AVOCA BOROUGH
ORDINANCE FOR ADOPTION OF THE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
ORDINANCE NO. _12_ OF 2024

AN ORDINANCE OF THE BOROUGH OF AVOCA 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 THE BOROUGH OF AVOCA; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES . THEREFORE; REPEALING ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES OF THE BOROUGH OF AVOCA IN CONFLICT THEREWITH.

WHEREAS, The Borough of Avoca amends Ordinance No. 6 of 2016; AND

NOW THEREFORE, The Council of the Borough of Avoca, does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the Office of the Secretary of the Borough of Avoca, being marked and designated as the *International Property Maintenance Code, 2018 Edition*, as published by the International Code Council, be and it is hereby adopted as the Property Maintenance Code of the Borough of Avoca, in the Commonwealth 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 Avoca 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.

Section 2. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be illegal, invalid, unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.
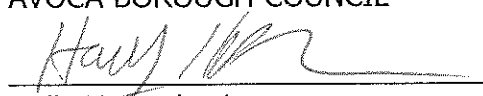
It is hereby declared as the intent of the Borough of Avoca that this Ordinance would have been adopted had such invalid or unconstitutional section, sentence, clause or phrase not been included. Further, it is the intent of this Ordinance to be supplementary to, and not contrary to, any laws of the Commonwealth of Pennsylvania or regulations of any of its executive agencies.
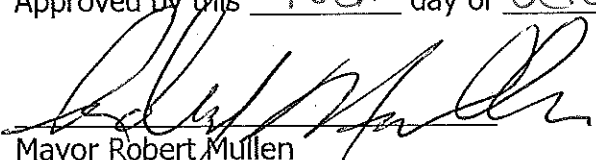
Section 4. That nothing in this Ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any   act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. 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 immediately upon the date of its final passage and adoption.

PASSED and ENACTED on this _10th_ day of _October_, 2024, at the regular meeting of the Avoca Borough Council.

ATTEST:

Sandy Van Luvender
Sandy Van Luvender
Borough Manager/Secretary

AVOCA BOROUGH COUNCIL

Holly Homscheck
Holly Homscheck
President, Avoca Borough Council

Approved by this _10th_ day of _October_, 2024.

Mayor Robert Mullen
Mayor Robert Mullen