

ORDINANCE NO. 81325A

GRATZ BOROUGH, DAUPHIN COUNTY, PENNSYLVANIA

AN ORDINANCE OF GRATZ BOROUGH ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE WHICH SHALL BE KNOWN AS THE PROPERTY MAINTENANCE CODE OF GRATZ BOROUGH

Section 101.1 Title. *The following is inserted:* The regulations shall be known as the Property Maintenance Code of Gratz Borough” (hereinafter known as the “Code”).

Section 103.1 Creation of agency. The Gratz Borough Office of Code Administration is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

Amendments to the 2024 International Property Maintenance Code. The following sections of the 2024 International Property Maintenance Code are amended:

Section 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Gratz Borough Zoning Ordinance.

Section 104.1 Fees. *The following is inserted:* The schedule of fees for activities and services performed by the Borough’s agents/Departments shall be those fees as established by Resolution of Gratz Borough.

Section 106.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall consist of the duly elected members of Gratz Borough Council. The board shall adopt rules of procedure for conducting its business and shall render all decisions and finding in writing to the appellant with a duplicate copy to the code official.

Section 106.1.1 Procedure for Appeal. Any person directly affected by a decision of the code official, or a notice or order issued under this code relating to a condemnation under Section 109.2 or a demolition under Section 111, shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed on a form provided by the code official with the Gratz Borough Secretary within 20 days after the day the decision, notice or order was served and shall pay all fees as established by Resolution of the Gratz Borough Council from time to time.

Section 107.3 Prosecution of violations. *The section is replaced with:* Any person failing to comply with a notice of violation or order served in accordance with Section 109.4 shall be deemed guilty of a summary or civil infraction as determined by the local municipality, and the

violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Section 107.4. Violation penalties. *This section is replaced with:* Any person who shall violate this Code shall be subject to one of the following enforcement proceedings as determined by the Code Official:

1. A civil enforcement proceeding with penalties not less than \$100.00 and not more than \$1,000.00 for each offense, together with the costs and attorney's fees; or
2. A summary proceeding with fines of not less than \$100.00 and not more than \$1,000.00 or imprisonment for a term not to exceed 30 days, or both, at the discretion of the Court.

In either type of proceeding, each day that a violation continues after notice has been served shall be deemed a separate offense.

Section 109.1 Unsafe Conditions. 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 may be condemned pursuant to the provisions of this code.

Section 202. General Definitions. A Code Official- shall mean the Code Enforcement Officer appointed by the Gratz Borough Council to enforce the Ordinances of the Borough, including the administration and enforcement of this Code, or any duly authorized representative appointed by Gratz Borough.

Code Official – The Code Enforcement Officer appointed by the Gratz Borough Council to enforce the Ordinances of the Borough, including the administration and enforcement of this Code, or any duly authorized representative appointed by Gratz Borough.

Junk Material – Any cast-off, damaged, discarded, obsolete, salvaged, scrapped, unusable, worn-out or derelict object, thing or material including, but not limited to, those composed in whole or in part of crates cartons, containers, boxes, machinery or parts thereof, scrap metal, furniture or parts thereof, household items and other salvageable materials.

Section 302.4 Weeds - Premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Section 302.8 Motor Vehicles. This section establishes criteria for acceptable vehicle storage. Improper storage of inoperable vehicles can be a serious problem for a community. The vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and are an attractive nuisance for children.

Exceptions:

- (i) A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure of similarly enclosed area designed and approved for such purposes.

- (ii) An inoperative motor vehicle is permitted to be stored on the exterior property of the motor vehicles owner between July 1st through October 31, provided that said vehicle is actively being prepared to participate within an organized motorsports event such as a demolition derby. At no time shall the property contain more than 3 such vehicles. All vehicles and their associated parts shall be completely removed from the property or completely stored within an approved structure on or before October 31st.

Section 304.14 Screens. *The following shall be inserted :* During the period from April 1st 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, packaged or stored shall be supplied with approved tightly fitting screens.

Section 308.1 Accumulation of Rubbish and Garbage. The exterior property and premises, and the interior of every structure shall be free from the accumulation of rubbish, garbage and junk material.

Section 602.3 Heat Supply. *The following shall be inserted:* Heat supply must be provided by Landlord from September 1 to July 1 of each year.

Section 602.4 Work spaces. *The following shall be inserted:* Occupy-able work spaces shall be provided from September 1 to July 1 of each year.

Except as amended in this Section above, the International Property Maintenance Code of 2024 is adopted herein in its entirety.

Severability. If any section, subsection, clause or provision of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction such decision shall not affect any other section, subsection, clause, or provision this Ordinance so long as it remains legally enforceable minus the invalid portion. Gratz Borough hereby declares that it would have passed this Ordinance, section, subsection, clause and provision of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentence, clauses and phrases be declared unconstitutional.

Repealer. All ordinances or parts thereof which are inconsistent with this Ordinance are hereby repealed to the extent of their inconsistencies.

Effective Date. This Ordinance shall become effective immediately following its adoption.

ENACTED AND ORDAINED by Gratz Borough Council on this the 13th day of August, 2025.

ATTEST:

GRATZ BOROUGHBOROUGH
COUNCIL:

Cindy L. Shedes
Secretary

By: [Signature]
President

APPROVED BY THE MAYOR THIS 13th DAY OF August, 2025.

[Signature]
Mayor