

CODIFIED ORDINANCES OF WEST MAYFIELD

PART FOURTEEN - BUILDING AND HOUSING CODE

TITLE TWO - Standards

Chap. 1420. National Building Code.

Chap. 1424. Uniform Plumbing Code.

Chap. 1428. National Electrical Code.

TITLE FOUR - Miscellaneous Regulations

Chap. 1440. Unsafe Buildings.

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CODIFIED ORDINANCES OF WEST MAYFIELD

PART FOURTEEN - BUILDING AND HOUSING CODE

TITLE TWO - Standards

Chap. 1420. National Building Code.

Chap. 1424. Uniform Plumbing Code.

Chap. 1428. National Electrical Code.

CHAPTER 1420

National Building Code

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| 1420.01 1967 Abbreviated Edition adopted. | 1420.04 Permit fees. |
| 1420.02 Definitions. | 1420.99 Penalty. |
| 1420.03 Separability. | |

CROSS REFERENCES

Buildings - see Borough Code §1202(17), (24) et seq. (53 P.S. §46202(17), (24) et seq.)

Power to incorporate by reference - see Borough Code §1202(24) (53 P.S. §46202(24))

Proximity of fires to buildings - see GEN. OFF. 660.02

A.I.A. Fire Prevention Code - see F.P. Ch. 1604

1420.01 1967 ABBREVIATED EDITION ADOPTED.

Pursuant to the provisions of the Borough Code, there is hereby adopted by reference in the Borough the National Building Code, being particularly the 1967 Abbreviated Edition thereof prepared and promulgated by the American Insurance Association, as amended through the date of the adoption of these Codified Ordinances, except for such portions as are hereinafter deleted, modified or amended. Copies of such Building Code shall be on file in the office of the Borough Secretary-Treasurer for inspection by the public. Copies shall also be available for sale, at cost. The provisions of such Building Code are hereby adopted and incorporated as fully as if set out at length herein, and such provisions shall be controlling in the construction of all buildings and other structures in the Borough.

1420.02 DEFINITIONS.

As used in the Building Code adopted in Section 1420.01:

- (a) "Municipality" means the Borough of West Mayfield, Pennsylvania.
- (b) "Corporation counsel" means the Borough Solicitor.

1420.03 SEPARABILITY.

If any section, clause, sentence or part of this chapter or the Building Code adopted in Section 1420.01 is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining sections, clauses, sentences or parts of this chapter or such Building Code. It is hereby declared to be the intent of Council that this chapter and such Building Code would have been adopted had such unconstitutional, illegal or invalid section, clause, sentence or part not been included herein.

1420.04 PERMIT FEES.

Any person applying for a permit under the provisions of the Building Code adopted in Section 1420.01 shall pay a fee therefor in an amount to be established by Council.

1420.05 CONFLICT OF LAWS.

(a) In the event of a conflict between any of the provisions of the Building adopted in Section 1420.01 and any provision of State law, the provision of State law shall control.

(b) In the event of a conflict between any of the provisions of the Building Code adopted in Section 1420.01 and a provision of this Part Fourteen - Building Code, or any other local ordinance, the local provision shall control.

1420.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of the Building Code adopted in Section 1420.01 shall be fined not more than three hundred dollars (\$300.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

CHAPTER 1424 Uniform Plumbing Code

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| 1424.01 1973 edition adopted. | 1424.05 Conflict of laws. |
| 1424.02 Definitions. | 1424.99 Penalty. |
| 1424.03 Separability. | |
| 1424.04 Permit fees. | |

CROSS REFERENCES

- Authority for plumbing regulations - see Borough Code §1202(8), (24)
 (53 P.S. §46202(8), (24))
- Adoption by reference - see Borough Code §1202(24) (53 P.S. §46202(24))
- Sewers - see S. U. & P. S. Ch. 1040
- Water - see S.U. & P. S. Ch. 1044
- Inside toilet, bath facilities and sanitary disposal facilities required in
 dwellings - see P. & Z. 1286.02(c)

1424.01 1973 EDITION ADOPTED.

Pursuant to the provisions of the Borough Code, there is hereby adopted by reference in the Borough, the Uniform Plumbing Code, being particularly the 1973 edition thereof prepared and promulgated by the International Association of Plumbing and Mechanical Officials, as amended through the date of the adoption of these Codified Ordinances, except for such portions as are hereinafter deleted, modified or amended. Copies of such Plumbing Code shall be on file in the office of the Borough Secretary-Treasurer for inspection by the public. Copies shall also be available for sale, at cost.

The provisions of such Plumbing Code are hereby adopted and incorporated as fully as if set out at length herein, and such provisions shall be controlling in the installation and maintenance of all plumbing systems and fixtures in the Borough.

1424.02 DEFINITIONS.

As used in the Plumbing Code adopted in Section 1424.01 "Administrative Authority" means the Borough of West Mayfield or its designated representative appointed to enforce the provisions of such Plumbing Code.

1424.03 SEPARABILITY.

If any section, clause, sentence or part of this chapter or the Plumbing Code adopted in Section 1424.01 is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining sections, clauses, sentences or parts of this chapter or such Plumbing Code. It is hereby declared to be the intent of Council that this chapter and such Plumbing Code would have been adopted had such unconstitutional, illegal or invalid section, clause, sentence or part not been included herein.

1424.04 PERMIT FEES.

Any person applying for a permit under the provisions of the Plumbing Code adopted in Section 1424.01 shall pay a fee therefor in an amount to be established by Council.

1424.05 CONFLICT OF LAWS.

(a) In the event of a conflict between any of the provisions of the Plumbing Code adopted in Section 1424.01 and any provision of State law, the provision of State law shall control.

(b) In the event of a conflict between any of the provisions of the Plumbing Code adopted in Section 1424.01 and a provision of this Part Fourteen - Building Code, or any other local ordinance, the local provision shall control.

1424.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of the Plumbing Code adopted in Section 1424.01 shall be fined not more than three hundred dollars (\$300.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

CHAPTER 1428
National Electrical Code

1428.01 1975 edition adopted.
1428.02 Separability.
1428.03 Permit fees.

1428.04 Conflict of laws.
1428.99 Penalty.

CROSS REFERENCES

Adoption by reference - see Borough Code §1202(24) (53 P.S. §46202(24))
Electric plants and distribution system - see Borough Code §1315
(53 P.S. §46315)
Conduits - see Borough Code §§2301 et seq. (53 P.S. §§47301 et seq.)
Manufacture and supply of electricity - see Borough Code §§2471 et seq.
(53 P.S. §§47471 et seq.)

1428.01 1975 EDITION ADOPTED.

Pursuant to the provisions of the Borough Code, there is hereby adopted by reference in the Borough, the National Electrical Code, being particularly the 1975 edition thereof (designated NFPA No. 70-1975) prepared and promulgated by the National Fire Protection Association, as amended through the date of the adoption of these Codified Ordinances, except for such portions as are hereinafter deleted, modified or amended. Copies of such Electrical Code shall be on file in the office of the Borough Secretary-Treasurer for inspection by the public. Copies shall also be available for sale, at cost.

The provisions of such Electrical Code are hereby adopted and incorporated as fully as if set out at length herein, and such provisions shall be controlling in the construction of all electrical systems and fixtures in the Borough.

1428.02 SEPARABILITY.

If any section, clause, sentence or part of this chapter or the Electrical Code adopted in Section 1428.01 is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining sections, clauses, sentences or parts of this chapter or such Electrical Code. It is hereby declared to be the intent of Council that this chapter and such Electrical Code would have been adopted had such unconstitutional, illegal or invalid section, clause, sentence or part not been included herein.

1428.03 PERMIT FEES.

Any person applying for a permit under the provisions of the Electrical Code adopted in Section 1428.01 shall pay a fee therefor in an amount to be established by Council.

1428.04 CONFLICT OF LAWS.

(a) In the event of a conflict between any of the provisions of the Electrical Code adopted in Section 1428.01 and any provision of State law, the provision of State law shall control.

(b) In the event of a conflict between any of the provisions of the Electrical Code adopted in Section 1428.01 and a provision of this Part Fourteen - Building Code, or any other local ordinance, the local provision shall control.

1428.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of the Electrical Code adopted in Section 1428.01 shall be fined not more than three hundred dollars (\$300.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

TITLE FOUR - Miscellaneous Regulations
Chap. 1440. Unsafe Buildings.

CHAPTER 1440
Unsafe Buildings

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|---------------------------------------|--|
| 1440.01 Definition; nuisance. | 1440.06 Noncompliance; legal and equitable remedies. |
| 1440.02 Notice to repair or demolish. | 1440.07 Unsafe conditions; reports. |
| 1440.03 Service of notice. | 1440.99 Penalty. |
| 1440.04 Posting of signs. | |
| 1440.05 Permits. | |

CROSS REFERENCES

- Authority to remove dangerous buildings and structures - see Borough Code §1202(5) (53 P.S. §46202(5))
- Proximity of fires to buildings - see GEN. OFF. 660.02
- National Building Code - see B. & H. Ch. 1420
- Uniform Plumbing Code - see B. & H. Ch. 1424
- National Electrical Code - see B. & H. Ch. 1428
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1440.01 DEFINITION; NUISANCE.

All buildings or structures which are structurally unsafe, not provided with adequate egress, which constitute a fire hazard, are otherwise dangerous to human life or which have remained vacant for over one year, which in relation to existing use constitute a hazard to health by reason of inadequate maintenance, dilapidation or obsolescence or do not conform to the provisions of this Building Code, are, for the purpose of this Building Code, "unsafe buildings." All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair and rehabilitation or by demolition in accordance with the procedure outlined in this chapter.

1440.02 NOTICE TO REPAIR OR DEMOLISH.

Council or its authorized representative shall examine or cause to be examined every building or structure or portion thereof reported as or believed to be an unsafe building as defined in Section 1440.01. He shall give written notice to the owner of record, including any purchaser under a recorded land contract, and to the person occupying such building if he is not the owner thereof. The written notice shall specifically state the defects that cause the building to be unsafe and shall state that work shall commence within thirty days, either to complete specified repairs or improvements or to demolish and remove the building or structure, or portion thereof, leaving the premises in a clean, safe and

sanitary condition, such condition being subject to the approval of Council or its authorized representative. However, in cases of emergency making immediate repairs necessary, Council or its authorized representative may order the changes or demolition to be made within a shorter period. The notice shall also require the building or portion thereof to be vacated forthwith by the occupants thereof.

1440.03 SERVICE OF NOTICE.

Proper service of such notice shall be by personal service, residence service or by registered or certified mail. However, such notice shall be deemed to be properly served if a copy thereof is sent by registered or certified mail to the last known address. If any of the parties cannot be located or his address ascertained, this notice shall be deemed to be properly served if a copy thereof is placed on a conspicuous place in or about the building or structure affected by this notice. If such notice is sent by registered or certified mail, the thirty-day period within which such owner is required to comply with the order of Council or its authorized representative shall begin as of the date he received such notice.

1440.04 POSTING OF SIGNS.

Council or its authorized representative shall cause to be posted at each entrance to such building a notice to read: "Do not enter. Unsafe to occupy. Borough of West Mayfield." Such notice shall remain posted until the required repairs are made or demolition is completed. No person shall enter the building except for the purpose of making the required repairs or of demolishing the same.

1440.05 PERMITS.

In all cases of construction or repair pursuant to orders of Council or its authorized representative, permits covering such work shall be obtained as required by law.

1440.06 NONCOMPLIANCE; LEGAL AND EQUITABLE REMEDIES.

No owner of record or purchaser under a land contract shall fail, neglect or refuse to comply with the notice to repair, rehabilitate or demolish and remove such building or structure or portion thereof. In the event of such failure, neglect or refusal, the owner or purchaser under a land contract shall be subject to the penalty provided in Section 1440.99. In addition, Council or its authorized representative shall proceed to have the building or structure or portion thereof demolished and removed from the premises, leaving the premises in a clean, safe and sanitary condition, and the cost of such work shall be paid by the Borough. If the Borough is not immediately reimbursed for such costs, the amount thereof shall be a lien upon the property in question and shall be collected as a Municipal claim under the provisions of Section 3401 of the Borough Code and other applicable State law.

1440.07 UNSAFE CONDITIONS; REPORTS.

Any owner, manager, lessee or occupant of a building who discovers or who has reason to believe that there exists on the premises a condition which may endanger other property or the life or limb of any person, and that such condition cannot be immediately remedied so as to remove any danger therefrom, shall, within twenty-four hours after such discovery, report the existence of such dangerous condition to Council or its authorized

representative who shall forthwith take such steps as may be necessary to protect the public safety and welfare. If a Councilman or authorized representative cannot be located, such report shall be made to the Chief of Police. No person who is an owner, manager, lessee or occupant of a building on which premises such a dangerous condition exists and who knows or should know of such dangerous condition shall fail to make such report to either Council, its authorized representative or the Chief of Police within twenty-four hours after such knowledge is obtained or should have been obtained.

1440.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this chapter shall be fined not more than three hundred dollars (\$300.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

It is the policy of the Department of the Interior to provide the public with the maximum amount of information possible regarding the activities of the Department. This policy is based on the principle of openness and transparency. The Department is committed to providing the public with the information they need to make informed decisions about the activities of the Department. This information includes the names of the employees of the Department, the positions they hold, and the salaries they receive. The Department is also committed to providing the public with information about the activities of the Department, including the results of the Department's programs and the impact of the Department's activities on the public. The Department is committed to providing the public with the information they need to make informed decisions about the activities of the Department.

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