

**BOROUGH OF AMBRIDGE**  
BEAVER COUNTY, PENNSYLVANIA

**ORDINANCE No. 1297**

**AN ORDINANCE OF THE BOROUGH OF AMBRIDGE, BEAVER COUNTY, PENNSYLVANIA, SETTING FORTH THE REQUIREMENTS FOR OBTAINING FIRE AND SAFETY CERTIFICATES PRIOR TO THE TRANSFER OF ALL STRUCTURES, ESTABLISHING PROCEDURES FOR OBTAINING SAID FIRE AND SAFETY CERTIFICATES, AND SETTING FEES FOR SAID CERTIFICATES.**

**WHEREAS**, the Borough of Ambridge wishes to promote the general health, safety and welfare of the citizens of the Borough of Ambridge, and;

**WHEREAS**, the Borough of Ambridge has previously adopted the International Building Code, International Residential Building Code, International Fire Code and International Property Maintenance Code by Ordinance in its entirety, and;

**WHEREAS**, it is the intent of this Ordinance to promote the health and safety of the occupants of all properties, owner-occupied and rental residential dwelling units, commercial structures and industrial properties, within the Borough of Ambridge, and;

**WHEREAS**, it is not the intent of the Borough of Ambridge to require any structural modifications to said dwellings which do not comply with the current regulations, and;

**WHEREAS**, the Borough of Ambridge will continue to ensure that the above referenced standards are adhered to, and;

**WHEREAS**, the Borough of Ambridge hereby designates that the time for a determination of compliance with these requirements in all structures shall be when a property changes owners, and;

**WHEREAS**, no occupancy of residential dwellings or commercial structure or industrial structure may occur until a Fire and Safety Certificate is issued by the Borough of Ambridge, with the exception of those units which are currently occupied, and;

**WHEREAS**, the Fire and Safety Certificate requirement shall apply equally to both owner-occupied and rental units, as well as single family, two family and multi-family dwellings and commercial and industrial properties, and;

**WHEREAS**, the Ambridge Fire Department is charged with the duty to enforce this Ordinance and inspect all structures applying for a Fire and Safety Certificate.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Borough of Ambridge, that the following procedures for ensuring compliance with the above referenced standards shall be followed:

**SECTION 1 – PROCEDURES**

1. All residential structures, whether owner-occupied or rental units, shall be bound by these requirements. Each unit in a two family or multi-unit dwelling shall be treated separately by this ordinance and each shall require its own occupancy permit.
2. All structures must be inspected by the Borough of Ambridge and brought up to the required standards prior to a change in the owners of the structure.
3. All commercial structures must be inspected by the Borough of Ambridge and brought up to the required standards to obtain a Uniform Construction Code Commercial Occupancy Permit and a Fire and Safety Certificate from the Borough of Ambridge.
4. All industrial structures must be inspected by the Borough of Ambridge and brought up to the required standards to obtain a Uniform Construction Code Commercial Occupancy Permit and a Fire and Safety Certificate from the Borough of Ambridge.
5. The property owner or agent for the property owner shall make application to the Borough of Ambridge on the Borough supplied form and return it the Borough along with the required application fees.
6. The Borough of Ambridge shall conduct an inspection of the premises and shall make note of all deficiencies from the applicable codes and standards adopted in this ordinance. If the structure is found to be in compliance with the aforementioned codes and standards then the property owner or agent shall be issued a Fire and Safety Certificate for the structure.
7. If deficiencies are found, the Borough of Ambridge shall re-inspect the property after notification that all deficiencies are corrected by the owner or agent. If all deficiencies are found to be corrected, the owner or agent shall be issued a Fire and Safety Certificate for the structure.
8. No property unit may be sold, leased, rented or otherwise re-inhabited prior to an inspection for issuance of a Fire and Safety Certificate. A Fire and Safety Certificate must be obtained prior to occupying the structure.

## **SECTION 2 – FEES**

1. Fees for Fire and Safety Certificates for one and two family dwelling units shall be set by the most recent fee schedule adopted by the Borough of Ambridge.
2. Fees for Fire and Safety Certificates for units in buildings multi-tenant in nature shall be set by the most recent fee schedule adopted by the Borough of Ambridge.
3. Fees for Fire and Safety Certificates for commercial and industrial structures shall be set by the most recent fee schedule adopted by the Borough of Ambridge.
4. The Borough of Ambridge shall reserve the right to charge a re-inspection fee after two visits to the same dwelling, dwelling unit or structure as set by the most recent fee schedule adopted by the Borough of Ambridge.

5. Fees shall be due and payable at the time of application for an occupancy permit.

**SECTION 3 – PENALTIES**

Any individual, firm or corporation who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements thereof shall be guilty of a misdemeanor in the first degree, punishable by a fine of not more than \$500.00 dollars or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offence. The fines and penalties may be collected by suite instituted in the name of the Borough of Ambridge before the District Magistrate in the like manner as debts of like amounts may be sued for by existing laws.

**SECTION 4 – EFFECTIVE DATE**

This Ordinance shall take effect January 1, 2018.

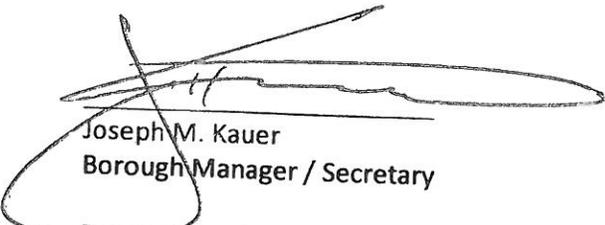
**SECTION 5 – CONSTITUTIONALITY**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance.

Ordained and enacted this 8 day of May, 2018.

ATTEST:

BOROUGH OF AMBRIDGE:

  
Joseph M. Kauer  
Borough Manager / Secretary

  
Michael A. Mikulich  
President of Council

Reviewed and approved by the Mayor of the Borough of Ambridge this 8 day of May, 2018.

  
David Drewnowski  
Mayor