

**THIS ISSUE WAS TABLED AT THE 5-14-07 COUNCIL MEETING**  
**ORDINANCE 71**

**BOROUGH OF SEVEN FIELDS**  
**BUTLER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE BOROUGH OF SEVEN FIELDS ADOPTING THE 2006 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 THE BOROUGH OF SEVEN FIELDS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; **REPEALING ORDINANCE NO. 32** OF THE BOROUGH OF SEVEN FIELDS AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

The Borough Council of the Borough of Seven Fields does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the Borough Manager of Seven Fields Borough Office, being marked and designated as the *International Property Maintenance Code*, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Seven Fields, in the State of Pennsylvania for 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 as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Borough of Seven Fields are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: Borough of Seven Fields

Section 103.5. Insert: [APPROPRIATE FEE SCHEDULE] – **??Borough fee schedule??**  
**[“fees for activities and services performed by the dept. in carrying out its responsibilities under this code”].**

Section 302.4. Insert: [HEIGHT IN INCHES] – **Setting height of weeds**

Section 304.14. Insert: [DATES IN TWO LOCATIONS] -- **From \_\_\_\_\_ to \_\_\_\_\_ outside**

doors & windows must have screens in food preparation areas.

Section 602.3. Insert: [DATES IN TWO LOCATIONS] -- From \_\_\_\_\_ to \_\_\_\_\_ landlords must furnish heat to commercial & residential tenants to maintain a temperature of 68 degrees.

Section 602.4. Insert: [DATES IN TWO LOCATIONS] -- From \_\_\_\_\_ to \_\_\_\_\_ occupiable work spaces shall be supplied with heat to maintain a 65 degree temperature.

Section 3. That **Ordinance No. 32** of the Borough of Seven Fields entitled Zoning Ordinance and all other ordinances or parts of ordinances in conflict herewith are **hereby repealed.**

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Borough of Seven Fields hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance 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 cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the Borough of Seven Fields' Borough Manager is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. 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 [TIME PERIOD]** from and after the date of its final passage and adoption.

**ORDAINED AND ENACTED** by the Borough Council of Seven Fields, this \_\_\_\_ day of \_\_\_\_\_, 2007.

BOROUGH OF SEVEN FIELDS

\_\_\_\_\_  
Thomas B. Smith, Borough Manager

\_\_\_\_\_  
John White, Council President

(SEAL)