

MANCHESTER BOROUGH

**ORDINANCE FOR THE ADOPTION OF THE INTERNATIONAL PROPERTY
MAINTENANCE CODE**

ORDINANCE NO. 2024-04

AN ORDINANCE OF MANCHESTER BOROUGH ADOPTING THE 2018 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE*, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN MANCHESTER BOROUGH; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES OR PARTS OF LAWS IN CONFLICT THEREWITH.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Borough Council of Manchester as follows:

Section 1. Adoption of Property Maintenance Code.

That a certain document, three (3) copies of which are on file in the office of Manchester Borough, being marked and designated as the *International Property Maintenance Code*, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Manchester Borough, in York County Pennsylvania for regulating and governing the conditions and maintenance of all property, buildings and structure; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures ad herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions penalties, conditions and terms of said Property Maintenance Code on file in the office of Manchester Borough are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

Section 2. Revisions, Amendments and Additions to International Property Maintenance Code.

The following sections are hereby revised

Section 101.1. Insert Manchester Borough
Section 103.5. Set from time to time by resolution adopted by Borough Council

- Section 111.4.2 Add “Duties of Code Enforcement Officer. The Codes Enforcement Officer shall appear at all hearings conducted by the Building Appeals Board or District Magistrate, and testify to the condition of properties found to be in violation or found to be a nuisance.
- Section 112.4. Insert One Hundred Dollars (\$100.00) and insert Five Hundred Dollars (\$500.00).
- Section 302.4. Insert 9 inches
- Section 304.13.2 Remove entire section.
- Section 304.14. Insert May 1 and insert November 1.
- Section 304.17. Remove entire section.
- Section 308. Remove entire section.
- Section 402.1. Remove entire section.
- Section 404.3. Remove entire section.
- Section 404.4. Remove entire section.
- Section 602.2. Change 68 degrees Fahrenheit to 60 degrees Fahrenheit.
- Section 602.3. Insert October 30 and insert April 30.
- Section 602.4. Insert October 30 and insert April 30.

Section 3. Applicability.

This Ordinance shall only be enforceable pursuant to Ordinance 2024-05, establishing regulations, licensing and inspections for rental properties within Manchester Borough.

Section 4. Repealer.

All Ordinances of Manchester Borough or parts of laws in conflict herewith are hereby repealed.

Section 5. Severability.

That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any case or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

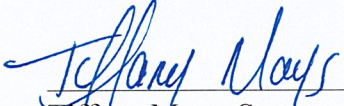
Section 7. Effective Date.

That this ordinance and the rules, regulations, provisions, requirements orders and matters established and adopted hereby shall take effect and be in full force and effect five (5) days from and after the date of its final passage and adoption.

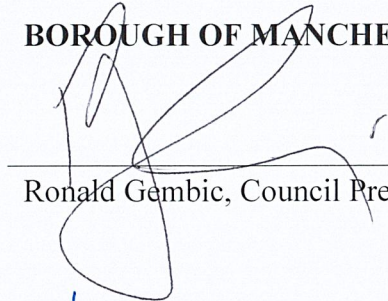
ORDAINED AND ENACTED by the Council of the Borough of Manchester this 12th day of November, 2024.

Attest:

BOROUGH OF MANCHESTER

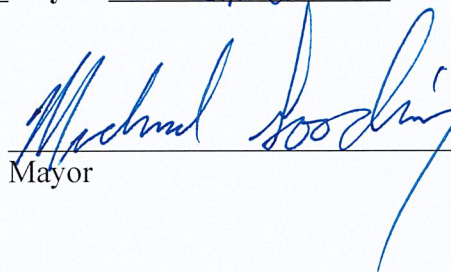


Tiffany Mays, Secretary



Ronald Gembic, Council President

Examined and approved by me this 12 day of November 2024.



Mayor

