

Code Violation(s)Code of the North Versailles Township--International Property Maintenance and Fire Codes:

**92-14 Number of animals permitted. (NVTC)** No household shall house, keep or maintain more than a total of 5 dogs and/or cats combined at any one time.

**92-16A Household pets (NVTC)** If any such pet shall be kept in a dwelling owned or occupied by its owner, such owner shall be required to follow such procedures and practices as to the number of such pets to be kept there, and as to sanitation, to insure that no public nuisance shall be created or maintained and no threat to the health of persons living elsewhere than in such dwelling shall be created.

**92-15D Keeping of Animals Regulated. (NVTC)** Every keeper of any animal shall cause the litter and droppings there from to be collected daily in a container or receptacle that when closed shall be rat-proof and fly-tight building, box, container, or receptacle.

**92-9 Animal Noise (NVTC)** It shall be illegal within the Township of North Versailles for any person or persons to own, possess, harbor, or control any animal or bird which makes any noise continuously and/or incessantly for a period of 10 minutes or makes such noise intermittently for 1/2 hour or more to the disturbance of any person any time of the day or night, regardless of whether the animal or bird is physically situated in or upon private property, said noise being a nuisance.

**105.1 Required. (IBC)** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace and electrical, gas, mechanical or plumbing system, the installation of which is regulated by the code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**108.1 General. (IPMC)** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**108.1.1 Unsafe structures. (IPMC)** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**108.1.3 Structure unfit for human occupancy (IPMC).** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, Sanitary or heating facilities or other essential equipment required by the code.

**108.5 Prohibited Occupancy (IPMC)** Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official.

**154-5 Building Permit Required (NVTC)** Building Permits shall be required before any construction or development is undertaken within any area of the North Versailles Township.

**154-24-B Storm drainage (NVTC)** facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. The system shall insure proper drainage along streets and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.

**160-1 Excavation-Grading (NVTC)** It shall be unlawful for any person to undertake, cause, endeavor or in any manner to excavate, drill, cut, fill and/or grade any land within the Township of North Versailles without an approved permit having first been issued by the designated permit officer

**222-4 RUBBISH (NVTC)** All refuse, junk, trash, dross, scrap, litter, papers, pasteboard, rags, mattresses, worn out furniture, old clothing, old shoes, old rubbers, leather, carpets, broken glass, crockery, bottles, straw, excelsior, floor sweepings, old metal packing boxes and barrels and broken parts thereof, tin cans, Christmas trees, tree cuttings, leaves, grass cuttings, cut or pulled weeds and brush, household refuse, solid industrial waste, and all other similar waste matters and materials not defined herein as garbage.

**222-15 Health hazards and nuisances prohibited.** It shall be unlawful for any person to create or maintain any condition upon their property which could directly or indirectly cause a nuisance or health hazard to residents of the Township of North Versailles. Specifically, the unsheltered storage or maintenance of unused, stripped, damaged and generally unusable machinery or equipment or materials shall be considered a nuisance and/or health hazard.

**222-11 Prohibited Acts. TRASH (NVTC)** No person shall keep, accumulate, or suffer to remain upon his or her premises, or upon any private or public property and garbage, rubbish, or trash.

**222-22 to 31 ORD: 1110 ARTICLE V. --STORAGE CONTAINERS--(NVTC)** Any temporary box, bag, bin dumpster, portable storage unit, POD, requires a permit. Valid for only a thirty (30) day PERIOD.

**228-2 Permit required: (NVTC)** Prior to use, occupancy, construction, alterations, change of possession, sale, lease, improvements or repairs to any real estate in the Township of North Versailles, the owner of the same or any other party in interest must first apply for and obtain a permit from the Building Inspector.

**232-1 Occupancy permit required (NVTC)** Any person who hereinafter rents, purchases, owns or otherwise occupies any dwelling in the Township of North Versailles must apply for and obtain an occupancy per permit in conformance with existing ordinances of the Township of North Versailles and obtain appropriate and satisfactory inspection and approval by the Building Inspector of the Township of North Versailles prior to said occupancy.

**236-904 Clear sight triangle requirements B. No plantings or structures exceeding 30 inches in height shall be permitted in the clear sight triangle. C. Fences of up to four feet in height with do not interfere with clear sight triangle of 50 feet.**

**250-18 Garbage Cans (NVTC)** It shall be the duty of every resident within the Township of North Versailles to provide a portable vessel for holding garbage. Said vessel shall be kept or placed in the rear of the house, and never upon the street. (For individual home owners, refuse and recycling Containers can be placed at curbside after 6:00 p.m. the day of collection.

**265-914 Water supply. A. (NVTC)** An adequate supply of potable water shall be provided for every building to be used for human occupancy or habitation in a subdivision or land development.

**265-1000 (5) (NVTC)** Trees shall be located so as not to interfere with the maintenance of utilities, required sight distances and visibility of street & traffic signs.

**276.2 Maintaining trees in right-of-way (NVTC)** It shall be the responsibility of the abutting property owners to maintain and trim trees in the lights-of-way of the Township.

**282-34 Parking (NVTC)** It shall be unlawful for any person to park, or to allow to remain parked any vehicle other than a passenger car.

**300-401 Use Performance Standards (NVTC)** No use shall be noxious or offensive by reason of the emission of odor, dust, fumes, smoke, gas, vibration or noise detectable at the property line as to constitute a nuisance.

**Code Violation(s)**

- 300-902 Parking G. (NVTC)** The parking of commercial vehicles shall be expressly prohibited within all residential districts
- 300-906 Lighting (NVTC)** on properties where single-family or duplex residential use constitutes the principal use shall not exceed two foot candles at any location.
- 301.3 Vacant Structures (IPMC)** and land to be kept in a clean, safe and secure condition so as not to cause blight.
- 302.1 Sanitation of the exterior (IPMC)** shall be maintained in a clean safe sanitary manner free of dumping or accumulation of rubbish and or garbage, collection or deposit of recyclable scrap other than permitted for approved weekly recycle container pickup.
- 302.2 Grading and drainage. (IPMC)** All premises shall be graded and maintained to prevent the erosion of soil.
- 302.3 Sidewalks (IPMC)** Sidewalks, walkway, stairs, parking spaces, driveway or similar areas to be maintained.
- 302.4 Weeds (IPMC)**Weeds, shrubs, high grass; excessive weeds all exterior areas to be kept free from excessive weeds or plant growth, 10" grass.
- 302.7 Accessory structure(s) (IPMC)**owner shall maintain *detached garage, fences, and walls.*
- 302.8 Motor Vehicles (IPMC)** orange/red tag type vehicles no inoperative or unlicensed vehicle permitted on private or public property travel trailer. for a term not to exceed thirty (30) days.
- 303.1 Swimming pools (stagnant water) (IPMC)** to be maintained in a clean sanitary condition and in good repair. \*\*Fencing, enclosure see sub section 303.2 Swimming Pools.
- 303.2 Swimming pool, hot tub and spas, (IPMC)** not exhibiting an approved ASTM F1346 safety cover shall require a 48" enclosure when the water level is (24"), twenty four inches or greater. *The enclosure shall be equipped with a self-closing and locking gate as specified (Building permit required for swimming pool).*
- 304.1 Exterior of structures General. (IPMC)** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.
- 304.2 Protective Treatment (IPMC)** (*paint, protective covering, stains, masonry joints, metal rust, construction, unfinished*) all exterior surfaces shall Be protected from the elements and decay by updated maintenance not in disarray; *doors, window frames, , porches, trim, balconies, decks, and fences.*
- 304.3 Address posting, (IPMC)** remises 4", (inch) identification address numbers posted.
- 304.5 Foundation (IPMC)** walls shall be maintained plumb and free of open cracks and breaks and shall be kept in such condition as to prevent entry of Rodents and other pest.
- 304.6 Exterior walls (IPMC)** shall be free from holes, breaks, lose or rotting materials and maintained weatherproof and properly surface coated to Prevent deterioration.
- 304.9 Overhanging Extensions, (IPMC)** including, but not limited to canopies, signs, metal awnings, fire escapes, standpipes, and exhaust
- 304.10 Stairs, stairway, decks, porches, (IPMC)** and balcony and appurtenances attached to be structurally sound in good repair with proper anchorage Capable of supporting the imposed loads.
- 304.11 Chimneys (IPMC)** and towers shall be maintained structurally safe and sound in good repair.
- 304.13 Windows, (IPMC)** skylights and door frames shall be kept in sound condition, good repair and weather tight.
- 304.14 Insect screens (IPMC)** not less than 16 mesh per square inch equipped with a self- closing device is required where ventilation.
- 304.16 Basement hatchways (IPMC)** shall be maintained to prevent entrance of rodents, rain, and surface draining.
- 304.17 Windows basement (IPMC)** operable windows shall be supplied with rodent shield,
- 304.18 Building Security. (IPMC)** Doors, windows and hatchways for dwelling units, room units, or housekeeping units shall be provided with devices designed to provide security for the occupants and property therein.
- 304.18.3 Basement hatchways (IPMC)** shall be equipped with devices that secure from unauthorized entry.
- 305.5 Handrails and guards (IPMC)** shall be maintained in good condition.
- 308.1 Accumulation of Rubbish or Garbage (IPMC)** all exterior property and premises and interior of every structure shall be free of any accumulation or rubbish or garbage including household furniture.
- 308.2.2 Refrigerators (IPMC)** and similar equipment must have the door removed prior to discard.
- 308.2.1 Rubbish storage (IPMC)** facilities shall be of an approved container stored in a sanitary manner for pickup.
- 308.3 Disposal of garbage (IPMC)** shall be done in a clean and sanitary manner in an approved garbage container.
- 308.3.1 Garbage Facilities (IPMC)** (Apartment/Office Building) Owner shall provide, maintain, and make available to building occupants an approved method of garbage disposal and storage.
- 308.3.2 Containers (IPMC)** (dumpsters/roll offs) shall be provided by the operator of every establishment producing garbage, in that such container is An approved leak proof container provided with close-fitting covers for the storage of such material until removed from the premises for disposal.
- 309.1 Infestation. (IPMC)** All structures shall be kept free from insect and rodent infestations.
- 505.3 Supply (IPMC)** The water supply system shall be installed and maintained to provide a supply of water.
- 602.3 Heat supply (IPMC)** Every owner and operator of any building who rents, leases or lets one or more dwelling units is to supply heat.
- 1004.4 Traffic visibility (IZC)** No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear Vision.
- 3405.4 OUTDOOR TIRE STORAGE (IFC)** Distance from lot lines and building. Tire storage piles shall be located at least 50 feet from lot lines and buildings.

**VIOLATIONS AND PENALTIES 222-12/20 (NVTC)** *Any person who shall violate any provision of these articles shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1000.00 dollars and/or undergo imprisonment for a term not to exceed 30 days. Each day that a violation of these articles continues shall constitute a separate offense.*

**RIGHT TO APPEAL--IPMC 111.1 -----MEANS OF APPEAL -** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or he requirements of this code are adequately satisfied by other means. APPEAL REQUESTS FOR REASONS OTHER THAN THOSE SPECIFIED HEREIN WILL NOT BE CONSIDERED VALID.