

ORDINANCE: 2004-1

AN ORDINANCE SETTING FORTH CERTAIN MINIMUM REQUIREMENTS AND PROCEDURES FOR ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN A BUILDING PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT WITHIN THE CORYDON TOWNSHIP BOUNDARIES.

WHEREAS, the purpose of this ordinance is to promote the general health, safety and welfare of the citizens of this municipality and to conform to the requirements of the Pennsylvania Construction Code Act and regulations to the Act promulgated by the Pennsylvania Department of Labor and Industry (hereinafter sometimes collectively referred to as the "Code"); and

WHEREAS, the Pennsylvania Construction Code Act requires the enactment of the appropriate ordinance by municipalities electing to administer and enforce the building code provisions of the Code.

BE IT ENACTED AND ORDAINED by the Township of Corydon, County of McKean, Commonwealth of Pennsylvania as follows:

Section 1: The Corydon Township Board of Supervisors hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, as amended from time to time, and its regulations.

Sections 2: The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, as amended from time to time, is hereby adopted and incorporated herein by reference as the municipal building code of Corydon Township.

Section 3: Administration and enforcement of the Uniform Construction Code for Corydon Township shall be undertaken by the retention of a third party agency as determined by the governing body of Corydon Township. This third party agency is to be assigned by resolution and can be changed by resolution at which time the governing body of Corydon Township deems it necessary.

Section 4: A Board of Appeals shall be established by resolution of the governing body of Corydon Township in conformity with the requirements of the relevant provisions of the Code, as amended from time to time, and for the purposes set forth therein. If at any time the enforcement and administration is undertaken jointly with one or more other municipalities, said Board of Appeals shall be established by joint action of the participating municipalities.

Section 5: This ordinance supersedes and makes void all previous ordinances as named: Trailer Ordinance (not numbered) signed June 5th, 1967; Building Ordinance (not numbered) signed May 7th, 1968; Building Ordinance 4-15-85; and Building Ordinance Amendment (not numbered) signed January 13th, 1992.

Section 6: All relevant ordinances, regulations and policies of Corydon Township and McKean County not governed by the Uniform Construction Code shall remain in full force and effect. (ex: McKean County Land Development ; Corydon Township Sewage Ordinance ; Corydon Township Waterway & Floodplain Ordinance; Corydon Township Nuisance Ordinance ; as amended from time to time)

Section 7: It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development, permanent or seasonal, within the Corydon Township boundaries unless a building permit is applied for and approval is obtained.

Section 8: No building permit will be issued for new residential construction without a copy of an approved sewage permit signed by the Corydon Township Sewage Enforcement Officer.

Section 9: Fees assessable by Corydon Township for the administration and enforcement undertaken pursuant to this ordinance. This fee shall be established by the Corydon Township Board of Supervisors by resolution, amended from time to time.

Section 10: This ordinance shall be effective on July 8, 2004.

Section 11: If any section, subsection, sentence, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

Section 13: Whenever the Building Code Official or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation or any provisions of this ordinance, or of any regulations adopted pursuant thereto, the Building Code Official or Authorized Municipal Representative shall give notice of such alleged violation as hereinafter provided. Such notice shall: (a) be in writing, include a statement of the reasons for its issuance and be served upon the property owner or his agent as the case may require; (b) allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act the letter requires.

Section 14: Penalties for noncompliance to a violation notice can be assessed in accordance with Corydon Township Ordinance # 1, Session 1996, An ordinance amending all ordinances which created summary offenses, deeming them to be civil in nature and setting the civil penalties for violation as require by Act 60 of 1995.

DULY ENACTED AND ORDAINED this _____ day of _____, 2004, by the Township of Corydon, County of McKean, and Commonwealth of Pennsylvania in public session duly assembled.

CORYDON TOWNSHIP BOARD OF SUPERVISORS

Timothy P. Yohe

Harry Tome

Steve Foster

ATTEST:

Marcia A. Kuhn, Secretary / Treasurer
SEAL