

581 FRANKLIN AVENUE ❖ ALIQUIPPA, PENNSYLVANIA 15001 ❖ (724) 375-5188

This is not a complete representation of the Law or UCC Inspection Code and is provided as a guide to assist homeowners in understanding the inspection process. Items are inspected on a pass / fail system. All properties are inspected prior to any Occupancy Permit being issued. Homeowners or Realtors can request a Certificate of Occupancy and Use Compliance Inspection, and must be submitted in writing, and accompanied with the appropriate fees to the City as soon as possible, but not less than ten (10) working days prior to the requested inspection date. Repairs needed must be completed prior to the issuance of a Final Occupancy Certificate.

Section 301 – General Areas

- 301.3 Vacant Structures and Land.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Section 302 – Exterior Property Areas

- 302.1 Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- 302.2 Grading and Drainage.** All 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.
- 302.3 Sidewalks and Driveways.** All 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.** All premises and exterior property shall be maintained free from all weeds or plant growth in excess of 6 inches. All 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.
- 302.5 Rodent Harborage.** All structures and exterior property shall be kept free from all rodent harborage and infestation. Where rodents are found, they shall be promptly

exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

- 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.** All accessory structures, including detached garages, fences, 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.
- 302.9 Defacement of Property.** No person shall willfully or wantonly damage, mutilate or deface any exterior surface or any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

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 in depth shall be completely surrounded by a fence or barrier at least 48 inches 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 above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close latch when release from an open position of 6 inches from the gatepost. No existing pool enclosure shall be removed, replace or changed in a manner that reduces its effectiveness as a safety barrier.

Section 304 – Exterior Structure

- 304.1 General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

- 304.2 Protective Treatment.** All exterior surfaces, including but not limited to, doors and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- 304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to plainly legible and visible from street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be minimum of 4 inches high with a minimum stroke of 0.5 inches.
- 304.4 Structural Members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 304.5 Foundation Walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- 304.6 Exterior Walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.7 Roof and Drainage.** The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- 304.8 Decorative Features.** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

- 304.9 Overhang Extensions.** All overhang extensions including not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 304.10 Stairways, Decks, Porches and Balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 Chimneys and Towers.** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected for the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 304.12 Handrail and Guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads shall be maintained in good condition.
- 304.13 Window, Skylight, and Door Frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 304.14 Insect Screens.** During the period from May 1st to September 30th, 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 of not less than 16 mesh per inch and every swing door shall have a self-closing device in good working condition.
- 304.15 Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.
- 304.16 Basement Hatchways.** Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

- 304.17 Guards for Basement Windows.** Every basement window that is operable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.
- 304.18 Building Security.** Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
- 304.18.1 Doors.** Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock meeting specifications set forth herein. Such deadbolt locks shall be operated only by the turning of a knob or a key and shall have a lock throw of not less than 1-inch. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. Such deadbolt locks shall be installed according to manufacturer's specifications and maintained in good working order. All deadbolt locks required by this section shall be designed and installed in such a manner so as to be operable inside of the dwelling unit, rooming unit, or housekeeping unit without the use of a key, tool, combination thereof or any other special knowledge or effort.
- 304.18.2 Windows.** Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit, or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking devices.
- 304.18.3 Basement Hatchways.** Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

Section 305 – Interior Structure

305.1 General The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more nonresidential occupancies, shall maintain, in a clean sanitary condition, the shared or public areas of the structure and exterior property.

Section 307 – Rubbish and Garbage

307.1 Accumulation of rubbish and garbage. All exterior property and premises, and

The interior of every structure, shall be free from any accumulation of rubbish or

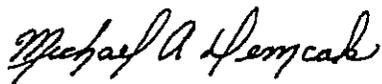
Garbage.

307.3 Disposal of Garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage container.

307.3.1 Garbage Facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or **an approved leak proof, covered outside garbage container.**

Sincerely,

CITY OF ALIQUIPPA

A handwritten signature in cursive script that reads "Michael A. Demcak".

Michael A. Demcak C.E.O.

Code Enforcement / Zoning Officer