



## **THE BOROUGH OF BRENTWOOD**

MUNICIPAL BUILDING – 3624 BROWNSVILLE ROAD  
PITTSBURGH, PA 15227-3199  
Office 412-884-1500 FAX 412-884-1911  
[www.brentwoodboro.com](http://www.brentwoodboro.com)

### **ORDINANCE NO. 2020-1289**

#### **“INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS”**

#### **AN ORDINANCE OF THE BOROUGH OF BRENTWOOD, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING AND RESTATING CHAPTER 162 OF THE BRENTWOOD BOROUGH CODE TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE**

**WHEREAS**, the 2003 edition of the International Property Maintenance Code (“IPMC”), as published by the International Code Council, presently serves as the Property Maintenance Code of the Borough of Brentwood; and

**WHEREAS**, the IPMC provides regulations concerning the maintenance of all land and structures; sets standards for the supply of utilities and facilities that are necessary to ensure the safe and sanitary occupation and use of buildings; provides a mechanism for the condemnation of buildings and structures unfit for human occupancy; and sets forth processes for the issuance of permits and collection of fees; and

**WHEREAS**, since the adoption of the 2003 edition of the IPMC by the Borough of Brentwood, the International Code Council has amended and released updated versions of the IPMC; and

**WHEREAS**, Brentwood Borough Council desires to adopt the 2018 edition of the IPMC to ensure that its Code of Ordinance contains the most up-to-date recommended regulations to protect the health, safety, and welfare of its residents and property.

**NOW, THEREFORE**, it is hereby ENACTED and ORDAINED by the Borough Council of the Borough of Brentwood, as follows:

## **PART I**

Chapter 162 of the Brentwood Borough Code of Ordinances is hereby amended and restated as follows:

### **§162-1. Adoption of Property Maintenance Code.**

A document designated as the “International Property Maintenance Code,” 2018 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the Borough of Brentwood. Such Code shall regulate and govern the maintenance of all land and structures; sets standards for the supply of utilities and facilities that are necessary to ensure the safe and sanitary occupation and use of buildings; provides a mechanism for the condemnation of buildings and structures unfit for human occupancy; and sets forth processes for the issuance of permits and collection of fees. Each of the regulations, provisions, penalties, conditions, and terms of said Code, three copies of which are on file with the office of the Borough Manager, are hereby adopted and fully incorporated into the Brentwood Borough Code of Ordinances, except as specified in §162-2 herein.

### **§162-2. Amendments to Property Maintenance Code.**

The following sections of the International Property Maintenance Code, 2018 edition, are hereby revised:

A. *Section 101.1*, “Title,” is hereby amended to read as follows:

These regulations shall be known as the International Property Maintenance Code of the Borough of Brentwood, hereinafter referred to as “this code.”

B. *Section 103.5*, “Fees,” is hereby amended to read as follows:

The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be in such amounts as established by resolution of Borough Council.”

C. *Section 112.4*, “Failure to Comply,” is hereby amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than five hundred dollars (\$500.00) or more than one thousand dollars (\$1,000).

D. *Section 302.4*, “Weeds,” is hereby amended to read as follows:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches.

E. *Section 304.14*, “Insect Screens,” is hereby amended to read as follows:

During the period from May 1 to October 31, 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, processed or stored, shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

F. *Section 602.3*, “Heat supply,” is hereby amended to read as follows:

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 31 to maintain a minimum temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms.

G. *Section 602.4*, “Occupiable Work Spaces,” is hereby amended to read as follows:

Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 31 to maintain a minimum temperature of 65° F (18° C) during the period the spaces are occupied.

### **§162-3. Future Publications**

Amendments to, supplements to, and future editions of the foregoing code shall be incorporated and adopted into the Brentwood Borough Code of Ordinances as if individually adopted and set forth therein, except where such amendments are contrary to the statutes of the Commonwealth of Pennsylvania or the Rules and Regulations of the County of Allegheny, or as otherwise provided in the Brentwood Borough Code of Ordinances, in which event the contrary provisions of said statutes, rules, regulations, or other provisions of the Brentwood Borough Code of Ordinances shall control.

**§162-4. Violations and Penalties.**

Any person, firm or corporation who or which shall violate any provision of the Property Maintenance Code shall, upon conviction thereof, be sentenced to pay a fine of not less than \$500 and not more than \$1,000, plus court costs and reasonable attorney fees incurred by the Borough in the enforcement proceedings, and may be imprisoned for a period not to exceed 30 days. Each day that a violation exists under this Chapter shall constitute a separate and distinct offense and shall be subject to separate and distinct penalties as set forth in this section.

**PART II**

All ordinances or parts of ordinances in conflict with the terms of this Ordinance are repealed and rescinded to the extent that such conflict exists.

**PART III**

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

**PART IV**

This Ordinance shall become effective immediately upon enactment by Borough Council.

**ORDAINED AND ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY  
THE BOROUGH COUNCIL OF THE BOROUGH OF BRENTWOOD.**

**ATTEST:**

**BOROUGH OF BRENTWOOD**

\_\_\_\_\_  
George Zboyovsky, P.E.  
Borough Manager

\_\_\_\_\_  
Harold Smith  
President of Council

EXAMINED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2020.

\_\_\_\_\_  
Dennis Troy  
Mayor