

ORDINANCE NO. 7380

PROVIDING FOR THE VACATION, REMOVAL, REPAIR OR DEMOLITION OF ANY BUILDING OR STRUCTURE WHICH IS, OR THREATENS TO BE A PUBLIC NUISANCE, DANGEROUS TO THE HEALTH, MORALS, SAFETY, OR GENERAL WELFARE OF THE PEOPLE OF THE TOWNSHIP OF MORRIS, OR WHICH MIGHT TEND TO CONSTITUTE A FIRE MENACE; AND FOR THE ASSESSMENT OF THE COST OF VACATION, REMOVAL, REPAIR, OR DEMOLITION THEREOF AS A MUNICIPAL LIEN OR ASSESSMENT AGAINST SUCH PREMISES, PROVIDING FOR THE RECOVERY OF SUCH COSTS IN AN ACTION AT LAW, AND PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF.

Whereas, in the Township of Morris, there are, and/or may in the future be buildings or structures which are dilapidated, unsafe, dangerous, unsanitary, a menace to the health, morals, safety, and general welfare of the people of this Township; and which might tend to constitute a fire menace, and which are a public nuisance;

BE IT, THEREFORE, ORDAINED AND ENACTED BY THE TOWNSHIP OF MORRIS, AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

SECTION 1. Dangerous or Dilapidated Buildings Defined.

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

(a) Those whose interior or exterior walls or other vertical structural members lean, list or buckle to such an extent that they are three (3%) percent or more of their longitudinal dimension from being vertically plumb or horizontally straight.

(b) Those which, exclusive of the foundation, show at least thirty-three (33%) percent damage or deterioration of the surrounding member or members, or fifty (50%) percent damage or deterioration of the non-supporting enclosing or outside walls or coverings.

(c) Those which have improperly distributed loads upon the floors, roofs, or walls as a result of settlement or decay in which any structural member is overloaded or has insufficient strength to be reasonably safe.

(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 Morris.

(e) Those which have become or are so dilapidated, decayed, unsafe, unsanitary 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 stairways, elevators, fire escapes, or other means of communication.

(h) Those which have portions thereof which are so precariously attached that they may fall and injure members of the public or property.

(i) Those which because of their condition are unsafe, unsanitary, 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 in violation of the fire prevention code, or other ordinances of this Township.

#### SECTION 2. Standards for repair, vacation or demolition.

The following standards shall be followed in substance by the Building Inspector or assistants specially designated thereto, and the Township Board of Supervisors in ordering repair, vacation, or demolition:

(a) If the "dangerous or dilapidated building" can be repaired as determined by a committee composed of the building inspector, fire chief, and an appropriate health officer so that it will no longer exist in violation of the terms of this ordinance, it shall be ordered repaired.

(b) If such a committee is of the opinion that the "dangerous or dilapidated building" is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated.

(c) In any case where a "dangerous or dilapidated building" cannot be reasonably repaired as determined by a committee provided in sub-section (a) above, it shall be demolished and likewise in all cases where a building cannot be repaired so that it will no longer be in violation of the terms of this ordinance, it shall be demolished. In cases where a "dangerous or dilapidated building" is a fire hazard existing or erected in violation of the terms of this ordinance or of any ordinance of the Township or statute of the Commonwealth of Pennsylvania, it shall be demolished.

SECTION 3. Dangerous Buildings - Nuisances. All "dangerous buildings" within the terms of Section 1 of this ordinance are hereby declared to be public nuisances, and shall be repaired, vacated, or demolished as hereinbefore and hereinafter provided.

SECTION 4. Duties of the Building Inspector. The Building Inspector or assistants specially designated thereto, shall:

(a) Inspect or cause to be inspected semi-annually all public buildings, halls, churches, theaters, hotels, tenements, and all commercial, manufacturing, or loft buildings for the purpose of determining whether any conditions exist which render such places a "dangerous building" within the terms of Section 1 of this ordinance.

