

Chapter 4
BUILDINGS

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[HISTORY: Adopted by the Board of Supervisors of the Township of German as indicated in article histories. Amendments noted where applicable.]

ARTICLE I
Numbering of Buildings

[Adopted at time of adoption of Code (see Ch. 28, General Provisions, Art. I)]

- § 4-1. Scope.

Every business and residence within German Township shall be required to display a house number consistent with a numbering system designated by German Township and the Fayette County Emergency Management Officials (911 officials).

- § 4-2. Display address numbers.

Each property owner and tenant within German Township shall permanently display the address number designated for his or her business or residence in a prominent place visible from the street not more than 50 feet from the point where the driveway or sidewalk giving access to the premises intersects with a Township or state road:

- A. Numerals designating the address number shall be no less than three inches high and 1 1/2 inches wide.
- B. Address numbers must be numeric (i.e., the words "fifty-eight" is not permitted to designate the address number "58").

ARTICLE II
Dangerous Buildings
[Adopted 5-17-1981 by Ord. No. 107]

§ 4-7. "Dangerous buildings" defined.

All buildings or structures which have any or all of the following defects shall be deemed "dangerous buildings:"

- A. Those whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- B. Those which, exclusive of the foundation, show 33% or more, of damage or deterioration of the supporting member or members, or 50% of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- C. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- D. Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the Township of German.
- E. Those which have become, or are, so dilapidated, decayed, unsafe, insanitary, or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
- F. Those having light, air and sanitation facilities which are inadequate to protect the health, morals, safety, or general welfare of human beings who live or may live therein.
- G. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairway, elevators, fire escapes or other means of communication.
- H. Those which have parts thereof which are so attached that they may fall and injure members of the public property.
- I. Those which, because of their condition, are unsafe, insanitary or dangerous to the health, morals, safety or general welfare of the people of this Township.
- J. Those buildings existing in violation of any provision of the building code of this Township, or any provision of the fire prevention code, or other ordinances of this Township.

§ 4-8. Standards for repair, vacation or demolition.

The following standards shall be followed in substance by the Board of Supervisors in ordering the repair, vacation and demolition.

- A. Upon the receipt of a report from the authorized Township official that a building, wall or structure in the Township is in a dangerous condition, as defined in § 4-7 of this article, the Board of Supervisors shall give written notice to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building, wall or structure as shown by the land records of the Recorder of Deeds of Fayette County, either personally or by certified or registered mail, addressed to the last known address, to appear before the Board of Supervisors on the date specified in the notice to show cause, if any they have, why the said building, wall or structure reported to be a dangerous building, should not be repaired, vacated or demolished in accordance with the provisions of this article. In the event that the owner cannot be located, then service shall be accomplished if the Township sends a notice to the last known address of the owner and posts the property at least five days prior to the hearing set forth in Subsection B herein. Any further notices required by this article shall be accomplished in the same manner in the event that the owner cannot be located.
- B. Hold a hearing and take such testimony as the Building Inspector; the owner, occupant, mortgagee, lessee or any other person having an interest in said building, wall or structure as shown by the land records of the Recorder of Deeds of Fayette County; and/or any other person; shall offer relative to whether said building, wall or structure is a dangerous building, and whether it should be repaired, vacated or demolished.
- C. Make written findings of fact from the testimony offered pursuant to Subsection B hereof, as to whether said building, wall or structure is a dangerous building within the terms of § 4-7 hereof, and whether the same should be repaired, vacated or demolished.
- D. Upon the finding by the Board of Supervisors that said building, wall or structure is a dangerous building within the terms of § 4-7 hereof, the Board of Supervisors shall issue an order commanding the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said dangerous building to repair, vacate, or demolish said dangerous building as determined by the Board of Supervisors, within 30 days from the date of said order. Notice of said order shall promptly be given either personally or by certified or registered mail, addressed to the last known address of the owner and other parties of interest, as aforementioned.

§ 4-12. Violations and penalties. [Amended 10-1-1993 by Ord. No. 107A; 6-8-2004 by Ord. No. 060804-3]

Any person, firm or corporation who shall fail to comply with the order to repair, vacate, demolish the same after notice as hereinabove set forth in this article, upon conviction thereof in an action brought before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this article continues or each section of this article which shall be found to have been violated shall constitute a separate offense.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 28, General Provisions, Art. I).