

NOTICE

Notice is hereby given that the Borough Council of the Borough of Waynesboro, Franklin County, Pennsylvania, intends to consider for adoption and to vote upon an enactment of an Ordinance summarized below at its regular scheduled meeting to be held July 17, 2024, at 6:30 P.M. in the second floor council chambers of Borough Hall, 55 East Main Street Waynesboro, PA.

The title of the proposed Ordinance is “AN ORDINANCE OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 201, ARTICLE I OF THE CODE OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PENNSYLVANIA TO ADOPT THE 2024 EDITION OF *INTERNATIONAL PROPERTY MAINTENANCE CODE* IN ITS ENTIRETY TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE, AND THE PENALTY PROVISIONS FOR VIOLATIONS OF SAID ORDINANCE AND AMENDING CHAPTER 213 OF THE CODE OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PENNSYLVANIA TO ADOPT THE 2024 EDITION OF *INTERNATIONAL PROPERTY MAINTENANCE CODE* REGARDING THE REGISTRATION AND LICENSING OF RENTAL UNITS.”

If enacted, the ordinance will amend Chapter 201 of the Code of the Borough of Waynesboro (“Code”) to adopt the 2024 edition of the *International Property Maintenance Code*, (“IPMC”) as the property maintenance code of the Borough of Waynesboro. If enacted, the proposed ordinance will also amend Section 213 of the Code, for the adoption of the 2024 edition of the IPMC as the Residential Rental Dwelling Unit Code of the Borough of Waynesboro. The IPMC is a property maintenance code intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. The proposed Ordinance will also modify certain sections of the IPMC.

The summary contents of the Ordinance are:

SECTION 1: Amends Chapter 201, Article I, Section 2 of the Code of the Borough of Waynesboro for the adoption of the 2024 edition of the *International Property Maintenance Code*.

SECTION 2: Amends Chapter 201, Article I, Section 3 of the Code of the Borough of Waynesboro, to revise, remove, replace and/or modify the following sections of the IPMC:

- A. 101.1 Title. Property Maintenance Ordinance of the Borough of Waynesboro.
- B. 103.1 Creation of agency. The Zoning and Code Enforcement Department.
- C. 104.1 Fees. To be adopted by Resolution of Council.
- D. 106.4 Administration. Code Office to take action in accordance with Board of Appeals Decision.
- E. 106.5. Rules and procedures. In accordance with Local Agency Law
- F. 106.6 Notice of meeting. Published in accordance with public notice of local agencies.
- G. 106.7. Board decision. Board of Appeals may modify or reverse decision of Code Official.
- H. 106.8 Court review. Right to appeal to Court.

- I 106.9 Extension of Time. Board of Appeals may grant extensions to complete repairs.
- J. 107.3 Prosecution of Violation. Failure to comply with notice of violation shall be deemed guilty of summary offense.
- K. 107.4 Violation penalties. Fine of not more than \$1,000 or imprisonment not to exceed 30 days.
- L. 107.6 Administrative search warrants. Permits Code Official to see administrative search warrant.
- M. 107.7 Violations as public nuisances. Property may be considered public nuisance and be abateable as such.
- N. 107.8 Authority to issue ticket for violation. Permits Code Official to issue tickets for violations.
- O. 108.4 Failure to Comply. Any person who shall continue work after having been served a stop work order shall be liable for penalty not less than \$500 or more than \$1,000.
- P. 109.4.1 Form. Notice of Violation provisions
- Q. 202. General Definitions. Definitions to be added or amended.
- R. 302.4 Weeds. Premises and exterior property shall be free from weeds or grass in excess of 10 inches in height.
- S. 304.14 Insect Screens. Requires screens on every door, window or other outside opening year round.
- T. 602.3 Heat supply. Requires heat to be furnished to occupants of any rented or leased dwelling unit from September 1 to May 30.
- U. 602.4 Occupiable work spaces. Requires heat to be furnished to indoor occupiable work spaces from September 1 to May 30.

SECTION 3: Amends Chapter 213, Section 2, for the adoption of the 2024 edition of the IPMC as the Residential Rental Dwelling Unit Code of the Borough of Waynesboro.

SECTION 4: Amends Chapter 213, Section 4 of the Code of the Borough of Waynesboro, to incorporate Chapter 201, Article I, Section 3 and further revise, remove, replace and/or modify the following sections of the IPMC:

- 101.2 Scope. This Chapter shall apply to Multifamily Dwellings and Two-Family Dwellings as defined in Chapter 295 of this Code
- 901.1 Inspections. Each Residential Rental Dwelling Unit shall be inspected by the Code Official.
- 902.1 Occupancy after sale or conveyance without Rental Certificate. Code Official to inspect and issue Rental Certificate prior to occupancy after sale or conveyance.
- 902.2 Prosecution of violation of Chapter 9. Failure to comply with Ordinance shall be deemed a summary offense.
- 902.3 Penalties. Violation of Ordinance shall be subject to penalties.

SECTION 5. Amends Chapter 213, of the Residential Rental Dwelling Unit Code of the Borough of Waynesboro by adding Chapter 10 entitled, “Rental Registration, License and Inspection”.

- 1001.1 Rental License. Rental License required.
- 1001.2 Property Subject to Registration and license requirement. Rental License to be obtained by owner.

- 1001.3 Rental Registration. Rental Units to be registered on a form provided by the Borough.
- 1001.4 Time for registration.
- 1001.5 Licensing. Rental license to be displayed on the property.
- 1001.6 Fees. Fees to be set by Borough Council.
- 1002.1 Transfer of Ownership. Rental license not transferrable.
- 1002.2 Lease-purchase agreements. Lease-purchase agreements not subject to Chapter 10 requirements.
- 1003.1 Occupancy without license. Unlawful for owner to allow occupancy without license.
- 1003.2 Prosecution of a violation of Chapter 10. Failure to comply with notice of violation shall be deemed guilty of summary offense.
- 1003.3 Penalties. Fine of not more than \$1,000 or imprisonment not to exceed 30 days.

SECTION 6: Repealer:

SECTION 7: Savings Clause:

SECTION 8: Severability:

SECTION 9: Effective Date:

The full text of the proposed ordinance amendment may be examined without charge on the Borough of Waynesboro's website <http://www.waynesboropa.org/pending-ordinances/> or at the Borough Office, at 55 East Main Street, Waynesboro, PA, during regular business hours, which are Monday through Friday, 8:00 a.m. to 4:30 p.m. A copy will be provided upon request without charge. A copy of the proposed Ordinance has also been filed with the newspaper publishing this notice and at the Franklin County Law Library, 100 Lincoln Way East, Suite E, Chambersburg, PA. The Council Chambers and Borough Hall are handicapped accessible. However, persons requiring special accommodations to facilitate participation at the meeting may call the Borough Manager at (717) 762-2101 to make such arrangements.

Samuel E. Wisner, Jr., Solicitor

AD TO RUN: July 9, 2024