



## Legislation Details (With Text)

<b>File #:</b>	2020-0218	<b>Version:</b>	3
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed Finally
<b>File created:</b>	3/13/2020	<b>In control:</b>	Committee on Land Use and Economic Development
<b>On agenda:</b>	3/17/2020	<b>Final action:</b>	3/31/2020
<b>Enactment date:</b>	3/31/2020	<b>Enactment #:</b>	12
<b>Effective date:</b>	3/31/2020		
<b>Title:</b>	Ordinance amending and supplementing the Pittsburgh Code of Ordinances at Title Ten: Building, Chapter 1004: International Property Maintenance Code Adoption, by adopting the 2015 edition of the International Property Maintenance Code ("IPMC") and with the amendments thereto specified in Section 1004.02 of the City Code, as well as making certain amendments to the existing language of Section 1004.02 of the City Code.		
<b>Sponsors:</b>			
<b>Indexes:</b>	PGH. CODE ORDINANCES TITLE 10 - BUILDING CODE		
<b>Code sections:</b>			
<b>Attachments:</b>	1. Summary 2020-0218		

Date	Ver.	Action By	Action	Result
3/31/2020	3	Mayor	Signed by the Mayor	
3/31/2020	3	City Council	AMENDED	Pass
3/31/2020	3	City Council	Passed Finally, As Amended	Pass
3/24/2020	2	Standing Committee	Affirmatively Recommended as Amended	Pass
3/24/2020	2	Standing Committee	AMENDED	Pass
3/17/2020	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code of Ordinances at Title Ten: Building, Chapter 1004: International Property Maintenance Code Adoption, by adopting the 2015 edition of the International Property Maintenance Code ("IPMC") and with the amendments thereto specified in Section 1004.02 of the City Code, as well as making certain amendments to the existing language of Section 1004.02 of the City Code.

WHEREAS, the City of Pittsburgh ("the City") has a significant interest in ensuring the health, safety, and welfare of persons and property within the City's jurisdiction;

WHEREAS, in order to protect the health, safety, and welfare of persons and property within the City's jurisdiction, the Department of Permits, Licenses and Inspections "PLI" has been tasked with enforcing compliance with the IPMC;

WHEREAS, property conditions, including but not limited to weeds, grass, overgrowth, landslides, and other dangerous or hazardous conditions, directly relate to and affect the health, safety, and welfare of persons who occupy property, nearby properties and residents, the general public, neighborhoods, and communities within the city;

WHEREAS, the improper maintenance of private property within the City, results in significant, negative issues and costs, including but not limited to reduced property value and decreased safety, resulting from noxious weeds, tall grass, other overgrowth, waste, abandonment, landslides, and other dangerous or hazardous conditions;

WHEREAS, the City incurs significant costs addressing and remediating code violations regarding noxious weeds, tall grass, other overgrowth, landslides, and other dangerous or hazardous conditions on private property;

WHEREAS, in recent years, the City has experienced an increase in the extent, number, and costs of landslides;

WHEREAS, recent years have seen an increase in the amount of rainfall within the City of Pittsburgh and the topography, geography, geology, and hydrology in numerous areas within the City of Pittsburgh, particularly hillside areas, make those areas more susceptible to landslides;

WHEREAS, to better protect the public, the City wishes to clarify and update property maintenance requirements in the City of Pittsburgh and to clarify the City's authority to enter upon private property for the purpose of remediating property maintenance issues and establish liens for the costs thereof.

**BE IT RESOLVED that the Council of the City of Pittsburgh enacts as follows:**

**Section 1.**

CHAPTER 1004: - INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTION<sup>[4]</sup>

**SEE ATTACHMENT**

Footnotes:

--- (4) ---

**Editor's note-** Ord. 9-2004, effective June 8, 2004, renumbered former Ch. 1011 as Ch. 1004 and amended same to read as herein set out. See the editor's note at Title 10 and also the Code Comparative Table for a detailed analysis of inclusion.

**§ 1004.01 - ADOPTION AND PURPOSE.**

There is hereby adopted by the City of Pittsburgh, for the purpose of protection of public health, safety and welfare in all existing structures that certain code known as the International Property Maintenance Code ("**IPMC**") **the model code published as recommended by the International Code Council, Inc., ("ICC")** being particularly the 2003 **2015** edition **(also known as and hereinafter referred to as the "2015 IPMC")**, except such portions thereof as are changed by **Paragraph Section 1004.02 of the Pittsburgh City Code ("PCC")**. Copies of such code **the 2015 IPMC and PCC § 1004.02** are on file with the City Clerk and the ~~Bureau of Building Inspection~~ **Department of Permits, Licenses, and Inspections ("PLI")** for public inspection. The ~~Code~~ **2015 IPMC** is hereby adopted and incorporated as if fully set out at length herein except such portions thereof as are changed by **Paragraph PCC § 1004.02**.

(Ord. 9-2004, eff. 6-8-04; **Ord. No. \_\_\_\_\_, § \_\_, eff. \_\_\_\_\_**) § 1004.02 - CHANGES SPECIFIED.

~~Page 1; Subsection 101.1; Insert: The City of Pittsburgh~~

**101.1 Title.** These regulations shall be known as the **International** Property Maintenance Code ("**IPMC**") of The City of Pittsburgh, hereinafter referred to as "this code;" **and also known as the 2015 IPMC.**

*Page 1; **Subsection 102.3:** Delete International Plumbing Code and insert: The Pittsburgh Zoning Code, and update to reflect the 2015 IPMC as follows:*

*102.3 Application of other codes.* Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Fuel Gas Code, International Mechanical Code, and the ICC , Electrical Code Construction Codes and Standards, and any other applicable Code, Ordinance, Rule, or Regulation adopted by the City of Pittsburgh or a Department, Bureau or Division of the City of Pittsburgh. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Pittsburgh Zoning Code.

*Page 1 2; **Subsection 103.1:** Delete department of property maintenance and insert: The Bureau of Building Inspection (also referred to as BBI) The Department of Permits, Licenses, and Inspection (also known as “PLI” or “DPLI” and referred to hereinafter as “PLI”).*

*103.1 General.* The Bureau of Building Inspection (also referred to as BBI) PLI is hereby created, and the official in charge thereof shall be known as the code official.

*Page 2; **Subsection 103.5:** Delete and insert: listed in City of Pittsburgh BBI WEBSITE... Amend as follows:*

*103.5 Fees.* The fees for activities and services performed by the department PLI in carrying out its responsibilities under this code shall be as indicated in the following annual fee schedule adopted by City Council, and published and maintained by PLI.

*Page 2; **Subsection 103.5:** Add new sections 103.5.1 and 103.5.1(a):*

**103.5.1 Sign M Maintenance Certification and inspection fees:** The owner or user of any sign requiring a permit as defined in the applicable building codes enforced by PLI shall pay an annual fee for maintenance and inspection. The fee for maintenance and inspection shall cover the a period from July 1 of a given year to June 30 of the following year of three hundred sixty-five (365) days from the date of issuance of the maintenance certificate. Any subsequent payment not paid by the deadline shall be deemed late and subject to the penalties and enforcement as set forth in Subsection 106.4 of this code. Sign Maintenance Certifications are to be obtained within six (6) months of any issued Certificate of Occupancy including approved sign(s). Signs erected without a permit will require a valid permitting, occupancy and subsequent Sign Maintenance Certification as defined in the applicable Codes defined in 1004.02 102.3., and payment thereof shall be made before the beginning of such term.

**103.5.1(a) Additional Penalty for Non-Payment or Late Payment.** If a maintenance and inspection fee has not been paid for by the owner or user of a sign in compliance with the foregoing provision, the code official shall have authority to require the owner of the property on which the sign is located to remove such sign or pay the maintenance and inspection fee required for late payment. If any portion of a sign is left standing after removal of any other portion thereof, payment of the maintenance and inspection fee shall be required.

#### 103.5.1 (b)

Signs that have been issued a sign maintenance certificate for a period of 10 consecutive years or more are exempt from penalty for lack of a sign maintenance certificate Certificate of Occupancy. PLI will require a new Certificate of Occupancy, and that any and all standard requirements are met at the time of

~~modification or replacement of the sign.~~ **and may continue to be issued a Sign Maintenance Certificate, until the sign is modified or replaced, falls into disrepair, or upon failure to renew the annual Sign Maintenance Certificate. At which time the modified or new sign must be brought into compliance with all standard sign requirements.**

***Subsection 104.1: Amend as follows to retain from the 2003 edition of the IPMC PLI's authority to promulgate rules and regulations:***

104.1. General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt **and promulgate rules, regulations,** policies, and procedures in order to clarify **and** effectuate the application of its provisions. Such interpretations, **rules, regulations,** policies, and procedures shall be in compliance with the intent and purpose of this code. Such **rules, regulations,** policies, and procedures shall not have the effect of waiving requirements specifically provided for in this **or any other** code.

***Subsection 106.3: Delete the word "misdemeanor" and replace it with "summary offense": " . . . shall be deemed guilty of a summary offense. . ."***

***Page 3; Subsection 106.4: Delete and replace with the following:***

***106.4 Violation penalties:*** Any person, firm or corporation who shall violate any provisions of this code shall be subject to the provisions of Title 10, Chapter 1001, Paragraph 1001.10 **of the Pittsburgh City Code along with prosecution under applicable state and/or local law.**

***Page 3; Subsection 108.1.1: Add the following new Subsection 108.1.1(a):***

***108.1.1(a) Unsafe Trees:*** Trees in an unsafe condition: When a complaint concerning an unsafe tree is verified by the code official, the official shall notify by certified letter, the owner of record of the premises and the occupant of the premises, if different from the owner, describing the unsafe condition and ordering the abatement thereof within thirty days; except that, ~~I~~ **If** in the opinion of the code official, **there is a failure or collapse of a tree that is ~~count~~ found to be dangerous to the life, health, property, safety of the public, or occupants of a structure,** the hazard to persons or property so warrants, the code official shall be authorized to **condemn the tree pursuant to the provisions of this code. The code official shall determine the time period for the correction order.** ~~order the abatement within a shorter time or the immediate condemnation and removal of the tree.~~

***Page 6; Subsection 109.5: amend as follows:***

**109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work **performed by or on behalf of the jurisdiction** shall ~~may initially~~ be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs. **Conditions upon premises constituting emergency repairs"** as addressed in this Chapter shall be determined by the code official. **The costs of such emergency work, as well as the associated administrative and enforcement costs, shall be charged against the premises, and the owner, agent, or occupant responsible for the property shall reimburse**

the jurisdiction for those costs. Additionally, those costs shall be a lien upon the premises and may be collected by the jurisdiction by any other legal means or resource. Such lien for the recovery of the costs to the jurisdiction shall be in addition to any fine or penalty imposed under Section 106.4 of this Chapter for any violation of this Chapter, as well as any fine or penalty imposed under any other provision of the Pittsburgh City Code. Subsection 109 add subsections 109.7 to 109.8

109.7 Terminating utilities. When necessary for public safety, the Code Official shall temporarily terminate any utility(ies) at or near the premises, including but not limited to any utility(ies) to nearby buildings, structures, or property, or order the authority that has jurisdiction to terminate the utility(ies) to do so and to prohibit the utility(ies) from being reactivated until the violation is abated and it is safe to reactivate the utility(ies).

109.8 Landslide Remediation by the City after Non-Compliance. Upon failure of the owner to comply with a notice of violation, the owner shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the City and authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the premises in violation to obtain a geotechnical report and/or conduct any remediation necessary to correct the violation(s). The costs of obtaining the report and conducting the remediation, as well as any associated administrative and enforcement costs, shall be charged against the premises and be paid by the owner. Additionally, those costs shall be a lien upon the premises and may be collected by any other legal means or resource. Such lien for the recovery of the costs to the City shall be in addition to any fine or penalty imposed under Section 106.4 of this Code for any violation of this Code, as well as any fine or penalty imposed under any other provision of the Pittsburgh City Code.

109.9 Emergency Measures Regarding Landslides. These measures shall be in addition to any other measures authorized by the City Code and this Code, including but not limited to Sections 108 through 110 of this Code.

109.9.1 Imminent danger from landslide. When, in the opinion of the Code Official, as the result of an actual or imminent landslide, there is imminent danger of partial or complete failure or collapse of a premises, building, or structure which endangers life or nearby property, or when any structure or part of a building, structure, or property has fallen and life is endangered by the occupation of the building, structure, or property, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at an open and obvious location of the premises a notice reading as follows: "This Premises Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." If safe and practicable, the code official shall cause the same notice to be posted at each entrance to such building or structure on the premises. It shall be unlawful for any person to enter such premises, building, or structure except for the purpose of securing the premises, building, or structure, making the necessary and ordered repairs, removing the hazardous condition, or demolishing the same.

109.8.2 Temporary safeguards. Notwithstanding other provisions of this Code, whenever, in the opinion of the Code Official, there is imminent danger due to an unsafe condition from an actual or imminent landslide, the Code Official shall order the necessary work to be done-which includes

but is not limited to the cordoning off of the premises, the boarding up of openings, and the installation of temporary netting or retaining walls-to render such premises, building, or structure temporarily safe and shall cause such other action to be taken as the Code Official deems necessary to meet such emergency.

109.8.3 Closing structures and streets. When necessary for public safety, the Code Official shall temporarily close structures and close-or order the authority having jurisdiction to close-sidewalks, streets, public ways, and places adjacent to unsafe premises, buildings, or structures, and prohibit the same from being utilized.

*Section 110.0: Add the following new Subsections 110.5 through 110.9:*

*110.5 Permit for demolition:* The applicant for a permit to demolish or remove **Demolishing or removing** any building, structure, part thereof, or appurtenance **shall require a demolition permit issued by PLI.** thereto shall satisfy the code official that such demolition or removal shall be done in such manner as to prevent any hazard to adjoining properties or to any persons using any public thoroughfare abutting upon the property on which the building or structure is situated. The code official shall have the authority **to require additional documentation to demonstrate adequate protection measures are provided during work and/or** require that any barricade or other safeguard deemed necessary be erected and/or maintained in a safe condition ~~during the progress~~ **for the duration** of the work. If, after demolition of a building or structure or part thereof, any depression on the lot may be deemed to constitute a hazard to life or limb, the code official shall have the authority to require such depression to be filled or otherwise made safe or be barricaded in such a manner as to eliminate such hazard. **If after work is complete any condition of the lot is determined by the code official to constitute a hazard, the code official shall have the authority to require appropriate measure be taken to eliminate such hazard. If the code official determines that,** after issuance of a permit to demolish or remove a building, structure, part there of or appurtenance thereto, it is found that the work of demolition or removal is not being performed in a safe manner, the code official shall have authority to **issue a stop work order and/or** revoke such permit. Any work of demolition or removal performed after such **issuance of a stop work order and/or permit** revocation shall be a violation of this code **and subject to applicable fines as otherwise permitted by this code**

**All demolition work shall comply with PLI's current demolition specifications. The following PLI inspections are required for all demolition permits: pre-inspection, void inspection and final inspection. It is the permit holder's responsibility to schedule these inspections. Failure to receive these inspections or to commence and/or conceal work without inspector authorization may lead to revocation of the permit. No work shall commence prior to a pre-inspection. No backfill of a void shall be allowed prior to a passed void inspection. All required close-out documentation shall be submitted for the final inspection.**

*110.6 Notification by the code official:* Upon receipt of an application for a demolition permit for any structure, (except those to be demolished and contracted by the city, or structures to be demolished for commercial and/or residential development where the owner and/or developer has already appeared before City Council seeking a rezoning, conditional use approval, vacation, easement, encroachment, land assembly, or formal action involving the deliberation and action by City Council) the code official shall **notify make public data and permits available to the public** adjacent property owners, community groups, community development corporations and the council person in whose district the affected



property lies, upon receipt of the submission of application for demolition. ~~Unchanged.~~

*110.7 Notification by ~~Responsibilities of~~ owner:* As a condition for the issuance of a demolition permit, the owner or the owner's agent shall give written notice to the owners of adjoining properties and to the owners of any property whose utility services must be temporarily shut, removed or affected because of the proposed demolition work as attested in permit application. It is the responsibility of the owner or the owner's agent to treat the subject property for pests and rodents and to submit documentation of this treatment with their permit application. It is the responsibility of the permit holder to protect adjoining properties, structures and/or any persons using any public right of way, which includes but is not necessarily limited to both sidewalks and streets, abutting upon the property on which the building or structure is situated. Any safeguards required to ensure protection of these elements shall be in place prior to work commencing. Immediately upon issuance of a demolition permit, the owner or owner's agent must post a copy of the permit thereof in a conspicuous location that is safely viewable to the neighboring properties and from a public right-of-way at the demolition site. The owner or their agent is responsible for ensuring that work complies with all applicable provisions of the City Code, which includes but is not limited to obtaining any other necessary governmental permits.

*110.8 Placard of INTENT TO DEMOLISH:* Immediately after applying for a demolition permit, the owner or the owner's agent shall be responsible for posting must post an INTENT TO DEMOLISH placard, provided by PLI, in a conspicuous location that is safely viewable to the neighboring properties and from a public right-of-way at the demolition site 15 days in advance of beginning demolition work. A demolition permit will be issued immediately following the 15 day posting period. If a demolition permit is issued, the owner or owner's agent may remove the placard and replace it with the permit.

*110.9 Service connections:* Before a structure is demolished or removed, the owner or the owner's agent shall notify all utilities having service connections within the structure or property such as water, electric, gas, sewer and/or other connections and shall A permit to demolish or remove a structure shall not be issued until a release is obtained obtain a release from the utilities utility(ies), stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner. This release shall be submitted to the PLI Inspector as required in this Code and any applicable Rules and Regulations.

*110.10 Lot regulations:* Whenever a structure is demolished or removed, in accordance with all applicable provisions of the City Code, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation maintenance of the lot, restoration of established grades, and the erection of the necessary retaining walls, and fences, and any other safety features as otherwise required by this code. ~~in accordance with the provisions of Chapter 33 of the building code.~~

*Page 5; Subsection 111.0:* Delete Sections 111.1 through 111.8, inclusive, and replace with the following:

111.1 Means of Appeal: A person directly affected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the Board of License and Inspection Review in accordance with Title Seven, Chapter 701, Section 701.16 of the Pittsburgh City Code.

*Page 7; Subsection 201.3:* Delete "International Zoning Code" and "International Plumbing Code" and ~~insert:~~ replace with "The Pittsburgh Zoning Code"; and "The Allegheny County Plumbing Code."

*201.3 Terms defined in other codes.* Where terms are not defined in this code and are defined in the the

Codes enforced per Section 102.3 of this Section, International Building Code, International Fire Code, The Pittsburgh Zoning Code, and Allegheny Plumbing Code, International Mechanical Code, International Existing Building Code or the ICC Electrical Code, such terms shall have the meanings ascribed to them as stated in those codes.

**Section 202 General Definitions: Add the following:**

**Geo-Technical Stabilization Report: A comprehensive written report based on generally accepted engineering practices, observations, in-situ and/or laboratory testing and engineering calculations as necessary to evaluate slope stability, soil strength, position and adequacy of load bearing soils, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction and expansiveness. Soil materials shall be classified in accordance with ASTM D2487. The report shall summarize all subsurface exploration data, including subsurface soil profile, exploration logs, laboratory or in situ test results, and ground water information; interpret and analyze subsurface data; and identify specific engineering recommendations for any and all remedial actions necessary to stabilize the soils on the subject property. If the landslide affected a structure(s) on site, this report shall also evaluate the structural stability of the structure(s) and make recommendations for any modifications necessary to make the structure(s) stable.**

**Section 202 General Definitions: Add the following:**

**Landslide: The movement of rock, talus, earth, soil, and/or debris down a slope. Such movement includes but is not necessarily limited to falling, sliding, flowing, spreading, toppling, or any combination thereof. After Subsection 302.2: Insert the following Subsections 302.2.1 through 302.2.5.7:**

**302.2.1 Landslide Prevention and Mitigation. The owner must maintain their property in such a way as to prevent any landslide, in accordance with all other provisions of the Pittsburgh City Code, including but not limited to the Zoning and Building Codes, and generally accepted engineering practice. 302.2.2 Landslide Remediation by Owner. If a landslide occurs on a property, Property owners must immediately make the property and any structure there safe and secure and remediate any affected area or structure on the property. The property owner must also take any necessary steps to mitigate against and prevent any further or future landslide. Remediation requires the owner to obtain an applicable permit from PLI and other City department or division.**

**302.2.3. Geotechnical Stabilization Report. The owner shall obtain within a timely manner a geo-technical stabilization report that assesses the current condition and stability of the affected property, as well as any structure(s) thereon, and provide recommendations for the remediation of the affected areas and structures and any other measures necessary to prevent future landslides. The report must bear the seal of a geo-technical engineer licensed in the state of Pennsylvania. The owner must provide a full and complete copy of the report to the Code Official. The owner shall remediate all affected areas of the property or structure per the recommendations of said report.**

**Subsection 302.4: Insert the following: ten (10) inches. phrase “ten (10) inches” and amend as follows:**

**302.4 Weeds. All premises and exterior property, including but not limited to the lawn space adjacent to curb lines along the front, rear and side lot lines, shall be maintained free from weeds or plant growth in excess of (ten (10) inches. All noxious weeds, including but not limited to ragweed and poison ivy, shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs**



provided; however, this term shall not include cultivated flowers and gardens. **The accumulation of debris from weeds or plant-growth is prohibited.**

Upon failure of the owner, or agent, or occupant having charge of a property to cut and destroy weeds or **plant growth or remove related debris** after service of a notice violation, they shall be subject to **further** prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the premises in violation and cut ~~and~~, **destroy, and remove** the weeds **and plant growth** growing thereon, **and as well as remove any debris from weeds or plant growth.** The costs of such **cutting, destruction, and** removal, **as well as the associated administrative and enforcement costs,** shall be **charged against the premises and be paid** by the **owner or , agent, or occupant** responsible for the property. **Additionally, those costs shall be a lien upon the premises and may be collected by any other legal means or resource. Such lien for the recovery of the costs to the City shall be in addition to any fine or penalty imposed under Section 106.4 of this Chapter for any violation of this Chapter, as well as any fine or penalty imposed under any other provision of the Pittsburgh City Code.**

*Page 9 ; ~~302.5; Delete Subsection 302.5. the following:~~*

~~302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precaution shall be taken to eliminate rodent harborage and prevent reinfestation.~~

*Page 9; **Subsection 302.8; Insert the following: “uninspected;” and “with a valid certificate of occupancy ,” and amend as follows:-***

**302.8 Motor vehicles.** Except as provided for in other regulations, no inoperative, uninspected, or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth with a valid certificate of occupancy.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved **with a valid certificate of occupancy** for such purposes.

*Page 9 ; **Subsection 302.9** Delete the following:*

~~302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.~~

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

*Page 10; **Subsection 304.11.1** ~~304.1:~~ Add the following new **Subsection 304.1.1****304.11.1:***

**304.1.1 304.11.1 Required Inspections:** All buildings and structures except Use Group R-3, shall be inspected by a licensed professional engineer or registered architect to determine the structural soundness of items covered in Sections **304.6,** 304.8, 304.9, **304.10** and 304.11, and their reports shall bear their

signature and seal. All inspections made prior to the adoption of this code shall continue on their previous schedule at five year intervals. All new inspections shall be completed within one year of the adoption of this code and successive inspections shall be made every fifth year after the date of the original inspection.

*Page 10; Subsection 304.14: Insert the following in the brackets instead of the word date:*

April 1 and October 31.

*304.14 Insect screens.* During the period from [ DATE ] April 1 to [ DATE ] October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

*Page 15; Section 308 Rubbish and Garbage: Add the following new Subsection 308.4*

*308.4 Compliance: Upon failure of the owner or agent having charge of a property to dispose of rubbish or garbage or remove the doors from refrigerators or similar equipment in accordance with the City Code after service of a notice violation, they shall be subject to further prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the premises that is in violation and dispose of the rubbish or garbage thereon, or dispose of or secure any refrigerator or similar device that is in violation of Section 307.2.2, and the costs of such remediation shall be paid to the City by the owner, agent, or occupant responsible for the premises. Additionally, those costs shall be a lien upon the premises and may be collected by any other means or legal resource. Such lien for the recovery of the costs to the City shall be in addition to any fine or penalty imposed under Section 106.4 of this Chapter for any violation of this Chapter, as well as any fine or penalty imposed under any other provision of the Pittsburgh City Code.*

*Page 11; Section 308 EXTERMINATION 309 Pest Elimination: DELETE SECTION*

*Page 14; Subsection 404.7 FOOD PREPARATION Food Preparation: DELETE SUBSECTION*

*CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS: DELETE CHAPTER*

*Page 17; Section 602 HEATING FACILITIES: DELETE SECTION*

*PG. 18 Section 606 ELEVATORS, ESCALATORS AND DUMBWAITERS: DELETE SECTION*

*Page 20; Section 705: Add the following new sSection 705:*

*SECTION 705 SHAFTS*

*705.1 Enclosure:* All interior shafts shall be enclosed with approved assemblies, except as provided for in Table 706.1705.1. Elevator and supplemental stairway shafts immediately adjacent to and not separated from unenclosed floor openings permitted in 706.1705.1 and which connect the same floors served by the shaft are not required to be enclosed.

*705.2 Enclosure rating:* Enclosures connecting not more than six floor levels shall have a fire resistance rating of not less than **one (1)** hour with approved opening protectives. Enclosures connecting more than six **(6)** floor levels shall have a fire resistance rating of not less than **two (2)** hours with approved opening

protectives.

**705.3 Integrity:** The enclosure shall be maintained without interruption or penetration, unless permitted in accordance with the building code.

*Table 705.1 Enclosure Exceptions*

Occupancy	Exception Conditions <sup>a</sup>
Business	Where connecting not more than two floor levels and less than 3,500 square feet per floor, or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
Education	Where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
Factory-Industrial, Storage	Where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an automatic sprinkler system.
Mercantile	Where connecting not more than two floor levels and less than 2,000 square feet per floor, or where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
Residential - hotels	Where connecting not more than two floor levels and the structure is equipped throughout with an approved automatic sprinkler area.
Residential - apartments	Where connecting not more than two floor levels with not more than four dwelling units per floor, or where connecting not more than three floors with not more than four dwelling units per floor and the structure is equipped throughout with an approved automatic sprinkler system.
Residential - one- and two-family dwellings	In every case.

*Note a. 1 square foot = 0.093 m<sup>2</sup>*

#### *CHAPTER 8 REFERENCED STANDARDS*

*Changes— Page 24 **27**, CHAPTER 8 REFERENCED STANDARDS ~~Referenced Standards~~*

Delete **“International Plumbing Code”** and **“International Zoning Code”** and insert: **replace with “The Allegheny County Plumbing Code”** and **“The Pittsburgh Zoning Code,” respectively.**

~~International Code Council~~

~~5203 Leesburg Pike, Suite 600~~

~~Falls Church, VA 22041 ICC~~

Standard Referencedreference in code number	Title section number
ICC EC-03 ICC Electrical Code(tm) – Administrative Provisions	201.3, 604.2

<del>IBC-03 International Building Code®</del>	<del>102.3, 201.3, 401.3, 702.3</del>
<del>IFC-03 International Fire Code®</del>	<del>201.3, 702.1, 702.2, 704.1, 704.2</del>
<del>IMC-03 International Fuel Gas Code®</del>	<del>102.3</del>
<del>IMC-03 International Mechanical Code®</del>	<del>102.3, 201.3</del>
<del>IPC-03 International Plumbing Code®</del>	<del>201.3, 505.1, 602.2, 602.3</del>

(Ord. 9-2004, eff. 6-8-04; Ord. 16-2007, § 1, eff. 11-7-07; Ord. No. 30-2015, § 1, eff. 8-11-15)