

ORDINANCE NO. 15022

FILE OF CITY COUNCIL

BILL NO. 55 - 2012

JUNE 20, 2012

AN ORDINANCE

Amending Articles 1741 to 1759 of the Codified Ordinances of the City of Allentown entitled Property Rehabilitation & Maintenance Code by making first class mail notification an option, adding a definition for "illegal unit", changing cellar to basement, modifying sump pump regulations per DER & EPA requirements, defining when oil and gas units should be serviced, change one hour to twenty minutes not to exceed Building/Fire Code, change language to deal with "hoarding" issues, strengthen all means of egress regulations & remove burdensome regulations/catwalks on roof, strengthened fire separation requirements, adding "ceilings, floors and attached garage." Updating dryer exhaust regulation, including vacant units as a unit, requesting email address (looking to the future) and other clarifications in Section C.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALLENTOWN:

SECTION ONE: That Article 1741.11, A, 4 be amended to read as follows:

1741.11 SERVICE OF NOTICES

Any violation of the provisions of this Article may be cause for a citation, a violation ticket and/or a notice of violation to be issued to the violator.

A. A notice of violation or a violation ticket shall be served upon the owner or occupant in the following manner:

1. By handing it to the person to be served; or
2. By handing the notice, at the residence of the person to be served, to an adult member of the family with which he resides; but if no adult member of the family is found then to an adult person in charge of such residence; or
3. By handing the notice at any office or usual place of business of the person to be served to his agent or to the person for the time being in charge thereof; or
4. By mailing the notice to the last known address of the person to be served by certified mail, unrestricted delivery, return receipt requested or ~~and if returned as unclaimed to be sent~~ first class mail. (13332 §1 5/18/95)

SECTION TWO: That Article 1741, Definitions, be amended to include the following definition and that the remaining definitions be renumbered appropriately.

ARTICLE 1742 DEFINITIONS

- 1742.01 Definition of Terms
 - 1742.02 Terms Not Defined
 - 1742.03 Applied Meanings of Words and Terms
-

1742.03 APPLIED MEANINGS OF WORDS AND TERMS

21. Habitable room means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, foyers, pantries, communicating corridors, stairways, closets and storage spaces.

24 22. Illegal Unit: Any dwelling rooming or sleeping unit identified by the City as not having zoning approval for use as such.

22 23. Immediate area outside of each sleeping room shall mean approximately fifteen (15) linear feet.

31. Multiple unit dwelling or multiple dwellings means any dwelling or part thereof containing two (2) ~~three (3)~~ or more dwelling units.

SECTION THREE: That Article 1743.07 be amended to read as follows:

ARTICLE 1743 RESIDENTIAL STANDARDS BASIC EQUIPMENT AND FACILITIES

- 1743.01 Minimum Standards Required
 - 1743.02 Water Closet and Basin
 - 1743.03 Bathtub or Shower
 - 1743.04 Kitchen Facilities
 - 1743.05 Kitchen Plumbing
 - 1743.06 Plumbing Connections
 - 1743.07 Basement Cellar Plumbing
 - 1743.08 Waste Disposal
 - 1743.09 Conformity With Codes
-

1743.07 BASEMENT CELLAR PLUMBING

Plumbing fixtures required under Sections 1743.02 or 1743.03 that meet all applicable requirements of the ordinance, except that they are located in a cellar basement, shall be approved. Sump pumps shall be directed to the exterior and not be directed into the sanitary sewer system or in a manner that creates a public nuisance or the accumulation of stagnant water. (12244 §1 4/6/77)

SECTION FOUR: That Article 1744.06 be amended to read as follows:

ARTICLE 1744 RESIDENTIAL STANDARDS LIGHT, VENTILATION AND HEATING

- 1744.01 Minimum Standards Required
- 1744.02 Light Requirements
- 1744.03 Ventilation Requirements
- 1744.04 Exceptions

- 1744.05 Electricity
 - 1744.06 Heating Facilities
 - 1744.07 Flue Connections
 - 1744.08 Heating Facilities to Conform to Codes
 - 1744.09 Portable Heating Appliances Prohibited Except in Single Family Residential Homes
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Every dwelling shall have heating facilities which are capable of safely and adequately heating all habitable rooms, bathrooms and water closets compartments within its walls to a temperature of at least sixty-eight (68°) degrees Fahrenheit at a location thirty-six (36") inches above floor level in center of room, two (2') feet from the exterior wall.

Oil fired units shall be serviced every year by a certified service technician.

Gas fired units shall be serviced every two (2) years by a certified service technician.

(12554 § 1 5/4/83; 14737 § 1 8/24/2009)

SECTION FIVE: That Article 1745.04 be amended to read as follows:

ARTICLE 1745 SAFETY FROM FIRE

1745.04 MULTIPLE DWELLING UNITS FIRE PROTECTION AND DOOR OPERATION

- A. In buildings containing two (2) or more units no transom shall be permitted to open onto a means of egress, nor shall they be permitted between units. Fire protection in hallways, stairways, corridors and other interior means of egress shall be of one (1) hour fire resistive construction. Doors opening onto public halls shall be labeled a minimum of twenty (20) minutes ~~one (1) hour~~ fire rated or shall be one and three-quarter (1 ¾") inch flush wood doors with a solid lumber core. Doors shall fit into their openings with a one-eighth (1/8") inch tolerance between the door edge and frame and one-half (1/2") inch tolerance between door bottom and floor. ~~Fire separation between dwelling, rooming or sleeping units shall be one (1) hour fire resistive construction.~~ Fire separation between dwelling, rooming or sleeping units shall be one (1) hour fire resistive construction.
- B. Swinging fire door shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.
- C. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

SECTION SIX: That Article 1745.05 be amended to read as follows:

1745.05 STORAGE AREAS

Storage rooms, ~~and~~ storage lockers or closets and basements shall not be used for storage of trash, debris, junk, rubbish, waste or flammable/combustible materials.

No dwelling unit, rooming unit or sleeping unit shall contain any accumulation of flammable/combustible materials.

SECTION SEVEN: That Article 1745.06 be amended to read as follows:

1745.06 MULTIPLE DWELLING UNITS MEANS OF EGRESS AND EXIT SIGNS

There shall be at least two (2) means of egress available for all units in:

1. All two (2) story buildings containing more than four (4) dwelling units, rooming units, or sleeping units per floor.
2. All buildings exceeding two (2) habitable stories and containing any combination of three (3) or more dwelling units, rooming units, or sleeping units or non-residential units.

~~A~~An existing fire escape may be accepted by the Public Officer as a second means of egress. If accepted, however, the fire escape shall be in sound working condition and serve every unit, or portion thereof, above the first floor. (13332 §6 5/18/95)

A required second means of egress ~~to shall be newly constructed shall meet all performance standards of the current adopted building and fire codes, entirely of metal or other noncombustible materials, attached to noncombustible materials with catwalks and pipe handrails on both sides of stairway and platforms.~~ (12554 §1 5/4/83; 13332 §6 5/18/95)

SECTION EIGHT: That Article 1745.09 be amended to read as follows:

1745.09 SEPARATION OF COMMON CEILING WALLS AND FLOORS

- A. All residential dwellings when attached by a common ceiling, wall or floor to another dwelling unit, or non-residential unit, shall be a fire separation wall having have a minimum fire separation of one (1) hour fire resistance rating. Said wall shall extend from the foundation to the underside of the roof sheathing, and to the inside of the exterior wall sheathing.
- B. ~~A residential use that handles, dispenses, uses or stores flammable liquids in a quantity that endangers the lives of the occupants of the said residential unit shall be separated from the garage or non-residential use in accordance with Section 608 of the 1990 B~~ All residential dwellings located above or attached by a common wall to a garage shall have a one (1) hour fire separation rating. Interior doors leading to an attached garage shall be a labeled twenty (20) minute fire rated door or shall be one and three-quarter (1 ¾") inch flush wood doors with a solid lumber core. Doors shall fit into their openings with a one-eighth (1/8") inch tolerance between the door edge and frame and one-half (1/2") inch tolerance between door bottom and floor.
- C. ~~BOCA Building Code by a fire separation wall or openings shall be sealed so as to prevent transfer of fumes, gases or odors to adjacent residential occupancies.~~
- D. ~~Common laundry facilities shall be separated from combustible surfaces by material having a one (1) hour fire rating extending three (3') feet beyond the facilities. All dryers shall be connected to a smooth metal duct-work system (not to exceed 35 feet) and properly vented to an exterior wall the exterior with a back draft damper.~~

SECTION NINE: That Article 1747.99 Penalty be deleted:

1747.99 PENALTY

~~For violation of Section 1747.17, Motor Vehicles, (A) Junked Vehicles and (B) Abandoned Vehicles, the owner or operator may, within ten (10) days of the time when such notice was attached to his motor vehicle/conveyance, pay as a penalty the sum of Thirty five (\$35) Dollars after ten (10) days but within twenty (20) days of the violation, the sum of Fifty (\$50) Dollars. Any vehicle parked in violation of the provisions of this ordinance may be removed by any member of the Police Bureau or Code Enforcement Bureau, their designee, or a designated Allentown Parking Authority personnel. Any vehicle removed may be towed to and placed at any area designated by the Mayor or his duly designated representative or the Parking Authority, for impounding of vehicles. All fines and costs for removal, towing, storage or parking of any vehicle removed under the provisions of this section shall be paid by the owner of the vehicle, and the vehicle shall remain impounded until all costs are paid. (13908 §1 6/25/01)~~

SECTION TEN: That Article 1752.05, B be amended to read as follows:

ARTICLE 1752 VACANT BUILDINGS

- 1752.01 Unoccupied or Vacant Structure Definition
- 1752.02 Basic Equipment Facilities
- 1752.03 Electricity
- 1752.04 Safety from Fire
- 1752.05 Safe and Sanitary Maintenance
- 1752.06 Cooking Equipment
- 1752.07 Responsibilities of Owners
- 1752.08 Applicability

- B. Every floor, interior wall and ceiling shall be substantially rodent-proof, shall be kept in sound condition and good repair, and shall be safe to use and capable of supporting the load which normal use may cause to be place thereon. (12801 §1 10/21/87)

SECTION ELEVEN: That Article 1759.02 be amended to read as follows:

ARTICLE 1759 LICENSING RESIDENTIAL RENTAL UNITS

(Passed by Certified Voter Initiative on May 18th, 1999, Ordinance No. 13775)

- 1759.01 Purpose
- 1759.02 Definitions
- 1759.03 Owner and Occupant Duties
- 1759.04 Exempt Units
- 1759.05 Residential Rental Registration
- 1759.06 Residential Rental License
- 1759.07 Sale or Transfer of Residential Rental Units
- 1759.08 Appeals of Revocation of Residential Rental Registration or Residential Rental License
- 1759.09 Disruptive Conduct Board of Appeals Organization and Powers
- 1759.98 Severability
- 1759.99 Fees/Penalties

1759.02 DEFINITIONS

The following definitions are hereby added to Section 1742.03 -- Definitions.

Codes means any state or local code or ordinance adopted, enacted or in effect in and for the City of Allentown including, but not limited to, The Pennsylvania Uniform Construction Code, International Building Code International Plumbing Code, International Mechanical Code, National Electrical Code, BOCA Fire Prevention Code, Property Rehabilitation and Maintenance Code, International Property Maintenance Code, International Residential Code, Zoning Ordinance, Solid Waste Ordinance, Residential Recycling Ordinance, and general nuisance ordinances.

Disruptive Conduct means any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a residential rental unit that is so loud, untimely (as to hour of the day), offensive, riotous, or that otherwise disturbs other persons of reasonable sensibility in their peaceful enjoyment of their premises, or causes damage to said premises or causes damages to said premises, or risks a catastrophe by destroying, damaging, disabling or failing to maintain smoke detectors or other life safety features, such that a report is made to or by a Police Officer and/or a Public Officer complaining of such conduct, action, incident, or behavior. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense, nor that criminal charges be filed against any person in order for said person to have perpetrated, caused or permitted the commission of disruptive conduct, as defined herein. Provided, however, that no disruptive conduct shall be deemed to have occurred unless a Public Officer or a Police Officer shall investigate and make a determination that such did occur, and keep written records, including a Disruptive Conduct Report, of such occurrences. The tenant and the owner, operator, responsible agent or manager shall be notified of any such occurrences, in writing. (14435 §1 11/7/06)

Disruptive Conduct Report means a written report of disruptive conduct on a form to be prescribed therefore, to be completed by a Police Officer or a Public Officer, as the case may be, who actually investigates an alleged incident of disruptive conduct and which shall be maintained by the Department of Community Development.

Hotel Unit means any room or group of rooms located within a hotel or motel forming a single habitable unit used or intended to be used for living and sleeping only on a transient basis for a period of less than thirty (30) days.

Notice of Violation is a written document issued to a person in violation of a City ordinance which specifies the violation and contains a directive to take corrective action within a specified time frame or face further legal action.

Residential Rental License means a document issued by the Department of Community Development to the owner, operator, responsible agent or manager of a residential rental unit upon correction of all applicable code violations granting permission to operate a residential rental unit in the City of Allentown. Such license is required for lawful rental and occupancy of residential rental units under this Article, unless a Public Officer has not inspected the unit or violations of the applicable codes are being corrected and the unit operates under a Residential Rental Registration, or the residential rental unit is exempt from the license provisions of this Article.

Residential Rental Registration means the document issued annually for a fee by the City of Allentown to the owner, operator, responsible agent or manager of a residential rental unit evidencing the existence of said residential rental unit. This registration shall be required until the Public Officer inspects the unit and issues a Residential Rental License. A Residential Rental Registration shall be required for lawful rental and occupancy of residential rental units under this Article, unless a Public Officer has inspected the residential rental unit and has issued a Residential Rental License or the residential rental unit is exempt from the registration provisions of this Article. This registration does not warrant the proper zoning, habitability, safety, or condition of the residential rental unit in any way.

Residential Rental Unit means a rooming unit or a dwelling unit ~~let for rent~~, or an other-than-owner-occupied residential unit to include vacant units. A residential rental unit shall not include a hotel unit. A residential rental

unit includes dwelling units under lease-purchase agreements, or long-term [greater than six (6) months] agreements of sale.

Violation Ticket is a form issued by a police officer or public officer to a person who violates the provisions of this Code. The violation ticket is an offer by the City of Allentown extended to a person to settle a violation by paying the fine in lieu of a citation being issued against the violator. (14737 § 8/24/2009)

SECTION TWELVE: That Article 1759.03, 1 be amended to read as follows:

1759.03 OWNER AND OCCUPANT DUTIES

A. Owner's Duties: It shall be the duty of every owner, operator, responsible agent or manager to keep and maintain all residential rental units in compliance with all applicable codes and provisions of all applicable state laws and regulations and local ordinances, and to keep such property in good and safe condition and to be aware of, and to act to eliminate disruptive conduct in such residential rental units.

It shall be unlawful for any person to conduct or operate or cause to be rented either as owner, operator, responsible agent or manager any residential rental unit within the City of Allentown without having a Residential Rental Registration or a Residential Rental License, as required by this Article.

The owner, operator, responsible agent or manager shall include the amendment attached hereto as the Addendum to Residential Rental Agreement in each lease of a residential rental unit taking effect on or after January 1, 2000. Said amendment is hereby considered to be a part of every lease of a residential rental unit in the City of Allentown executed on or after January 1, 2000.

It shall be the responsibility of every owner, operator, responsible agent or manager to display the Residential Rental Registration or Residential Rental License in the residential rental unit. The Residential Rental Registration or Residential Rental License shall include the following information:

1. The name, mailing address, ~~and~~ telephone number and email address of the owner, operator, responsible agent or manager;
2. The evenings on which garbage and recycling are to be placed curbside for collection;
3. The telephone number to call to register complaints regarding the physical condition of the residential rental unit;
4. The telephone number for emergency police, fire and medical services;
5. The date of expiration of the Residential Rental Registration or Residential Rental License; and
6. A summary of the owner's and occupant's duties under this Article.

It shall be the responsibility of every owner, operator, responsible agent or manager to employ policies and to manage the residential rental units under his/her control in compliance with the provisions of this ordinance, City codes and applicable State laws.

No Residential Rental Registration or Residential Rental License shall be issued to any residential rental unit owned or operated by a person residing outside the County of Lehigh unless there is provided to the Department of Community Development the name, mailing address and telephone number of a designated responsible agent residing or working within the County of Lehigh, authorized to accept service of process on behalf of the legal owner of said residential rental unit. For the purpose of this section, a post office box is not acceptable for the owner and/or responsible agent's address.

~~This designation shall not be valid unless signed by the owner/operator and the responsible agent designated to act on behalf of the absentee owner/operator.~~ The absentee owner/operator shall be required to notify the Department of Community Development within thirty (30) days of any change in responsible agent.

Owners or operators residing outside the County of Lehigh but within a ten (10) mile radius of Allentown City Hall and meeting the following criteria shall be exempt from naming a designated responsible agent:

No cases of three (3) disruptive conduct complaints within a twelve (12) month period regarding the same occupants of a particular residential rental unit, as documented by upheld Disruptive Conduct Reports;

All taxes and fees paid by December 31 of the preceding year;

The residential rental units must pass inspection at the first re-inspection, both interior and exterior of the property must be in compliance with all codes (there will be an allowance for exterior repairs for the time of the year);

The previous year's annual license fee was paid by March 31 of each year prior to 2005 and by April 15th for 2005, and for each year after 2005; and (14219 §2 10/21/04)

The owner, operator or manager must correct any code violations cited between the five (5) year full inspections within thirty (30) days.

B. Occupant Duties: The occupant(s) shall comply with all obligations imposed ~~unto~~ by this Article and all applicable codes and ordinances of the City of Allentown, as well as all State laws and regulations. ~~Included among the City ordinances is the requirement that all occupants moving into a residential rental unit obtain a moving permit before they take occupancy.~~

The occupant(s) shall conduct themselves and require other persons, including but not limited to, guests on the premises and within their residential rental unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others and that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.

The occupant(s) shall not engage in, nor tolerate, nor permit others on the premises to cause damage to the residential rental unit or engage in disruptive conduct, or other violations of this Article, City codes or applicable State laws. The occupant(s) shall not tamper with or interfere with the operation or effectiveness of any smoke detector. Every occupant shall maintain in a clean and sanitary condition that part of the dwelling, dwelling or rooming unit, sleeping unit and yard which he occupies and controls. Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents or other pests in it or in the yard. In a two-unit or multi-unit dwelling, the occupant(s) shall be responsible for such extermination whenever his dwelling is the only one infested.

Police Officers or Public Officers shall investigate alleged incidents of disruptive conduct. They shall complete a Disruptive Conduct Report upon a finding that the reported incident constitutes disruptive conduct as defined herein. The information filed in said report shall include, if possible, the identity of the alleged perpetrator(s) of the disruptive conduct and all other obtainable information, including the factual basis for the disruptive conduct described on the prescribed form. A copy of the disruptive conduct report shall be given or mailed to the occupant and mailed to the owner, operator, responsible agent or manager within ten (10) working days of the occurrence of the alleged disruptive conduct.

The occupant or the owner, operator, responsible agent or manager shall have ten (10) working days from the date of receipt of a Disruptive Conduct Report to appeal the contents of said Disruptive Conduct Report. The appeal shall be made in writing and submitted to the Department of Community Development. An appeal of the third Disruptive Conduct Report within a twelve (12) month period shall stop the eviction proceedings against the

occupants until the appeal is resolved, only if the eviction proceedings were a direct result of the third Disruptive Conduct Report.

After three (3) disruptive conduct incidents in any twelve (12) month period by an occupant documented by Disruptive Conduct Reports, the owner, operator, responsible agent or manager shall have ten (10) working days from the date of his/her receiving the notice to begin eviction proceedings against the occupants. Failure to take such action will result in the immediate revocation of the Residential Rental Registration or Residential Rental License. The residential rental unit involved shall not have its Residential Rental Registration or Residential Rental License reinstated until the reinstatement fee is paid and the disruptive occupants have been evicted, the Magistrate has ruled in the occupant's favor, the Magistrate has ruled in the owner's favor but has not ordered the eviction of the occupant(s), or the occupants have filed an appeal to a higher court or declared bankruptcy, thereby preventing their eviction. The disruptive occupants, upon eviction, shall not re-occupy any residential rental unit on the same premises involved for a period of at least one (1) year from date of eviction. This paragraph is not intended to limit or inhibit the owner, operator, responsible agent or manager's right to initiate eviction actions prior to the third disruptive conduct incident.

The content of the Disruptive Conduct Report shall count against all occupants of the residential rental unit. More than one (1) Disruptive Conduct Report filed against the occupants of a residential rental unit in a twenty-four (24) hour period shall count as a single Disruptive Conduct Report for the purpose of the preceding paragraph. The Department of Community Development shall maintain a list of the names of all occupants evicted as a result of the preceding paragraph. The names shall remain on the list for a period of five (5) years.

SECTION THIRTEEN: That Article 1759.99, C, be amended to read as follows:

1759.99 FEES/PENALTIES SECTION

C. FINES/LEGAL ACTIONS

€1. Whoever violates any provision of this Code or any Section of this Code shall upon a first offense be fined not more than One Thousand (\$1,000) Dollars or imprisoned not more than ninety (90) days, or both.

Đ2. If, after any conviction for violation of this Code or any lawful order issued pursuant thereto, such person continues violation, then such person shall be liable for further prosecution, conviction, and punishment without any necessity of the Public Officer to issue a new notice of violation or order, and until such violation has been corrected.

€3. In addition to prosecution of persons violating this Code, the Public Officer, or the Bureau of Law or any duly authorized agent of the City may take such civil or equitable remedies in any court of record of the Commonwealth of Pennsylvania, against any person or property, real or person, to effect the provisions of this Code.

(A section of the initiative also states that the Department of Community Development shall be responsible for promulgating rules and regulations to carry out Article 1759.)

SECTION FOURTEEN: That this Ordinance takes effect ten (10) days after final passage.

SECTION FIFTEEN: That all Ordinances inconsistent with the above provisions are repealed to the extent of their inconsistency.

Amendment:

1. To add to Section 1741.02, a change to definition #31, to read as follows:

31. Multiple unit dwelling or multiple dwellings means any dwelling or part thereof containing two (2) ~~three (3)~~ or more dwelling units.

2. In 1745.06, Paragraph 2, number 2, add habitable after 2 – reading 2 habitable stories.

Amendment passed, 7 – 0

	Yea	Nay
Joe Davis	X	
Jeanette Eichenwald	X	
Jeff Glazier	X	
Cynthia Y. Mota	X	
Ray O'Connell, VP	X	
Peter G. Schweyer	X	
Julio A. Guridy, Pres.	X	
TOTAL	7	0

I hereby certify that the foregoing Ordinance was passed by City Council on October 17, 2012 and signed by the Mayor on October 23, 2012.



CITY CLERK

- **What Department or bureau is Bill originating from? Where did the initiative for the bill originate?**

Bureau of Building Standards and Safety

- **Summary and Facts of the Bill**

Necessary changes to the Property Rehabilitation and Maintenance Code Manual. Keep the City of Allentown property rehabilitation and maintenance code current.

- **Purpose – Please include the following in your explanation:**
 - **What does the Bill do – what are the specific goals/tasks the bill seek to accomplish**
 - **What are the Benefits of doing this/Down-side of doing this**
 - **How does this Bill related to the City’s Vision/Mission/Priorities**

.Changes to the Property Rehabilitation and Maintenance Code Manual are necessary to be current with the National Code Standards and to clarify some of our existing codes. Specific goal is to keep the code current and to make some clarifications.

- **Financial Impact – Please include the following in your explanation:**
 - **Cost (Initial and ongoing)**
 - **Benefits (initial and ongoing)**

The only cost is to update and issue new manuals for inspectors. The benefit is to strengthen the code.

- **Funding Sources – Please include the following in your explanation:**
 - **If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.**

Budgeted expenditure.

- **Priority status/Deadlines, if any**

- **Why should Council unanimously support this bill?**

These changes are necessary to be current with National Code Standards.

CODE CHANGE SUMMARY FOR CITY COUNCIL

1741.11	Added "or" for first class mail, to save money
1742.03 22)	Added a definition for "illegal unit"
1743.07	Changes cellar to basement & sump pump regulations per DER & EPA
1744.06	Define when oil and gas units should be serviced
1745.04	Change one hour to twenty minutes not to exceed Building/Fire Code
1745.05	Change language to deal with "hoarding" issues
1745.06	Strengthen all means of egress regulations & removed burdensome regulations/catwalks on roof
1746.09	Strengthened fire separation requirements added "ceilings, floors and attached garage." Updated dryer exhaust regulation
1752.05	Clarifying the wording
1759.02	Included vacant units as a unit
1759.03	Requesting email address (looking to the future)
1759.99	Clarifying Section C