Chapter 217
Property Maintenance

Article I – International Property Maintenance Code
§ 217-1 Adoption of standards.
§ 217-2 Modifications.
§ 217-3 Administration and enforcement.
§ 217-4 Board of Appeals.

Article II – Property Maintenance Ticketing
§ 217-5 General Provisions.
§ 217-6 Purpose.
§ 217-7 Enforcement.
§ 217-8 Violation Ticket Disposition.
§ 217-9 Violations and Penalties.

§ 217-1 Adoption of standards.
A certain document, three copies of which are on file in the Zoning and Codes Office of the Borough of Slippery Rock, being marked and designated as the "International Property Maintenance Code, 2021 Edition," as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Borough of Slippery Rock, in the State of Pennsylvania, County of Butler, 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 Zoning and Codes Office are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 217-2 of this chapter.

§ 217-2 Modifications.
The following sections are hereby revised:

A. Section 101.1: insert "the Borough of Slippery Rock."

B. Section 109.2, Violation Penalties: insert "Any person, firm or corporation who shall violate any provision of this code shall, upon conviction therefor, be subject to a fine of not less than $50 and not more than $300 and/or to imprisonment for not more than 90 days. Every day that a violation of this code continues shall constitute a separate offense."

C. Section 104.1: insert "Fees may be established when deemed appropriate by Borough Council."

D. Insert Section 302.2.3 (Temporary Storage of Furniture): "The temporary relocation or storage of furniture designed and constructed for indoor use, including but not limited to

upholstered couches, stuffed chairs, sectional sofas, davenports or recliners, on the exterior of any lot is hereby prohibited."

E. Section 302.4: insert "six inches to eight inches."

F. Section 304.14: insert "from April 1 through October 1."

G. Section 602.3: insert "from October 1 through April 1."

H. Section 602.4: insert "from October 1 through April 1."

I. Section B101.3: insert “five (5)”

§ 217-3 Administration and enforcement.
Administration and enforcement of this code within the Borough of Slippery Rock shall be undertaken in any of the following ways, as determined by the Borough Council of Slippery Rock from time to time by resolution:

A. By the designation of an employee of Slippery Rock to serve as the municipal code official to act on behalf of Slippery Rock Borough.

B. By retention of one or more construction code officials or third-party agencies to act on behalf of Slippery Rock Borough.

§ 217-4 Board of Appeals.
A Board of Appeals shall be established by resolution of the Borough Council of the Borough of Slippery Rock in conformity with the requirements of the relevant provisions of this code, as amended from time to time, and for the purpose set forth therein.

Property Maintenance Ticketing

§ 5-401 General Provisions.
§ 5-402 Purpose.
§ 5-404 Enforcement.
§ 5-405 Violation Ticket Disposition.
§ 5-406 Violations and Penalties.

§ 5-401 General Provisions.
This part shall be known and may be cited as the "Property Maintenance Ticketing Ordinance of the Borough of Slippery Rock."

§ 5-402 Purpose.
The purpose of this part is to provide for a mechanism by means of issuance of tickets rather than citation to permit a citizen who believes they may have been in violation to pay the ticket rather than cause the issuance of a citation and a costly and protracted legal hearing before a judge and unnecessary appeals. The resolution in this manner is beneficial from a twofold perspective in that it

permits the Borough to maintain and enforce its laws and permits a citizen so accused to resolve the dispute in a manner that does not unduly burden the resident by requiring the issuance of a citation and a court hearing. It also does not deprive the citizen the right to dispute the ticket and receive the full benefit of procedural and substantive due process of law.

§ 5-403 Enforcement.

1. Administration and enforcement of this code within the Borough of Slippery Rock shall be undertaken in any of the following ways, as determined by the Borough Council of Slippery Rock from time to time by resolution:

A. By the designation of an employee of Slippery Rock to serve as the municipal code official to act on behalf of Slippery Rock Borough;

B. By retention of one or more construction code officials or third-party agencies to act on behalf of Slippery Rock Borough.

2. The following existing chapters and sections of the Slippery Rock Borough Code and Property Maintenance Ordinance are hereby deemed and ordained to be under the jurisdiction of this process:

A. Chapter 105: Animals, Article II - Poultry.

B. Chapter 114: Brush, Grass and Weeds.

C. Chapter 121: Burning, Open.

D. Chapter 246-3: Solid Waste Management and Recycling, Storage and Collection Standards.

E. Chapter 246-17: Solid Waste Management and Recycling, Prohibited Activities.

F. 2021 International Property Maintenance Code Chapter 3, Section 309, Pest Elimination.

G. Chapter 275, Article IV: Unlicensed, Uninspected and Dismantled Vehicles.

H. Chapter 275, Article VII: Unlawful Parking.

I. Chapter 343, Article I: Removal of Snow from Sidewalks.

3. The Council may change those sections to be covered under this Property Maintenance Ticketing part from time to time through resolution.

4. Any violation of the provisions of any part as enumerated in this chapter may be cause for a violation ticket to be issued to the violator.

5. A violation ticket shall be served upon the violator in the following manner:

A. By handing the ticket or notice of violation to the violator.

B. By handing it to an adult resident of the subject property.

C. By leaving or affixing the notice or violation ticket to the property where the violation exists.

D. By mailing the notice or violation ticket to the violator's address of record first-class mail with a certificate of mailing.

6. Each day after the issuance of a ticket that a violation continues or is permitted to continue constitutes a separate offense for which a separate fine may be imposed.

7. If the Borough has corrected a violation, the cost thereof shall be charged to the owner of the property by whatever means is available to the Borough.

§ 5-404 Violation Ticket Disposition.
1. A person in receipt of a violation ticket shall have 10 days within which time to pay the amount of the ticket. In the event the ticket is not paid within 10 days, such failure to pay shall result in the issuance of a nontraffic citation for the offense as enumerated on the ticket.

2. If an individual feels aggrieved and disputes to pay the ticket and is unable to resolve the matter with the Enforcement Officer, the individual shall be issued a nontraffic citation. The individual shall have the right to appeal the citation to the District Magisterial Justice in accordance with Pennsylvania law and legal proceedings.

§ 5-405 Violations and Penalties.
1. For the first offense of the violation of this part within a twelve-month period, the tickets shall be issued in the amount of $25.

2. For the second offense of the violation of this part within a twelve-month period, the tickets shall be issued in the amount of $50.

3. For the third offense of the violation of this part within a twelve-month period, the tickets shall be issued in the amount of $100.

4. For the fourth offense and all subsequent offenses of the violation of this part within a twelve-month period, the tickets shall be issued in the amount of $300.

5. Nonpayment of a ticket shall result in a nontraffic citation in the amount of up to $600 per day.