

PORT CARBON BOROUGH
RESOLUTION # 2013-9

RESOLUTION APPOINTING AN ENFORCEMENT OFFICER
FOR CHAPTER 189 AND ANY AMENDMENTS THERETO OF THE
PORT CARBON CODE OF ORDINANCES REGARDING INSPECTION
OF RESIDENTIAL RENTAL UNITS WITHIN THE BOROUGH OF PORT
CARBON

WHEREAS, Port Carbon Borough is a municipal corporation organized and operating under the Commonwealth Borough Code; and

WHEREAS, Port Carbon Borough enacted Chapter 189 and any amendments thereto for purposes of regulating landlord, tenants, residential rental units, reporting requirements and inspections specifically enumerated therein for purposes of protecting the housing stock within the Borough, and further protecting the health, safety and welfare of the Borough citizens as a whole; and

WHEREAS, Port Carbon Borough Council endeavors in appointing an enforcement officer for purposes of carrying out any and all inspection and reporting duties necessary in effectuating the purposes of Chapter 189 and the various amendments enacted thereto.

NOW THEREFORE, be it resolved, as follows:

1. That Lehigh Engineering, LLC, shall be appointed sole enforcement officer for purposes of inspecting, reporting and otherwise enforcing any and all said Ordinance provisions including, but not limited to, instituting any and all legal action including, but not limited to, summary citation, civil action, or any action permitted by law.
2. That Lehigh Engineering, LLC, shall be in charge under the Port Carbon Borough Code of Ordinances Chapter 189 and any amendments thereto to fully effectuate any and all purpose of the intent of Chapter 189 for purposes of protecting the health, safety and welfare of the residents of Port Carbon Borough.
3. That the recitals above are incorporated herein as though fully set forth at length.
4. That in the event any provision, section, sentence, clause or part of this Resolution shall be deemed to be invalid, such invalidity shall not affect or impair any remaining provision, section sentence clause or part of this Resolution, it being the intent of the Borough that such remainder shall be and shall remain in full force and effect.

5. That all resolutions heretofore or parts of resolutions heretofore adopted by the Borough, inconsistent herewith are expressly repealed.
6. That all resolutions previously adopted by the Borough not in conflict herewith shall remain full force and effect.
7. That any resolution inconsistent herewith is hereby repealed.

RESOLVED this 13 day of August, 2013.

PORT CARBON BOROUGH

ATTEST:

Sandra J. Palokas
SANDRA PALOKAS
Borough Secretary
(Seal)

BY:

Harold Herndon
HAROLD HERNDON, Council President

APPROVED on the date above written.

Thomas Pavlick
THOMAS PAVLICK, Mayor

**RENTAL PROPERTY
IMPC/2006 CODE/PORT CARBON REQUIREMENTS
Minimum Requirements Checklist**

Exterior Property Area

- Sidewalk, stairs are kept in a proper state of repair and maintained free from hazardous conditions.

Exterior Structure

- In good repair, structurally sound and does not pose a threat to the public health, safety or welfare
- Street numbers (address) must be displayed
- Decks, porches and balconies shall be maintained structurally sound, in good repair and capable of supporting imposed loads.
- Handrails and guards installed where required capable of supporting normally imposed loads and maintained in good condition. Every exterior and interior flight of steps having more than 4 risers, and every walking surface more than 30 inches above the floor or grade, shall have guards. Handrails and guards shall be not less than 30 inches above finish floor landing or walking surface.
- Windows and doors must be in sound conditions, good repair and weather tight. Exterior doors must be lockable.
- Insect screens must be provided for every window. Windows must be easily opened and capable of being held in position by window hardware.
- All structures and exterior property shall be kept free from rodent harborage and infestation.
- All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152.4mm).
- No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.
- Every occupant of a structure shall dispose of rubbish and garbage in a clean, safe and sanitary manner by placing such rubbish or garbage in approved containers.

Interior Structure

- Interior structure shall be maintained good repair, structurally sound and all surfaces must be capable of being kept in a sanitary condition.
- Infestation: all structures shall be kept free from insect and rat infestation.
- All structures must meet light, ventilation and occupancy limitations.
- All structures must meet minimum mechanical and electrical requirements
- Heating facilities shall be required to maintain prescribed temperatures from October 15 to May 15.
- Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F(20 degrees C) in all habitable rooms, bathrooms and toilet rooms.
- Mechanical equipment, solid-fuel-burning appliances shall be properly installed and maintained in a safe working order and maintained free from leaks and obstructions.
- Electrical facilities: main service must be a minimum of **60 amperes, three wire.**
- All electrical equipment, wiring and appliances shall be installed and maintained in a safe and approved manner.
- Receptacles: Every habitable space shall contain at least two separate receptacles. Every laundry area shall contain at least one grounded-type receptacle. Every bathroom shall contain at least one ground fault receptacle. Ground fault receptacles are also required within six feet of countertop sink area. (Habitable space: space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility areas and similar areas are not considered habitable spaces.)

Minimum Requirements Checklist cont'd

- All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approve manner.
- Number of exits: residential, every story exceeding two (third and above) shall have two independent exits with exceptions.
- Common halls and stairways shall be lighted at all times with at least a sixty-watt standard incandescent light bulb or equivalent.
- Every bathroom and toilet room shall comply with ventilation requirements or have a window.
- Toilet rooms and bathrooms shall provide privacy. A door and interior locking device shall be provided for all common or shared bathrooms and toilets in a multiple dwelling.
- All rooms occupied for sleeping purposes shall contain at least 70 square feet per occupant and 50 square feet additional floor area for each additional occupant thereof.
- Minimum ceiling heights: not less than seven feet with exceptions for **beams**, etc. in basements and sloped ceilings in sleeping areas.
- Minimum room widths: not less than seven feet with exceptions: three feet clear passageway in kitchen between countertops and appliances or countertops and walls.
- Minimum plumbing facilities required for bathtub or shower, lavatory, water **closet** and kitchen sink
- Domestic water-heating facilities shall be capable of providing hot water to all fixtures at not less than 110 degrees Fahrenheit.
- Smoke detectors shall be required and installed in accordance with the Building code and multi units of three or more in accordance with the Pennsylvania fire and panic act. The smoke detectors/or alarms shall be provided for each bedroom, in immediate vicinity of bedrooms and at each level and shall be installed in accordance with code provisions and manufacturer's installation instructions. Since smoke alarms are primary means by which dwelling and its occupants are protected from fire, they shall be properly maintained and routinely check for their safe operation.
 - o The tenant shall maintain all smoke detectors are located in rental units per code provisions
 - o The landlord is responsible to place a 3lb. approved ABC type fire extinguisher in all kitchens containing cooking facilities.
 - o Heating with kerosene or liquid fuel or gas type portable heater is permitted only in single family dwellings'.
 - o Ground fault circuit interrupters shall be provided installed and maintained in a safe and approved manner.
- Fire extinguishers shall be visible, provided with ready access and maintained in operating condition. Extinguishers shall be of an approved type.
- Carbon monoxide detector required for when any type of fuel burning appliances are present.
- Each dwelling unit shall contain its own bathtub or shower, lavatory, water closed and kitchen sink which shall be maintained in a sanitary, safe working condition. A kitchen sink shall not be used as a substitute for required lavatory.
- The occupants will be held responsible to maintain areas, under their personal control, in a clean, safe and sanitary condition.
- Dwelling units shall not be occupied by more occupants than permitted by minimum area requirements and occupancy limitations.
- A building may be declared unfit for human occupancy when it is in serious disrepair or is lacking basic facilities or is a health or safety hazard for occupants or general public.