CHAPTER 4

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BUILDING LINES

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PART 1

DANGEROUS STRUCTURES

§101. DEFINITIONS.

DANGEROUS BUILDINGS - as used in this Part is hereby defined to mean and include:

A. Any building, shed, fence or other manmade structure which is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures.

B. Any building, shed, fence or other manmade structure which because of faulty construction, age, lack of proper repair or other cause is especially liable to fire and constitutes or creates a fire hazard.

C. Any building, shed, fence or other manmade structure which by reason of faulty construction or any cause is liable to cause injury or damage by collapsing or by collapse or fall of any part of such structure.

D. Any building, shed, fence or other manmade structure which because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

DANGEROUS CONDITION - any quarry, sinkhole, accumulation of water, accumulation of materials or other feature of any premises which is dangerous to the public health because of such feature and which may cause or aid in the spread of disease or injury to the house of the occupants of said premises or of neighboring premises or structures.

Any such dangerous building or dangerous condition within the Borough of Wrightsville is hereby declared to be a nuisance.

(Ord. 73-3, 3/5/1973, §1)

§102. PROHIBITION.

It shall be unlawful to maintain or permit the existence of any dangerous building or dangerous condition in the Borough of Wrightsville and it shall be unlawful for the owner, occupant or person in custody of any dangerous building or dangerous condition to permit the same to remain dangerous or to occupy any such building or permit it to be occupied while it is or remains dangerous.

(Ord. 73-3, 3/5/1973, §2)

§103. ABATEMENT.

1. Whenever it shall be reported to the Mayor that any dangerous building or dangerous condition exists, the Mayor shall immediately cause an investigation or examination to be made of such building or condition by the Borough Engineer. If such investigation or examination indicates such building or condition to be dangerous as defined in this Part, the Engineer shall report the same in writing to the Mayor specifying the exact matter of such condition and setting forth in such report whether and in what respect he considers such building or condition to be dangerous, and if so, whether such building or condition is capable of being properly corrected or whether it should be removed.

2. In the event that the Mayor finds such building or condition to be dangerous as provided in subsection (1) above, he shall cause written notice thereof to be served upon the owner of the premises and upon the occupant thereof, if any, by registered mail, return receipt requested, or by personal service. Such notice shall state that the building or condition has been declared to be dangerous and that such danger must be removed or remedied by repairing or altering the building or condition or by demolishing it and that the danger must be remedied at once. Such notice may be in the following terms:

   "To _____ (owner, occupant of premises) of the premises known and described as _____.

   "You are hereby notified that_____ (describe building or condition) on the premises above mentioned has been declared a nuisance and a dangerous building or dangerous condition after inspection by _____.

   "The causes for this decision are _____

   _____ (here insert the facts as to the dangerous building or dangerous condition).

   "You must remedy this condition or demolish the building immediately or the Borough of Wrightsville will proceed to do so, and the cost thereof will be assessed upon you."

3. Anyone receiving notice that a dangerous building or dangerous condition exists upon premises that they own or occupy shall have the right to appeal such decision of the Mayor within 10 days of the receipt of such notice by filing with the Council of the Borough of Wrightsville, through the Borough Secretary, written notice of their appeal. Upon receipt of said notice by the Council of the Borough of Wrightsville, it shall, within 30 days of said receipt, establish a place, date and time for a hearing to be held on said matter, at which time the appeal shall be heard by the Borough Council.

4. If the person or persons receiving the notice as called for in subsection (2), above, has not complied with or taken an appeal from the determination of the Mayor of the finding that a dangerous building or dangerous condition exists within 10 days from the time when this notice is served upon this person by registered mail or personal

service, the Borough of Wrightsville, through its employees, may proceed to remedy the condition or to demolish the building.

(Ord. 73-3, 3/5/1973, §3)

§104. FIRE LIMITS.

1. Any frame building or structure within the limits of the Borough of Wrightsville which has or may be damaged by fire, decay or other causes to the extent of 50% of its value shall be torn down and removed or rebuilt with nonflammable walls.

2. Upon written notice by the Chief of Police to the effect that such building has been so damaged filed with the Borough Secretary, said Secretary shall notify the owner or occupant, if any, of the premises of the receipt of such notice.

3. The Secretary of the Borough shall thereupon cause written notice of this determination to be served upon the Council of the Borough of Wrightsville at its next regularly scheduled meeting.

4. The Council of the Borough of Wrightsville shall then appoint three persons to determine whether or not such building or structure has been damaged to the extent of 50% of its value.

5. A copy of the notice of the appointment of this board of three persons to determine the damage shall be served upon the owner of the premises by personal service or by registered mail at his last known address.

6. Such notice shall be in substantially the following form:

   "To _____

   "You are hereby notified that the Borough Council of the Borough of Wrightsville has determined that the building owned by you located at (its described location) has been damaged by fire, decay or otherwise, to the extent of 50% of its value, that a Board of three persons has been appointed to verify this finding, which said Board will hold its first meeting at _____ on the ___ day of _____, 19__ at the hour of ___ o'clock at which time it will determine whether or not this finding is correct.

   "If this finding is verified by the Board, you must tear down and remove the said building or rebuild it with nonflammable walls."

7. If this finding is verified by the Board of three members and it determines that the building in question has been damaged to the extent of 50% of its value, it shall be the duty of the owner to tear down and remove the said building within 20 days after the finding of such Board, or to remodel it to comply with the requirements of the

Borough and it shall be unlawful to occupy or permit the occupancy of such building after such finding until it is so remodeled.

(Ord. 73-3, 3/5/1973, §4)

§105. FAILURE TO ABATE.

In the event that any owner or occupant shall neglect, fail or refuse to comply with any notice required by this Part within the period of time stated therein, the Borough authorities may remove or correct any such dangerous building or dangerous condition and the cost thereof, together with any additional penalty authorized by law, may be collected by the Borough from such owner or occupant in the manner authorized by law.

(Ord. 73-3, 3/5/1973, §5)

§106. PENALTY FOR VIOLATION.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to a fine of not more than $1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense; provided, notice to the offender shall not be necessary in order to constitute an offense.

(Ord. 73-3, 3/5/1973, §6; as amended by Ord. 86-4, 11/17/1986, §2; and by Ord. 98-4, 9/14/1998)

PART 2

BUILDING CONSTRUCTION

§201. TITLE.

This Part shall be known as the "Wrightsville Borough Building Permit Ordinance."

(Ord. 9/11/1961, §1)

§202. DEFINITIONS.

1. Unless the context clearly indicates otherwise, the following words shall have the following meaning when used herein:

   ALTERATION - any change, rearrangement, enlargement, moving, relocation, removal or demolition of any structure or part thereof. Provided, "alteration" shall not include any repairing, interior painting, papering or decorating of any structure.

   BUILD - the construction, location, placement, raising, altering, erecting, fabricating, making, enlarging, paving or restoration of any structure or part thereof, including the sandblasting and/or finishing of exterior surfaces, but not including exterior or interior painting, repairing or decorating of any structure.

   BUILDING - any structure having a roof supported by walls and used for shelter, housing or enclosure of persons, animals or chattels.

   GRADE, STREET - the elevation of the center line of the street as officially established by the Borough.

   LINE, STREET - the dividing line between the street and the lot.

   PERSON - an individual, partnership or corporation.

   SIGN - any device for visual communication used for the purpose of bringing a subject to the attention of the public.

   STREET - a public way which affords the principal means of access to abutting properties.

   STRUCTURE - any combination of materials to form a construction that is safe and stable.

   USED or OCCUPIED - shall include the meanings "intended, arranged or designed to be used or occupied."

2. The singular includes the plural.

(Ord. 9/11/1961, §2; as amended by Ord. 239, 12/6/1971, §2)

§203. REQUIREMENT FOR PERMIT.

1. It shall be unlawful for any person to build or alter any building or structure in Wrightsville Borough without first having obtained a permit therefor as herein provided.

2. It shall be unlawful for any person to begin any work for the building or alteration of any building or structure, unless and until a building permit has been duly issued therefor.

3. A building permit shall also be required where scaffolding, ladders or debris are present on a sidewalk, street or ally during the period that work is being done on a building or structure. [Ord. 98-4]

(Ord. 9/11/1961, §3; as amended by Ord. 239, 12/6/1971, §3; and by Ord. 98-4, 9/14/1998)

§204. APPLICATION FOR PERMIT.

1. All applications for permits shall be filed with the issuing agent or the Mayor on the forms provided for that purpose.

2. All applications for building permits shall indicate thereon the location of existing buildings on the lot for which a building permit is sought together with the location of existing buildings on all abutting properties. No building permit shall be granted to an applicant unless the aforesaid information is shown on the application.

3. Both the Borough Secretary and the Mayor shall be designated as issuing agent but all applications filed with the Mayor shall be forwarded by him to the Borough Secretary, together with a duplicate or other record of the permit issued, and the fee therefor.

4. All applications for permits shall be accompanied by a certificate of insurance, indicating a minimum of $1,000,000 of liability insurance, with the Borough as certificate holder, where the work is being done by a contractor or owner of a business or proof of a homeowner's policy where work is being done by a homeowner. [Ord. 98-4]

(Ord. 9/11/1961, §4; as amended by Ord. 98-4, 9/14/1998)

§205. FEE FOR PERMIT.

1. At the time of filing the application the applicant shall pay to the issuing agent the fee for such permit in an amount based upon the estimated cost of building or alteration and as established from time to time by resolution of Borough Council; provided, however, that the minimum fee for any permit shall be $1. Upon the filing by the

applicant of the report of completion hereinafter provided for, the applicant shall simultaneously therewith pay to the issuing agent any additional fee based upon any difference between the estimated cost of building or alteration and the actual cost thereof. All such fees shall be paid into the General Fund of the Borough. [Ord. 98-4]

2. In the case of the moving of an existing building or structure to a different location on the same lot, the fee shall be based upon the cost of such removal.

3. In the case of the moving of an existing building or structure to a different lot, the fee shall be based upon the estimated cost of building a new such building or structure upon such lot.

4. In the case of the demolition of an existing building or structure, the fee shall be based upon the cost of such demolition.

5. All such costs shall include all labor and materials used in such building or alteration.

(Ord. 9/11/1961, §5; as amended by Ord. 98-4, 9/14/1998)

§206. LIMITATION ON PERMITS.

No permit shall be issued for the building or alteration of any building or structure within the right-of-way limits of any street or highway, nor beyond the building setback line on any lot.

(Ord. 9/11/1961, §6)

§207. REQUIREMENTS UNDER PERMITS.

1. All buildings or structures built or altered under any permit shall conform to the lines and grades of the streets and highways on which they abut, as determined by the Borough.

2. All building permits shall expire unless the work authorized therein shall have been undertaken within a period of 30 calendar days from the date of issuance, and unless such work shall have been fully completed within a period of 6 calendar months from the date of issuance; provided, however, that in the case of large or extensive projects the issuing agent may extend 1 year from the date of issuance.

3. No work shall be undertaken or resumed after a permit has expired unless and until a new application shall have been filed, the fee herein specified shall have been paid with such new application, and a new permit shall have been issued.

4. All excavations and ditches shall be kept adequately drained and all such excavations, ditches, scaffolding, ladders, equipment, supplies and materials on or about the premises shall be properly protected, screened, shielded or covered and lighted at night to avoid damage or injury to persons or property. [Ord. 98-4]

(Ord. 9/11/1961, §7; as amended by Ord. 98-4, 9/14/1998)

§208. REPORT OF COMPLETION.

Immediately upon completion of the work authorized by the permit, and in any event not later than 6 months from the date of issuance, the applicant shall file with the issuing agent on a form provided for that purpose a report certifying the completion of the work and setting forth the actual cost thereof, and shall pay to the issuing agent any additional fee provided for herein.

(Ord. 9/11/1961, §8)

§209. REVOCATION OF PERMIT.

1. It shall be the duty of the issuing agent to forthwith revoke any building permit issued hereunder if it shall be determined that the same shall have been improperly or wrongfully issued by reason of any false statements in the application or by reason of any mistake of fact or law, or that the work therein authorized would constitute the violation of any statute or ordinance. Such revocation shall become effective upon the mailing by the issuing agent to the applicant at his address shown in the application of notice thereof. Upon such revocation, all work authorized by said permit shall immediately cease, and shall not be resumed unless and until a permit therefor shall have been properly issued.

2. The Mayor shall notify the Borough Secretary of any permit revoked by him pursuant to the above provisions.

(Ord. 9/11/1961, §9; as amended by Ord. 239, 12/6/1971, §1)

§210. REMEDIES.

Upon the violation of any of the terms of this Part or of any rule or regulation made hereunder, the Borough Council, Mayor, or the Borough Secretary or any other official of the Borough acting under their direction, may, in addition to any other remedies, institute in the name of the Borough any appropriate action or proceeding at law or in equity to prevent, restrain, correct or abate any such violation.

(Ord. 9/11/1961, §10, as amended by Ord. 239, 12/6/1971, §1)

§211. PENALTIES.

Any person, firm or corporation who shall violate any provision of this Part, or shall permit the violation of any provision of this Part, shall be, upon conviction thereof, sentenced to pay a fine of not less than $1,000 plus costs and, in default of said fine and costs, to a term of

imprisonment not to exceed 30 days. Each day that a violation of this Part continue shall be deemed a separate offense.

(Ord. 9/11/1961, §10, as amended by Ord. 239, 12/6/1971, §4; by Ord. 86-4, 11/17/1986, §1; and by Ord. 98-4, 9/14/1998)

PART 3

BUILDING LINES

§301. DEFINITIONS AND INTERPRETATION.

1. The following words, as used in this Part, shall have the meanings hereby respectively ascribed thereto:

   ALLEY - any public way in the Borough of Wrightsville, regardless of the nomenclature thereof, primarily intended to provide vehicular access to the rear of lots fronting upon public streets.

   PERSON - any natural person, partnership, association, firm or corporation.

   STREET - any public way, located in the Borough of Wrightsville, including any street, highway or avenue, but not including any way coming within the definition of "alley" in this Section.

2. In this Part, the singular shall include the plural, the plural shall include the singular and the masculine shall include the feminine and the neuter.

(Ord. 261, 11/1/1971, §1)

§302. CONSTRUCTION BEYOND BUILDING LINE UNLAWFUL.

It shall be unlawful for any person to construct any new building or structure, any portion of which shall extend beyond the building line hereby established, and it shall further be unlawful for any person to add to any building or structure, constructed prior to the effective date of this Part, any portion or addition thereof that shall extend beyond the said building line.

(Ord. 261, 11/1/1971, §2)

§303. BUILDING LINES ESTABLISHED; EXCEPTIONS AUTHORIZED.

1. In the Borough of Wrightsville, the location of building lines shall be as follows:

   A. From each street, the building line shall be located 25 feet inside the right-of-way line of such street.

   B. From each alley, the building line shall be located 10 feet inside the right-of-way line of such alley.

   C. Where property abuts an adjoining property which do not abut a street or an alley, the building line shall be located 10 feet from the lot line.

2. Upon petition of the owner of any property in the Borough and in its sole discretion, the Borough Council may authorize a building line which shall be closer to the right-of-way line of any such street and/or alley to conform to the line of any other building heretofore constructed upon such street or alley and located within 100 feet of either side lot line of the lot upon which such property owner proposes to construct a new building or structure to add or to alter an existing building or structure. Further, the Borough Council may authorize a building line which shall be closer to an adjoining property lot line if, in its sole discretion, the Borough Council determines that the facts set forth in the owner's petition warrant such an exception.

(Ord. 261, 11/1/1971, §3; as amended by Ord. 98-5, 11/2/1998, §1; and by Ord. 03-1, 4/7/2003, §1)

§304. PENALTY FOR VIOLATION.

Any person, firm or corporation who shall violate any provision of this Part by constructing a building or structure or an addition thereto or alteration thereof, any portion of which shall extend beyond the building line shall be, upon conviction thereof, sentenced to pay a fine of not more than $1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense.

(Ord. 261, 11/1/1971, §4; as amended by Ord. 86-4, 11/17/1986, §1; and by Ord. 98-4, 9/14/1998)

PART 4

DANGEROUS CORNERS

§401. DEFINITION.

DANGEROUS CORNER - an area containing any foliage, vegetation, manmade structure or grade that, because of its location, height, size or density, creates a hazard to vehicular or pedestrian travel by impairing the view at or near the intersection of two or more streets.

(Ord. 99-4, 2/1/1999, §601)

§402. PROHIBITION.

It shall be unlawful to maintain or permit the existence of any dangerous corner in the Borough of Wrightsville and it shall be unlawful for the owner, occupant or person in custody of any dangerous corner to permit the same to remain while it is or remains dangerous.

(Ord. 99-4, 2/1/1999, §602)

§403. ABATEMENT.

1. Whenever it shall be reported to the Mayor that any dangerous corner exists, the Mayor shall immediately cause an investigation or examination to be made of such corner by the Police Department. If such investigation or examination indicates the corner to be dangerous as defined in this Part, the Police Chief shall report the same in writing to the Mayor specifying the exact matter of such condition and setting forth in such report whether and in what respect he considers such corner to be dangerous, and if so, whether such corner is capable of being properly corrected and how it should be corrected.

2. In the event that the Mayor finds such corner to be dangerous as provided in subsection (1) above, he shall cause written notice thereof to be served upon the owner of the premises and upon the occupant thereof, if any, by registered mail, return receipt requested, or by personal service. Such notice shall state that the corner has been declared to be dangerous and that such danger must be removed or remedied by trimming, altering or removing it and that the danger must be remedied at once. Such notice may be in the following terms:

   To _____ (owner, occupant of premises) of the premises known and described as _____.

   You are hereby notified that the corner at _____ and _____ on the premises above mentioned has been declared a nuisance and a dangerous corner after inspection by _____.

The causes for this decision are _____
_____ (here insert the facts as to the dangerous corner).
You must remedy this condition by doing the following: _____
_____
____ or the Borough of Wrightsville will proceed to do so, and the cost thereof will be assessed upon you.

3. Anyone receiving notice that a dangerous corner exists upon premises that they own or occupy shall have the right to appeal such decision of the Mayor within 10 days of the receipt of such notice by filing with the Council of the Borough of Wrightsville, through the Borough Secretary, written notice of their appeal. Upon receipt of said notice by the Council of the Borough of Wrightsville, it shall within 30 days of said receipt, establish a place, date and time for a hearing to be held on said matter, at which time the appeal shall be heard by the Borough Council.

4. If the person or persons receiving the notice as called for in subsection (2), above, has not complied with or taken an appeal from the determination of the Mayor of the finding that a dangerous corner exists within 10 days from the time when this notice is served upon this person by registered mail or personal service, the Borough of Wrightsville, through its employees, may proceed to remedy the condition.

(Ord. 99-4, 2/1/1999, §603)

§404. FAILURE TO ESTABLISH.

In the event that any owner or occupant shall neglect, fail or refuse to comply with any notice required by this Part within the period of time stated therein, the Borough authorities may remove or correct any such dangerous corner and the cost thereof, together with any additional penalty authorized by law, may be collected by the Borough from such owner or occupant in the manner authorized by law, including filing a municipal lien against the property in question.

(Ord. 99-4, 2/1/1999, §604)

§405. PENALTY FOR VIOLATION.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to a fine of not more than $1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense; provided, notice to the offender shall not be necessary in order to constitute an offense.

(Ord. 99-4, 2/1/1999, §605)

BOROUGH OF WRIGHTSVILLE
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2004 – 3

AN ORDINANCE OF THE BOROUGH OF WRIGHTSVILLE, YORK COUNTY, PENNSYLVANIA, AUTHORIZING ENTERING INTO AN AGREEMENT WITH, HELLAM TOWNSHIP, LOWER WINDSOR TOWNSHIP, YORKANA BOROUGH, HALLAM BOROUGH AND EAST PROSPECT BOROUGH FOR THE PURPOSE OF INTERGOVERNMENTAL COOPERATION TO ADMINISTER AND ENFORCE THE UNIFORM CONSTRUCTION CODE, INCLUDING, BUT NOT LIMITED TO THE CREATION OF A BOARD OF APPEALS.

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Borough Council of the Borough of Wrightsville, York County, Pennsylvania, under authority of law as follows:

SECTION 1: The participating municipalities are Hellam Township, Lower Windsor Township, Yorkana Borough, East Prospect Borough, Hallam Borough and Wrightsville Borough.

SECTION 2: This Ordinance is adopted pursuant to the Intergovernmental Cooperation Act, Act 177 of 1996, P.L. 1158, 53 Pa. C.S.A. §2301 et seq., and the Pennsylvania Uniform Construction Code Act (Act 45 of 1999, as amended, 35 P.S. §7210.101-7210.1103).

SECTION 3: The purpose and objective of this Ordinance and the Agreement entered in connection therewith is to establish a joint code administration and enforcement program for the Uniform Construction Code. A true and correct copy of the Intergovernmental Agreement is incorporated herein and attached hereto as Exhibit A.

SECTION 4: The duration of the Agreement is for an initial period of Three (3) years and shall renew automatically for One (1) year periods thereafter, and each participating municipality shall have the option to terminate their membership as provided in the Agreement.

SECTION 5: All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6: This Ordinance shall become effective immediately upon enactment.

BOROUGH OF WRIGHTSVILLE
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2004 – 3

AN ORDINANCE OF THE BOROUGH OF WRIGHTSVILLE, YORK COUNTY, PENNSYLVANIA, AUTHORIZING ENTERING INTO AN AGREEMENT WITH, HELLAM TOWNSHIP, LOWER WINDSOR TOWNSHIP, YORKANA BOROUGH, HALLAM BOROUGH AND EAST PROSPECT BOROUGH FOR THE PURPOSE OF INTERGOVERNMENTAL COOPERATION TO ADMINISTER AND ENFORCE THE UNIFORM CONSTRUCTION CODE, INCLUDING, BUT NOT LIMITED TO THE CREATION OF A BOARD OF APPEALS.

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Borough Council of the Borough of Wrightsville, York County, Pennsylvania, under authority of law as follows:

SECTION 1: The participating municipalities are Hellam Township, Lower Windsor Township, Yorkana Borough, East Prospect Borough, Hallam Borough and Wrightsville Borough.

SECTION 2: This Ordinance is adopted pursuant to the Intergovernmental Cooperation Act, Act 177 of 1996, P.L. 1158, 53 Pa. C.S.A. §2301 et seq., and the Pennsylvania Uniform Construction Code Act (Act 45 of 1999, as amended, 35 P.S. §7210.101-7210.1103).

SECTION 3: The purpose and objective of this Ordinance and the Agreement entered in connection therewith is to establish a joint code administration and enforcement program for the Uniform Construction Code. A true and correct copy of the Intergovernmental Agreement is incorporated herein and attached hereto as Exhibit A.

SECTION 4: The duration of the Agreement is for an initial period of Three (3) years and shall renew automatically for One (1) year periods thereafter, and each participating municipality shall have the option to terminate their membership as provided in the Agreement.

SECTION 5: All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 6: This Ordinance shall become effective immediately upon enactment.

BOROUGH OF WRIGHTSVILLE
RESOLUTION NO. 2004-3
Pa. Act 45 of 1999 Uniform Construction Code Fee Schedule

BE IT RESOLVED, that the BOROUGH COUNCIL OF WRIGHTSVILLE BOROUGH hereby adopts the following fee schedule for the administration and enforcement of the Pa. Uniform Construction Code (UCC):

Residential – Additions & Alterations
Plan Review / Consultations: $10 per Quarter-Hour
Construction Inspection: $30.00 per Inspection
Re-inspections: $30.00 per Trip to Job Site

Residential – New Construction
Plan Review: $200.00 per Dwelling Unit
Construction Inspection: $50.00 per Inspection
Re-inspections: $50.00 per Trip to Job Site

Commercial – Alterations/Additions
Plan Review and Inspection: Minimum $150.00 for $0 to $7,500.00 of Construction Value
Plan Review and Inspection: Over $7,500 cost of construction $20.00 per $1000.00 of Construction Value

Commercial – New Construction
Plan Review: $.10 per Sq. Ft.
Accelerated Plan Review: $.20 per Sq. Ft.
Plan Review -- Hood and Duct System: $300.00 per System
Plan Review -- Elevator: $200 per Bank
Plan Review -- Fire Sprinkler System: $350.00 for 1-100 Heads / $1.00 per Head Thereafter
Plan Review -- Fire Detection/Alarm System: $150 for 0 to 15,000 Sq. Ft. / $.01 per Sq. Ft Thereafter
Plan Review -- Alternate Fire Suppression System(s): $75.00 per Hour
Inspections: $.20 per Sq. Ft. - All Areas
Code Consultation: $125.00 per hour

Appeals

Application and Hearing Fee: $500

APPROVAL DATE: 6/7/04

BY: BOROUGH COUNCIL

Dawn Lindeman
(VICE) PRESIDENT

ATTEST:

Anne C. Kurtz
SECRETARY

ENACTED AND ORDAINED by the Borough Council of Wrightsville Borough this 7th day of JUNE 2004.

Attest:

Anne C. Kraus
Secretary

WRIGHTSVILLE BOROUGH COUNCIL

BY: Dawn Lindeman
President

(SEAL)

APPROVED THIS 7th day of JUNE 2004.

George E. Hulsta
Mayor

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BOROUGH OF WRIGHTSVILLE
ORDINANCE NO. 2004-4

ADOPTING THE UNIFORM CONSTRUCTION CODE, ESTABLISHING THE ADMINISTRATION AND ENFORCEMENT OF THE CODE, A BOARD OF APPEALS AND FEES ASSESSABLE BY THE BOROUGH OF WRIGHTSVILLE

WHEREAS, the purpose of this ordinance is to promote the general health safety and welfare of the citizens of the Borough of Wrightsville, York County, Pennsylvania, and to conform to the requirements of the Pennsylvania Construction Code Act and regulations to the Act promulgated by the Pennsylvania Department of Labor and Industry (hereinafter sometimes collectively referred to as the "Code"); and

WHEREAS, the Pennsylvania Construction Code Act requires the enactment of an appropriate ordinance by municipalities electing to administer and enforce the building code provisions of the Code.

NOW, THEREFORE, it is hereby enacted and ordained as follows:

1. The Borough of Wrightsville hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, as amended from time to time, and its regulations.

2. The Uniform Construction Code, contained in 34 Pa. Code, Chapters 401-405, as amended from time to time, is hereby adopted and incorporated herein by reference as the municipal building code of the Borough of Wrightsville. Included in the provision adopted hereby are the following appendices:

a. Building Code Appendices
b. Residential Code Appendices
c. Mechanical Code Appendix
d. Existing Building Code
e. Plumbing Code Appendices
f. Fuel and Gas Code Appendices
g. Fire Code Appendices

3. Administration and enforcement of the Code within the Borough of Wrightsville shall be undertaken in any of the following ways as determined by the governing body of the Borough of Wrightsville from time to time by resolution:

a. By the designation of an employee of the Borough of Wrightsville to serve as the municipal code official to act on behalf of the Borough of Wrightsville;

b. By the retention of one or more construction code officials or third-party agencies to act on behalf of the Borough of Wrightsville;

c. By agreement with one or more other municipalities for the joint administration and enforcement of this Act through an intermunicipal agreement;

d. By entering into a contract with another municipality for the administration and enforcement of this Act on behalf of the Borough of Wrightsville;

e. By entering into an agreement with the Pennsylvania Department of Labor and Industry for plan review, inspections, and enforcement of structures other than one-family or two-family dwelling units and utility and miscellaneous use structures.

4. A Board of Appeals shall be established by resolution of the governing body of the Borough of Wrightsville in conformity with the requirements of the relevant provisions of the Code, as amended from time to time, and for the purposes set forth therein. If at any time enforcement and administration is undertaken jointly with one or more other municipalities, the Board of Appeals shall be established by joint action of the participating municipalities.

5. a. All building code ordinances or portions of ordinances which were adopted by the Borough of Wrightsville on or before July 1, 1999, and which equal or exceed the requirements of the Code shall continue in full force and effect until such time as such provisions fail to equal or exceed the minimum requirements of the Code, as amended from time to time.

b. All building code ordinances or portions of ordinances which are in effect as of the effective date of this ordinance and whose requirements are less than the minimum requirements of the Code are hereby amended to conform to the comparable provisions of the Code.

c. All relevant ordinances, regulations and policies of the Borough of Wrightsville not governed by the Code shall remain in full force and effect

6. Fees assessable by the Borough of Wrightsville for the administration and enforcement undertaken pursuant to this ordinance and the Code shall be established by the governing body by resolution from time to time.

7. This ordinance shall be effective on July 1, 2004.

8. If any section, subsection, sentence or clause of this ordinance is held, for any reason to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

ENACTED AND ORDAINED by the Borough Council of Wrightsville Borough this 7th day of JUNE 2004.

Attest:

WRIGHTSVILLE BOROUGH COUNCIL

Anne C. Knarr
Secretary

BY: Dawn Lindeman
President

(SEAL)

APPROVED THIS 7th day of JUNE 2004.

Gene E. Hubbard
Mayor

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WRIGHTSVILLE BOROUGH
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2004-5

AN ORDINANCE OF THE BOROUGH OF WRIGHTSVILLE, YORK COUNTY, PENNSYLVANIA, AUTHORIZING AN INTERGOVERNMENTAL COOPERATION AGREEMENT FOR A JOINT BOARD OF APPEALS.

WHEREAS, Wrightsville Borough is a municipality, being a Borough in the Commonwealth of Pennsylvania (hereafter referred to as "Municipality"); and

WHEREAS, the Commonwealth of Pennsylvania has adopted the Pennsylvania Construction Code Act, Act 45 of 1999, creating the Uniform Construction Code, as amended from time to time (hereafter referred to as "Act"), and pursuant to the Act, the Pennsylvania Department of Labor and Industry has promulgated regulations contained in 34 Pa. Code Chapters 401-405, as amended from time to time (collectively with the Act hereafter referred to as the "UCC"); and

WHEREAS, the UCC requires that a board of appeals be appointed to hear appeals from decisions of the municipal code administrator; and

WHEREAS, the Municipality desires to enter into an Intergovernmental Cooperation Agreement as authorized by the Act of December 19, 1996, P.L. 1158, 53 Pa.C.S.A. Section 2301 et seq., known as the Intergovernmental Cooperation Act, and Section 501(c) and 34 Pa. Code Section 403.121(d) of the UCC, for the purposes of creating and operating a Board of Appeals.

NOW, THEREFORE, be it ordained and enacted and it is hereby ordained and enacted as follows:

SECTION 1. BOARD OF APPEALS.

A Board of Appeals shall be established by the Borough Council in conformity with the relevant provisions of the UCC, and for the purposes set forth therein. The Board of Appeals may be established by joint action of the Borough and other participating municipalities, or the County of York, Pennsylvania, as provided by law. The Borough Council specifically agrees to enter into an intergovernmental cooperation agreement to create, operate, maintain and fund a joint Board of Appeals with other participating municipalities, or the County of York, substantially in the form as the intergovernmental cooperation agreement attached hereto and incorporated herein as Exhibit "A". The President of the Borough Council and the municipal secretary are authorized to execute the agreement on behalf of the Borough.

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SECTION 2. FEES.

The Borough Council shall establish fees assessable by the Borough for the administration of the joint Board of Appeals pursuant to this Ordinance and the intergovernmental cooperation agreement by resolution from time to time.

Section 3. SEVERABILITY.

If any section, subsection, sentence or clause of this Ordinance is held for any reason to be invalid, the validity of the remaining portions of this Ordinance shall not be affected.

Section 4. EFFECTIVE DATE

The Intergovernmental Cooperation Agreement authorized and approved by Section 1 shall be effective five (5) days after enactment, or upon the effective date of the last party which executes the Agreement, whichever occurs last.

ORDAINED AND ENACTED this 12th day of JULY 2004.

ATTEST:

WRIGHTSVILLE BOROUGH

Anne C. Kurr
Secretary

By: David Lindeman
President, Borough Council

(SEAL)

APPROVED this 12th day of JULY 2004.

Gene E. Hershberger
Mayor

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WRIGHTSVILLE BOROUGH
ORDINANCE NO. 2004-6

TAX LEVY ORDINANCE FOR FISCAL YEAR 2005
FOR WRIGHTSVILLE BOROUGH, YORK COUNTY, PENNSYLVANIA

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Borough Council of the Borough of Wrightsville, York County, Pennsylvania, as follows:

Section 1. That a tax be and the same is hereby levied on all real property within the Borough of Wrightsville subject to taxation for the fiscal year 2005 as follows:

a. Tax rate for general purposes, the sum of 2.1 mills on each dollar of assessed valuation, or the sum of 21.0 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	2.10 Mills	21.0 Cents

b. Tax rate for fire related protection purposes as more fully stated in Section 1302 of the Borough Code, 53 P.S. §46302, the sum of 0.3 mills on each dollar of assessed valuation, or the sum of 3.0 cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for Fire Related Protection Purposes	0.30 Mills	3.0 Cents

ENACTED AND ORDAINED by the Borough Council of Wrightsville Borough this 20 th day of December 2004.

Attest:

Anne C. Tyson
Secretary

WRIGHTSVILLE BOROUGH COUNCIL

BY: Laura Lindeman
President

(SEAL)

APPROVED this 20 th day of December 2004.

Gene E. Hoschlosh
Mayor

BOROUGH OF WRIGHTSVILLE

YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2006 - 4

AN ORDINANCE AMENDING CHAPTER 4 OF THE WRIGHTSVILLE BOROUGH CODE OF ORDINANCES, ENTITLED "BUILDINGS," AND ESTABLISHING DEFINITIONS, REQUIREMENTS, AND PENALTIES WHICH GOVERN FENCES

BE IT ENACTED AND ORDAINED by the Council of Wrightsville Borough, York County, Pennsylvania, as follows:

Section 1. Chapter 4 of the Wrightsville Borough Code of Ordinances is hereby amended by the addition of the following part:

PART 4

FENCES

§401. DEFINITIONS AND INTERPRETATION

1. The following words, as used in this Part, shall have the meanings hereby respectively ascribed thereto:

Fence - Any artificially constructed barrier erected to enclose or screen areas of land.

2. In this part, the singular shall include the plural, the plural shall include the singular, and the masculine shall include the feminine and the neuter.

§402. FENCES

All fences shall be constructed and maintained in accordance with the following requirements and restrictions:

1. Height. No fence shall be erected to a height of more than 42" in the area bounded by the street line on the front yard, the side property lines, and a line projected the full width of the lot at the front structural wall of the house. Where two or more structural walls parallel the street, the wall farthest from the street shall be used to determine this area. Back yard and side yard fences shall not exceed a height of 6'. In the case of a fence erected adjacent to a neighboring driveway, the maximum height of such fence or a portion thereof shall be such that adequate sight distance between the driveway and street is provided.

2. Setback. Fences may be located up to but not on the lot line.

3. Intersections. No fence shall be constructed which would obstruct proper street intersection sight lines. Clear sight triangles of seventy-five (75) feet (150 feet for arterial streets) measured along street center lines from their points of injunction shall be provided at all intersections in accordance with the Wrightsville Borough Subdivision and Land Development Ordinance.

4. Permits. Permits shall be required for the construction, rebuilding, and substantial repair of fences. Permits can be obtained by application to the Borough Secretary and by submission of the requisite permit fee, as established by resolution of the Borough. It shall be the property owner's responsibility to locate all property lines, property corners, and right of way lines to the satisfaction of the Borough prior to the approval of a fence permit. If any of the above boundaries are in question at the time of permit application, the Borough may require a survey to be completed prior to issuing a permit. No permit shall be issued that contravenes the provisions of this Part. The permit can be revoked by the Borough upon the permitee's failure to adhere to the requirements of this Part.

5. Aesthetics. Any fence located in the front yard shall be decorative. A decorative fence shall be considered a picket, split rail, wrought iron, or aluminum reinforced vinyl fence, rather than one which serves to screen a portion of the front lot, such as a stockade fence. At least half of the front yard fence design shall be open. Chain link fences are prohibited in the front yard. The most attractive or finished side of a fence shall face the adjoining property or public right of way.

6. Maintenance. All fences shall be maintained in good condition and repair. Fences shall be capable of maintaining a vertical position without danger of collapse. All fence components shall be intact, in good condition, and free of rot and decay.

7. Retroactive Application. In the event that any portion of an existing fence is rebuilt it shall be built so as to be in compliance with the provisions of this part.

§403. PENALTY FOR VIOLATION

Any person, firm or corporation who shall construct or maintain a structure in violation of any of the provisions of this Part shall be, upon conviction thereof, sentenced to pay a fine of not more than $600.00, plus costs, and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

Section 2. All Ordinances or parts of Ordinances which are inconsistent therewith are hereby repealed.

ENACTED AND ORDAINED THIS 11th day of September, 2006.

ATTEST:

Secretary

WRIGHTSVILLE BOROUGH COUNCIL

By: _____
President

APPROVED this 11th day of September, 2006.

By: _____
Mayor

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