

ORDINANCE FOR ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE NO. 2025- 02

An ordinance of the Township of Salem 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 Township of Salem; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. 2007-06 of the Township of Salem and all other ordinances or parts of laws in conflict therewith.

The Board of Supervisors of the Township of Salem 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 Township of Salem, being marked and designated as the *International Property Maintenance Code*, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Salem, 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 Township of Salem are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, 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: Township of Salem

Section 103.5. Insert: Fee Schedule on file at Administration Office.

Section 106.3. Prosecution of violations. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a summary or civil infraction as determined by the Township of Salem, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Code Official shall institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located

and shall be a lien upon such real estate.

Section 106.4 Violation penalties. Any person who shall violate this code shall be subject to one of the following enforcement proceedings as determined by the Code Official.

- (1) A civil enforcement proceeding with fines of not more than \$600 for each offense, together with the cost of prosecution; or
- (2) A summary proceeding with fines of not more than \$5,000, or imprisonment for a term not to exceed 30 days, or both, at the discretion of the court.
- (3) In either type of proceeding, each day that a violation continues after notice has been served shall be deemed a separate offense.

Section 302.4. Insert: 8" (Height in inches)

Section 304.14. Insert: May 1st to September 30th

Section 602.3. Insert: October 1st to April 30th

Section 602.4. Insert: October 1st to April 30th

Section 3. That Ordinance No. 2007-6 of Township of Salem entitled Ordinance for adoption of the 2006 International Property Maintenance Code and all other ordinances or parts of laws in conflict herewith are hereby repealed.

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

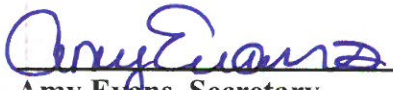
Section 5. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the Secretary of the Township of Salem is hereby ordered and directed to cause this legislation to be published.

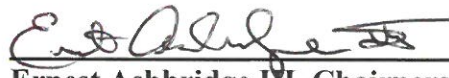
Section 7. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect 30 days from and after the date of its final passage and adoption.

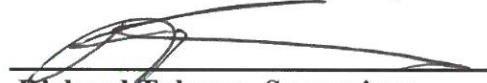
ORDAINED and ENACTED as an Ordinance by the Board of Supervisors of Salem Township, Luzerne County, Pennsylvania, in lawful session duly assembled, this 14th day of October 2025.

ATTEST:


Amy Evans, Secretary

**BOARD OF SUPERVISORS
SALEM TOWNSHIP:**


Ernest Ashbridge III, Chairperson


Richard Talanca, Supervisor


John Fogg Jr., Supervisor