

ORDINANCE NO. 65-2005

AN ORDINANCE OF THE TOWNSHIP OF EAST HUNTINGDON PROVIDING DEFINITIONS; PROHIBITING THE MODIFICATION TO ANY STRUCTURE OR ACCESSORY OR THE CONSTRUCTION OF ANY STRUCTURE OR ACCESSORY ON PROPERTY LOCATED WITHIN THE TOWNSHIP OF EAST HUNTINGDON WITHOUT FIRST OBTAINING A PERMIT; PROVIDING PROCEDURES FOR PERMIT APPLICATION; REQUIRING AN OCCUPANCY PERMIT; ESTABLISHING PERMIT FEES; ESTABLISHING PENALTIES AND PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES AND THE SEVERABILITY OF THE ORDINANCE.

Section 1. This Ordinance shall be known as the "Modification/Construction Permit" Ordinance of the Township of East Huntingdon.

Section 2. Unless specifically defined below, words and phrases used in this Ordinance shall be interpreted so as to give this Ordinance its most reasonable application. The Specific definitions are as follows:

ACCESSORY—shall include but not be limited to Garages, Porch, Porch Roofs, Decks-either covered or uncovered, Storage Buildings, Sheds, Swimming Pools-either above ground or in ground, Greenhouses, Gazebos, Pavilions, Fences, Roofs, Retaining Walls and Carports.

CONSTRUCTION—shall mean the construction, building, erection or relocation of a structure or accessory, including the placement of manufactured homes.

MANUFACTURED HOME—shall mean a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.

MODIFICATION—shall mean the reconstruction, renovation, repair, extension, expansion or alteration of an existing structure of accessory.

PERSON—shall mean any individual, firm, corporation, association or partnership, or other legal entity.

STRUCTURE—shall mean anything constructed or erected on the ground or attached to the ground including but not limited to buildings, homes, sheds, manufactured homes and other similar items.



- Section 3. No person shall cause or permit the modification to any structure or accessory or the construction of any structure or accessory on property located within the Township of East Huntingdon without first obtaining a permit for such modification or construction from the Township of East Huntingdon.
- Section 4. Application for a Modification/Construction Permit shall be made to the Township Secretary prior to the commencement of any modification or construction as defined herein and upon such a form as supplied by the Township Secretary.
- Section 5. If the proposed modification or construction is for a one or two family dwelling unit or accessory, then upon application for a Modification/Construction Permit and payment of the fee set forth hereafter, the Township Secretary shall promptly notify the applicant that they must obtain the services of a "construction code official" or a "third party agency" in order to comply with the Pennsylvania Construction Code Act (Act 45 of 1999), also known as the Uniform Construction Code (U.C.C.), provide the applicant with a listing of Certified and Registered Code Officials as supplied by the Pennsylvania Department of Labor and Industry, and identify the inspections as required by the aforesaid Act.
- Section 6. If the proposed modification or construction is for that other than for a one or two family dwelling unit or accessory, then upon application for a Modification/Construction Permit and payment of the fee set forth hereafter, the Township Secretary shall Notify such applicant in writing that in order to comply with the Pennsylvania Construction Code Act (Act 45 of 1999), also known as the Uniform Construction Code (U.C.C.), the applicant must obtain the services of the Pennsylvania Department of Labor and Industry or a "third party agency" with appropriate categories of certification under contract to the Department to conduct the plan review and inspections as required by the Act. The Township Secretary shall also forward a copy of said notice to the Department of Labor and Industry as required.
- Section 7. Upon submission of an application in conformance with this Ordinance and payment of the fee as set forth hereafter, the Township Secretary shall issue the Modification/Construction Permit to said applicant who shall display the Permit in such a manner so as to be viewed by the public and shall continue to display the permit until such modification or construction is complete.



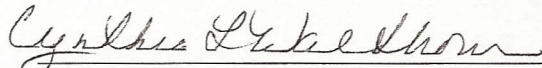
- Section 8. Upon completion of any modification or construction for which an application has been filed and permit issued in compliance with this Ordinance, the person making such initial application and obtaining such a permit shall identify to the Township Secretary that the modification or construction is complete and the same shall be noted upon the initial application as submitted by the Secretary.
- Section 9. Upon completion of any modification or construction for which an application has been filed and permit issued in compliance with this Ordinance, the person making such initial application and obtaining such a permit shall provide copies of all approved inspections required by the Pennsylvania Construction Code Act (Act 45 of 1999), also known as the Uniform Construction Code (U.C.C.), to the Township Secretary who shall then issue an Occupancy Permit to such applicant. No structure or accessory shall be occupied or used until such Occupancy Permit shall be issued.
- Section 10. The fee for the Construction/Modification Permit to be paid at time of submitting the application for a Modification/Construction Permit shall be Forty Dollars (\$40.00).
- Section 11. The fee for the Occupancy Permit to be paid at time of completion of any modification or construction and prior to issuance of such a permit by the Township Secretary shall be Twenty Five Dollars (\$25.00).
- Section 12. If the proposed modification or construction as set forth on the Modification/Construction Permit Application is not begun within One Hundred Eighty (180) days of permit issuance, the permit shall be null and void and an additional application shall be submitted to the Township Secretary following the procedures as set forth above.
- Section 13. Any person violating the provisions of this Ordinance shall, upon conviction, be guilty of a summary offense and shall be sentenced to pay a fine of not more than Three Hundred Dollars (\$300.00), plus costs of prosecution. Each and every day that a violation continues shall be considered a separate offense.
- Section 14. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

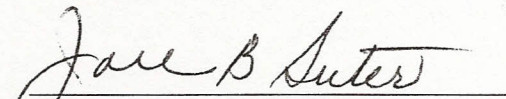
Section 15. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of East Huntingdon Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof had not been included herein.

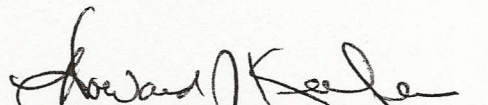
ORDAINED AND ENACTED this 5th day of May, 2005

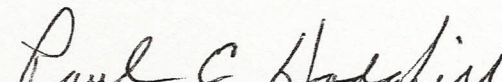
Attest:

Board of Supervisors of  
East Huntingdon Township

  
Cynthia Walthour, Secretary-Treasurer

  
Joel B. Suter, Chairman

  
Howard J. Keefer, Supervisor

  
Paul E. Hodgkiss, Supervisor