

**BOROUGH OF NORTH EAST  
ORDINANCE NO. 936**

**AN ORDINANCE OF THE BOROUGH OF NORTH EAST;  
ERIE COUNTY, COMMONWEALTH OF PENNSYLVANIA  
ADOPTING THE INTERNATIONAL  
PROPERTY MAINTENANCE CODE**

**WHEREAS**, the Borough of North East is a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania and,

**WHEREAS**, the Borough of North East adopts 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 North East; providing for the issuance of permits and collection of fees therefor; repealing all other ordinances or parts of laws in conflict therewith.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough of North East; Erie County, Pennsylvania and, does ordain as follows:

**Section 1. Adoption of Standards.** That a certain document, three (3) copies of which are on file in the office of the Borough of North East, 31 West Main Street, North East, Pennsylvania, 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 Borough of North East, 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 North East 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. Revisions.** The following sections are hereby revised:

A. Section 101.1. Insert: **Borough of North East**

B. Section 103.5. The language in Section 103.5 is replaced as follows: The fees for activities

and services performed by persons and or entities in carrying out responsibilities under this code shall be in accordance with the schedule of fees established from time to time by resolution of the Borough Council. The Borough Council shall have authority, by resolution, to modify the amount and/or nature of such items.

C. Section 106.3. The language in Section 106.3 is amended to read as follows:

**106.3 Prosecution of violation.** Any person violating any provision of the Code or failing to comply with a notice of violation or order served in accordance with Section 111.4 shall be deemed guilty of a summary criminal offense as determined by Section 3321(a)(3) of the Borough Code, and the violation shall be deemed a *strict liability offense*. If a 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 an 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 Borough on such *premises* and after notice shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. The *code official* may seek the imposition of fines even if the violator complies with the notice of violation.

D. Section 112.4. The language in Section 112.4 is replaced as follows: Any person who shall continue any work after having been served with a stop work order, except such work as that person is direct to perform to remove a violation or unsafe condition, shall be subject to a fine established by the authority having jurisdiction.

E. Section 302.4. Insert: **six (6) inches**

F. Section 304.14. Insert: **June 1st to August 31st**

G. Section 602.3. Insert: **October 1st to May 15th**

H. Section 602.4. Insert: **October 1st to May 15th**

**Section 4. Severability.** 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 Borough of North East hereby declares that it would have passed this ordinance, 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 pending 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 nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

**Section 6.** That the Borough of North East Borough Manager is hereby ordered and directed to

cause this legislation to be published as required by the Pennsylvania Borough Code.

**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 immediately from and after the date of its final passage and adoption.

**Section 8.** That the Borough of North East acknowledges and agrees that the International Code Council, Inc. (“ICC”) owns registered copyrights in the 2018 edition of the *International Property Maintenance Code*. ICC makes the 2018 edition of the *International Property Maintenance Code* and numerous other International Codes (I-Codes) available to view for free on its website at: codes.iccsafe.org. Without advance written permission from the copyright owner, no part of the 2018 edition of the *International Property Maintenance Code* may be reproduced, distributed or transmitted in any form or by any means, including without limitation, electronic, optical or mechanical means (by way of example, and not limitation, photo-copying, or recording by or in an information retrieval system). For information on the use rights and permissions, please contact: Publications, 4051 Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233).

**Section 9. Repealer.** Any other Ordinance or parts thereof inconsistent with this Ordinance shall be and are hereby expressly repealed.

**Section 10. Effective Date.** This is effective immediately upon enactment according to law, and shall remain in effect hereafter until revised, amended, or revoked by action of the Borough of North East.

**ENACTED INTO AN ORDINANCE THIS 19<sup>th</sup> OF MAY 2025.**

**BOROUGH OF NORTH EAST**

---

**AMBER BELSON**  
**President of Borough Council**

**ATTEST:**

---

**PATRICK J. GEHRLEIN**  
**Borough Manager**

**APPROVED THIS 19<sup>th</sup> DAY OF MAY 2025.**

---

**BOBBI JO MOREY**  
**Mayor**

1924316