks and driveways

The words **in a proper state of repair** are replaced by **passable**.

302.6 Exhaust vents

This section is removed.

303.1 Swimming pools

1st sentence - The words **clean and** are removed.

303.2 Enclosures

This section is removed.

304.2 Protective treatment

Remove the sentence **Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.**

304.13.2 Openable Windows

This section is removed.

304.14 Insect screens

This section is removed.

304.17 Guards for basement windows

This section is removed.

305.1 General

2nd sentence - The words **clean and** are removed.

3rd sentence – The words **clean and** are removed.

305.3 Interior surfaces

This section is removed.

305.6 Interior doors

This section is removed.

SECTION 307 HANDRAILS AND GUARDRAILS

This section is removed.

308.2 Disposal of rubbish

1st sentence - The words **clean and** are removed.

308.3 Disposal of garbage

1st sentence - The words **clean and** are removed.

CODE AND SECTION		
COMMENTS		
	Yes	No
302 EXTERIOR PROPERTY AREAS		
302.1 Sanitation. Exterior property and premises shall be maintained in clean , safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.		
302.2 Grading and drainage. Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Exception: Approved retention areas and reservoirs.		
302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept passable in a proper state of repair , and maintained free from hazardous conditions.		
302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.		
302.5 Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.		

<p>302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.</p>		
<p>302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.</p>		
<p>302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.</p> <p>Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.</p>		
<p>302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.</p>		

<p>303 SWIMMING POOLS, SPAS AND HOT TUBS</p>		
<p>303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.</p>		
<p>303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24" in depth shall be completely surrounded by a fence or barrier not less than 48" in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self closing and self</p>		

~~latching. Where the self latching device is less than 54" above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6" from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.~~

~~Exception: Spas or hot tub with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of the section.~~

304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

<p>304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.</p>		
<p>304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).</p>		
<p>304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.</p>		
<p>304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.</p>		
<p>304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.</p>		

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

<p>304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</p>		
<p>304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p>		
<p>304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.</p>		
<p>304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p>		
<p>304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.</p> <p>Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.</p>		
<p>304.15 Doors. Exterior doors, door assemblies, operator systems, if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.</p>		
<p>304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.</p>		

<p>304.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.</p>		
<p>304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.</p>		
<p>304.181 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.</p>		
<p>304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.</p>		
<p>304.18.3 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.</p>		

305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a ~~clean and~~ sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a ~~clean and~~ sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

<p>305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.</p>		
<p>305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.</p>		
<p>305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.</p>		
<p>305.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</p>		
<p>305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.</p>		

<p>306 COMPONENT SERVICEABILITY</p>		
<p>306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.</p>		
<p>306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:</p>		

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| <ol style="list-style-type: none">1. Soils that have been subjected to any of the following conditions:<ol style="list-style-type: none">1.1. Collapse of footing or foundation system.1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.1.4. Inadequate soil as determined by a geotechnical investigation.1.5. Where the allowable bearing capacity of the soil is in doubt.1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:<ol style="list-style-type: none">2.1. Deterioration.2.2. Ultimate deformation.2.3. Fractures.2.4. Fissures.2.5. Spalling.2.6. Exposed reinforcement.2.7. Detached, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:<ol style="list-style-type: none">3.1. Deterioration.3.2. Corrosion.3.3. Elastic deformation.3.4. Ultimate deformation.3.5. Stress or strain cracks.3.6. Joint fatigue.3.7. Detached, dislodged or failing connections. | | |
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| <p>4. Masonry that has been subjected to any of the following conditions:</p> <ul style="list-style-type: none">4.1. Deterioration.4.2. Ultimate deformation.4.3. Fractures in masonry or mortar joints.4.4. Fissures in masonry or mortar joints.4.5. Spalling.4.6. Exposed reinforcement.4.7. Detached, dislodged or failing connections. <p>5. Steel that has been subjected to any of the following conditions:</p> <ul style="list-style-type: none">5.1. Deterioration.5.2. Elastic deformation.5.3. Ultimate deformation.5.4. Metal fatigue. or5.5. Detached, dislodged or failing connections. <p>6. Wood that has been subjected to any of the following conditions:</p> <ul style="list-style-type: none">6.1. Ultimate deformation.;6.2. Deterioration.6.3. Damage from insects, rodents and other vermin.6.4. Fire damage beyond charring.6.5. Significant splits and checks.6.6. Horizontal shear cracks.6.6. Vertical shear cracks.6.7. Inadequate support;6.8. Detached, dislodged or failing connections.6.9. Excessive cutting and notching. | | |
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Exceptions:

- 1. When substantiated otherwise by an approved method.
- 2. Demolition of unsafe conditions shall be permitted when approved by the code official.

~~SECTION 307 HANDRAILS AND GUARDRAILS~~

~~307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.~~

~~Exception: Guards shall not be required where exempted by the adopted building code.~~

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a ~~clean and~~ sanitary manner by placing such rubbish in approved containers.

308.2.1 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

<p>308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.</p>		
<p>308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.</p>		
<p>308.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered, outside garbage container.</p>		
<p>308.3.2 Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.</p>		

SECTION 309 PEST ELIMINATION

<p>309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.</p>		
<p>309.2 Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.</p>	/	

<p>309.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.</p>	/	
<p>309.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.</p>		
<p>309.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.</p>	/	
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<p>CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS</p>
<p>CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS</p>
<p>CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS</p>
<p>CHAPTER 7 FIRE SAFETY REQUIREMENTS</p>