

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. *Premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN 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.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. Structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. 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.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate,

BOROUGH OF BELLEVUE
COUNTY OF ALLEGHENY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 18 - 09

AN ORDINANCE OF THE BOROUGH OF BELLEVUE, A HOME RULE MUNICIPALITY IN THE COUNTY OF ALLEGHENY, IN THE COMMONWEALTH OF PENNSYLVANIA; ADOPTING THE 2015 CODES FOR THE BOROUGH OF BELLEVUE, WITH CERTAIN AMENDMENTS;; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING EXISTING INCONSISTENT ORDINANCES

THE TOWN COUNCIL OF THE BOROUGH OF BELLEVUE HEREBY ORDAINS:

Section 1. That certain 2015 Codes are on file in the Borough of Bellevue, specifically in the Office of the Code Enforcement Officer, being marked and designated as:

- 2015 International Building Code
- 2015 International Residential Code for One- and Two-Family Dwellings
- 2015 International Mechanical Code
- 2015 International Plumbing Code (IPC)
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code
- 2015 International Wildland Urban Interface Code
- 2015 ICC Performance Code for Buildings and Facilities
- 2015 International Property Maintenance Code
- 2015 International Zoning Code
- 2015 International Private Sewage Disposal Code
- 2015 International Swimming Pool and Spa Code (ISPSC)
- 2015 International Green Construction Code (IgCC)

Section 2. The following sections of the 2015 Codes are hereby amended from the text of said Code
[section numbers refer to the corresponding sections of the 2015 Code]

2015 IBC:

Delete Section 913.2.2 Circuits supplying fire pumps.

Modify Section 2609.4, Exception 3:

“...occupied for growing or maintaining plants...”

punishable by a fine of not more than \$1,000.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.2 – Membership of Board – The board of appeals shall consist of three members appointed by the Town Council of the Borough of Bellevue by Resolution as follows: one member to be appointed for not more than three years, one for not more than two years and one for not more than one year. Thereafter, appointments are to be made so that each new member will serve for three years or until a successor has been appointed. The Town Council shall make appointments such that the members' terms will expire on the first Monday of January in the year their term expires.

Add Section 111.2.1 – Qualifications – Each member shall be a licensed professional engineer, architect or a builder or superintendent of building construction for at least seven years, three years of which that board member shall have been in responsible charge of work.

Renumber Section 111.2.1 to 111.2.2 – Alternate Member – The Town Council of the Borough of Bellevue may appoint one alternate member who shall be called by the Board Chairperson to hear appeals during the absences or disqualification of a member. An alternate member shall possess the qualifications required for board membership and shall be appointed for not more than three years, or until a successor has been appointed.

Renumber Sections 111.2.2 through 111.2.5 to Section 111.2.3 through 111.2.6.

Section 302.3 – Sidewalks and Driveways – addition:

“Section 302.3.1 – Snow and Ice Removal – All sidewalks and similar public thoroughways for pedestrian use shall be maintained free from accumulations of snow and ice. The owner, tenant or occupant of any premises which abuts said public thoroughway shall be responsible for removal within twenty-four (24) hours of receipt of notice.”

Section 302.3 Sidewalks and driveways – addition:

“Section 302.3.2 – Obstruction of Sidewalks – It shall be unlawful for any person (*natural person, partnership, association, firm or corporation*) to occupy any portion of any street, parking lots, alleys or sidewalk with any goods, food, wares or merchandise, or with boxes or other containers thereof, or stands tables or racks for the display thereof except as permitted by Borough of Bellevue Ordinances Nos. 02-08, 02-13 and 03-12. This prohibition includes, but is not limited to, any crate, keg, lumber, bricks or other articles on any sidewalk that obstructs the free use of such sidewalk, except goods, food, wares or merchandise may be placed on the sidewalk for the purpose of loading and unloading, removing or storing any of same except as set forth in other ordinances of the Borough of Bellevue relating to the use of sidewalks.”

Section 302.4 – Weeds – the phrase “six (6) inches” is hereby inserted.

Section 302.10 – Trees and Shrubs – addition:

“Section 302.10 Trees and Shrubs – It shall be unlawful for any person, firm co-partnership or corporation owning property within the confines of the Borough of Bellevue to permit trees, shrubs or other bushes upon his or its property or properties to overhang public sidewalks and driveways within the Borough, unless said trees, shrubs or other bushes be so trimmed by such property owner in such manner as to permit no overhang on said sidewalks or driveways at a height of less than nine (9) feet above said sidewalks or driveways. It shall further be unlawful for any person, firm co-partnership or