

TOWNSHIP OF WASHINGTON
FAYETTE COUNTY, PENNSYLVANIA
ORDINANCE NO. O-01-01 Revised
AN AMENDMENT TO ORDINANCE NO. 01-01

IT IS HEREBY ORDAINED AND ENACTED by the Supervisors of Washington Township that Ordinance No. 01-01 is hereby amended and revised as follows:

SECTION 1. ADMINISTRATION

Paragraphs 1 through 34. are readopted and reenacted without change. The original Ordinance is hereby incorporated by reference and made a part hereof.

SECTION 2. DEFINITIONS

Paragraphs 1 through 2 are readopted and reenacted without change.

SECTION 3. EXTERIOR PROPERTY AREAS

Paragraphs 1 through 9 are readopted and reenacted without change.

SECTION 4. EXTERIOR STRUCTURE

Paragraphs 1 through 13 are readopted and reenacted without change.

SECTION 5. INTERIOR STRUCTURE.

Paragraphs 1 through 7 are readopted and reenacted without change.

SECTION 6. PENALTY (new section)

In the event it becomes necessary to enforce the provisions of this Ordinance, this Ordinance may be enforced by a citation issued by the Zoning Enforcement/Code Officer or a Police Officer who is hereby authorized and empowered to execute a citation before the local district judge sitting as the judicial official in the Township, which citation shall set forth the terms and conditions and sections of the Ordinance which have been violated or neglected or not executed by the individual, corporation, entity, partnership, LLC or other organization that may have violated this Ordinance, which will be judicially determined before the local district judge in accordance with Pennsylvania Laws and Rules of Criminal Procedure.

In the event that the local district judge finds that the Ordinance has been violated in any respect, then the judge shall impose penalty upon the individual, corporation, entity, partnership, LLC, organization or otherwise that has violated the Ordinance, in an amount which is consistent with the current requirements and specifications of Pennsylvania Statutory Law as set forth at 53 P.S. Section 66601, a fine shall be imposed of not less than \$300.00 per day, nor more than \$1,000.00 per day. Each day that the offense continues shall constitute a separate violation under the terms and conditions of the Ordinance. In addition, the district judge shall impose reasonable costs for the Enforcement/Code Officer plus reasonable attorney's fees shall be imposed and all expenses incurred by the Township in enforcing the Ordinance shall be imposed upon the offender. Failure to comply with payment of the fine and penalty assessed by the district judge

shall result of the imposition of a term of imprisonment for a period of thirty (30) days or for a period of time imposed by the district judge that reflects the severity of the violation and the facts and circumstances of each particular case.

SECTION 7. INCONSISTENT ORDINANCES REPEALED

1. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. DATE OF EFFECT

1. This Ordinance shall take effect and be in force five (5) days after its enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Washington Township, Fayette County, Pennsylvania, on the 14th day of September, 2011.

WASHINGTON TOWNSHIP SUPERVISORS

By: Charles E. Yusko
Charles Yusko, Chairman

By: Arnie Dull
Arnie Dull, Vice-Chairman

By: Jamie Miller
Jamie Miller, Supervisor

ATTEST:

Amy B. Naulty
Amy B. Naulty, Secretary

(SEAL)

I hereby certify that the foregoing Ordinance was advertised in *The Valley Independent* on the 1st day of September, 2011, a newspaper of general circulation in the municipality and was duly enacted and approved as set forth at a regular meeting of the Washington Township Supervisors held on the 14th day of September, 2011.

Amy B. Naulty
Amy B. Naulty, Secretary

(SEAL)

ORDINANCE NO. 01-01

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; AND PROVIDING FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; PROVIDING FOR THE ISSUANCE OF OCCUPANCY PERMITS; AND PROVIDING PENALTIES FOR VIOLATION; KNOWN AS THE PROPERTY MAINTENANCE CODE OF WASHINGTON TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

BE IT ORDAINED AND ENACTED AND IT IS HEREBY ORDAINED AND ENACTED by the Supervisors of Washington Township as follows:

SECTION 1. ADMINISTRATION

1. **Title.** These regulations shall be known as the Property Maintenance Code of Washington Township.

2. **Scope.** This code is to protect the public health, safety and welfare in, on or about all existing and future structures, residential and nonresidential, and on all existing and future premises by establishing minimum requirements and standards for premises and structures and for safe and sanitary maintenance, and providing for administration, enforcement and penalties.

3. **Existing remedies.** This code shall not be construed to abolish or impair existing remedies of Washington Township or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.

4. **Workmanship.** All repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code or in response to the enactment or existence thereof shall be executed and installed in a workmanlike manner.

5. **Validity.** If any section, subsection, paragraph, sentence, clause or phrase of this Code shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Code which shall continue in full force and effect and to this end the provisions of this Code are hereby declared to be severable.

6. **Saving clause.** This Code shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and

WASHINGTON TOWNSHIP
FAYETTE COUNTY, PA
APR 1 2001
SUPERVISOR

shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

7. **General.** The Code Enforcement Officer shall enforce all provisions of this Code.

8. **Notices and Orders.** The Code Enforcement Officer shall issue all necessary notices or orders to ensure compliance with this Code.

9. **Entry.** The Code Enforcement Officer is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Code Enforcement Officer is authorized to pursue recourse as provided by law.

10. **Relief from personal responsibility.** The Code Enforcement Officer, while acting for Washington Township, shall not thereby be rendered liable personally for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties, provided, however, said officer was acting in good faith and without malice.

11. **Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any premises, property or structure regulated by this Code, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this Code, or to fail to obey a lawful order of the Code Enforcement Officer, or to remove or deface a placard or notice posted under the provisions of this Code.

12. **Penalty.** Any person, firm or corporation who shall violate a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than One Hundred (\$100.00) Dollars and not more than One Thousand (\$1,000.00) Dollars or imprisonment for a term not to exceed ninety (90) days, or both. Each day that a violation continues after the notice has been served shall be deemed a separate offense.

13. **Prosecution.** In case of an unlawful act the Code Enforcement Officer shall institute an appropriate action or proceeding at law to exact the penalty provided in paragraph 12. This action shall be brought before a District Justice in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. Also, the Code Enforcement Officer shall request the Township solicitor to proceed at law or in equity against the person responsible for the violation.

14. **Notices and Orders.** Whenever the Code Enforcement Officer determines that there has been a violation of this Code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore. The notice shall be in writing and shall include the address of the property and a statement of the reason or reasons why the notice is being issued. The notice shall also include a correction order allowing a reasonable time for compliance.

15. **Method of Service.** The notice required herein shall be deemed to be properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified mail addressed to the owner at the last known address with return receipt requested. If the certified letter is returned showing that the letter was not delivered, a copy of the notice shall be posted in a conspicuous place in, on or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

16. **Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another the property subject of the compliance order or notice of violation until the provisions of the compliance order or notice of violation have been fully complied with. It shall be unlawful for the owner of any dwelling unit or structure to sell, transfer, lease or otherwise dispose of any property in Washington Township until such time as the Code Enforcement Officer has inspected the premises and until such time that the owner obtains a certificate of occupancy from the Code Enforcement Officer or other Township official designated to issue such certificates. A certificate of occupancy shall not be issued until all violations of this Code have been fully complied with. The fee for a certificate of occupancy shall be fixed pursuant to a resolution of the Supervisors of Washington Township.

17. **Unsafe Structures and Equipment.** When a structure is found by the Code Enforcement Officer to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this Code.

A. **Unsafe Structure.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure because the structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

B. **Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

C. **Structure unfit for human occupancy.** A structure is unfit for human occupancy whenever the Code Enforcement Officer finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

18. **Closing of Vacant Structures.** If the structure is vacant and unfit for human

habitation and occupancy, and is not in danger of structural collapse, the Code Enforcement Officer is authorized to place a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Code Enforcement Officer shall cause the premises to be closed through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

19. **Notice.** Whenever the Code Enforcement Officer has condemned a structure or equipment under the provisions of this Code, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with paragraph hereof. The notice shall comply with paragraph 14 hereof.

20. **Placarding.** Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Code Enforcement Officer shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

21. **Prohibited Occupancy.** Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this Code.

22. **Removal of Placard.** The Code Enforcement Officer shall remove the condemnation placard whenever the defect or defects upon which the condemnation or placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Enforcement Officer shall be subject to the penalties provided by this Code.

23. **Demolition.** The Code Enforcement Officer shall order the owner of any premises upon which is located any structure, which in the Code Enforcement Officer's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option. All notices and orders shall comply with the provisions of this Code.

24. **Failure to Comply.** If the owner of the premises fails to comply with a demolition order within the time prescribed, the Code Enforcement Officer shall cause the structure to be razed and removed, and the cost or razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

25. **Appeal.** Any person affected by a decision of the Code Enforcement Officer or a notice or order issued under this Code shall have the right to appeal to the Board of Appeals

provided that a written application for appeal is filed with the Township Secretary within ten (10) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this Code are adequately satisfied by other means.

26. **Membership of the Board of Appeals.** The Board of Appeals shall consist of three (3) members appointed by the Township Supervisors as follows: one for five years, one for four years and one for three years. Thereafter, each new member shall serve for five years or until a successor has been appointed. Members of the Board of Appeals may be removed, with or without cause, from the Board of Appeals by the Township Supervisors.

27. **Reorganization.** The Board of Appeals shall reorganize on the first Monday of January of each year. Should the same fall on a holiday the reorganization shall occur on the following Monday. At the reorganization meeting, the Board shall elect a Chairman and the Chairman shall serve as Chairman for a term of one year or until a successor has been elected. The Chairman may serve consecutive terms.

28. **Secretary.** The Board of Appeals shall also elect a Secretary. The Secretary shall serve for a term of one year or until a successor has been elected. The Secretary may serve consecutive terms. The Secretary shall file a detailed record of all proceedings with the Secretary of the Township.

29. **Notice of meeting.** The Board shall meet upon notice from the Chairman, within ten (10) days of the filing of an appeal, or at stated periodic meetings.

30. **Open Hearing.** All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Code Enforcement Officer, and any person whose interests are affected shall be given an opportunity to be heard. The procedure at the hearing shall not require strict compliance with the rules of evidence but shall mandate that only relevant information be received.

31. **Postponement.** When three members of the Board are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

32. **Board Decision.** The Board shall decide the appeal by a concurring vote of two members. The decision of the Board shall be in writing and copies shall be furnished to the appellant and to the Code Enforcement Officer.

33. **Administration.** The Code Enforcement Officer shall take immediate action in accordance with the decision of the Board.

34. **Court Review.** Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate Court for a writ of certiorari to correct errors of law.

SECTION 2. DEFINITIONS

1. Whenever the terms “dwelling unit”, “dwelling”, “premises”, “building”, “rooming house”, “rooming unit”, or “story” are stated in this Code, they shall be construed as though they were followed by the words “or any part thereof”.

2. Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the following meanings:

Abandoned or Junked Motor Vehicles. Any vehicle in non-serviceable condition or without having both a current inspection sticker and current registration plate.

Approved. Approved by the Code Enforcement Officer.

Basement. The portion of the building which is partly or completely below grade.

Building. Any structure occupied or intended for supporting or sheltering any occupancy.

Code Enforcement Officer. A Township supervisor, officer of the Township, employee of the Township or any other person designated by the Township supervisors to enforce the provisions of this ordinance.

Condemn. To adjudge unfit for occupancy.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Exterior property. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination. The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by other approved pest elimination methods.

Family. An individual or married couple and the children thereof with not more than two other persons related directly to the individual or married couple by blood or marriage; or a group of not more than five unrelated persons, living together as a single housekeeping unit in a dwelling unit.

Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Habitable space. Space in a structure for living, sleeping, eating or cooking.

Infestation. The presence, within or contiguous to, a structure or premises of insects, rats vermin or other pests.

Let for Occupancy or Let. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, building, premise or structure by a person who is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement or contract for the sale of land.

Occupancy. The purpose for which a building or portion thereof is utilized or occupied.

Occupant. Any person living or sleeping in a building or having possession of a space within a building.

Operator. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

Owner. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person or, in the event that an executor or administrator has not been appointed, those persons designated by law to succeed to the estate of a deceased person in case of intestacy.

Person. An individual, corporation, partnership, or any other group acting as a unit.

Premises. A lot, plot or parcel of land including any structures thereon.

Public nuisance. Includes any of the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law.
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures.
3. Any premises that has unsanitary sewerage or plumbing facilities.
4. Any premises designated unsafe for human habitation.
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property.
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against

trespassers have not been provided.

7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled growth of weeds.

8. An structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

Rubbish. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Structure. That which is built or constructed or a portion thereof.

Tenant. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

Ventilation. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

Workmanlike. Executed in a skilled manner.

Yard. An open space on the same lot with a structure.

SECTION 3. EXTERIOR PROPERTY AREAS

1. **Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

2. **Grading and drainage.** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

3. **Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

4. **Weeds.** All premises and exterior property shall be maintained free from weeds, grass or plant growth in excess of ten (10) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all annual plants and vegetation, other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens.

5. **Vermin infestation.** All structures and exterior property shall be kept free from vermin infestation. Where vermin are found they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

6. **Accessory structures.** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

7. **Rubbish or garbage.** All exterior property and premises shall be free from any accumulation of rubbish or garbage.

8. **Abandoned or Junked Motor Vehicles.** All premises shall be free from the storage or accumulation of abandoned or junk motor vehicles. This provision shall not apply to motor vehicles which are sheltered by a building or enclosed behind a solid fence as permitted by applicable zoning ordinances. All abandoned or junked motor vehicles must be removed from the premises within thirty (30) days of service of notice.

9. **Exhaust vents.** Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

SECTION 4. EXTERIOR STRUCTURE

1. **General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

2. **Exterior finish.** The exterior of a structure shall be finished with material commonly accepted in the building industry as material used to finish exterior walls, e.g. brick, stone, block, aluminum siding, vinyl siding, wood framing, etc.

3. **Exterior painting.** All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trims shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

4. **Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

5. **Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of vermin.

6. **Exterior walls.** All exterior walls shall be free from holes, breaks, loose or rotting materials, and maintained weatherproof and properly surface coated where required to prevent deterioration.

7. **Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects

that admit rain. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

8. **Decorative features.** All cornices, belt courses, corbels, terre cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition.

9. **Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

10. **Chimneys.** All chimneys shall be maintained structurally safe and sound, and in good repair.

11. **Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

12. **Window and door frames.** Every window, door and frame shall be kept in sound condition, good repair and weather tight.

13. **Basement hatchways.** Every basement hatchway shall be maintained to prevent the entrance of vermin, rain and surface drainage water.

SECTION 5. INTERIOR STRUCTURE.

1. **General.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

2. **Structural members.** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

3. **Interior surfaces.** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

4. **Stairs and railings.** All interior stairs and railings shall be maintained in sound condition and good repair.

5. **Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

6. **Rubbish and garbage.** The interior of a structure shall be free from any accumulation of rubbish or garbage.

7. **Smoke detectors and carbon monoxide detectors.** In all residential occupancies, smoke detectors and carbon monoxide detectors shall be installed on every story of the dwelling unit, including basement. In dwelling units with split levels, a smoke detector and a carbon monoxide detector installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level. The power source for smoke detectors or carbon monoxide detectors shall be either an AC primary power source or a monitorized battery primary power source.

SECTION 6. INCONSISTENT ORDINANCES REPEALED.

1. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. DATE OF EFFECT.

1. This ordinance shall take effect and be in force from and after its approval as required by law.

ORDAINED AND ENACTED by the Board of Supervisors of Washington Township at a regular meeting thereof, a quorum being present, this 11th day of April, 2001.

WASHINGTON TOWNSHIP

BY: Melvin Allen Weiss
Melvin Allen Weiss, Chairman

BY: John C. Yetsconish
John C. Yetsconish

BY: Joanne Latkanich
Joanne Latkanich

ATTEST:

Joanne Latkanich
Joanne Latkanich, Secretary

TO: Washington Township Supervisors
1390 Fayette Avenue
Belle Vernon, PA 15012

RECEIPT

I, Barry R. Blaine, Librarian, Fayette County Law Library, Courthouse, Uniontown, Fayette County, Pennsylvania, hereby acknowledge receipt of an attested copy of the Washington Township Ordinance No. O-01-01 Revised (Ordinance revising Ordinance No. 01-01), which was enacted by the Board of Supervisors of Washington Township, Fayette County, Pennsylvania, on September 14, 2011.


I further acknowledge that said Ordinance was supplied to the Fayette County Law Library by the Board of Supervisors of Washington Township to be filed in the Fayette County Law Library in accordance with the provisions of the Law of the Commonwealth of Pennsylvania, as set forth at 52 P.S. § 65741, which provides that an attested copy of an Ordinance must be filed in the County Law Library in such cases where the full text of the Ordinance is not included in the Public Notice of the Board of Supervisors' intention to adopt the Ordinance.

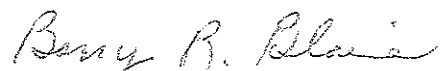
I further acknowledge that the above recited Ordinance has been filed in the Fayette County Law Library and is available for review and inspection.

DATED this 26th day of SEPTEMBER, 2011.

WITNESS:

FAYETTE COUNTY LAW LIBRARY



By: 
Barry R. Blaine, Librarian