

BOROUGH OF SEWICKLEY HILLS  
ORDINANCE NO. 3 OF 2004  
AN ORDINANCE ADOPTING THE UNIFORM CONSTRUCTION CODE  
AS THE BUILDING CODE FOR THE BOROUGH OF SEWICKLEY HILLS  
WITH EXCEPTIONS AND PROVISION FOR FEES.

WHEREAS, the purpose of this Ordinance is to promote the general health, safety and welfare of the citizens of the Borough of Sewickley Hills 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 Sewickley Hills hereby elects to administer and enforce the provisions of the Pennsylvania Construction Code Act, Act 45 of 1999, 35 P.S. §721 0.101-7210.1103, 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 Sewickley Hills.
3. Administration and enforcement of the Code within the Borough of Sewickley Hills shall be undertaken in any of the following ways as determined by the governing body of this Municipality from time to time by resolution:
  - a. By the designation of an employee of the Borough of Sewickley Hills to serve as the municipal code official to act on behalf of the Municipality;
  - b. By the retention of one or more construction code officials or third-party agencies to act on behalf of the Borough of Sewickley Hills;
  - 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 this the Borough of Sewickley Hills;
  - 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 Sewickley Hills 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, said 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 this Municipality 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 with the comparable provisions of the Code.
  - c. All relevant ordinances, regulations and policies of the Borough of Sewickley Hills not governed by the Code shall remain in full force and effect.
6. Fees assessable by the Borough of Sewickley Hills for the administration and enforcement undertaken pursuant to this ordinance and the Code shall continue as previously established. Any charges or addition for fees and expenses related to the administration and enforcement of this ordinance and the Code shall be done by resolution. Any expenses, charges or fees levied by the Commonwealth or Allegheny County relative to the Code shall be passed on to applicants as part of the Borough's fee.

7. This ordinance shall be effective as of 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. DULY ENACTED AND ORDAINED this 7TH day of 'JUNE' 2004, BY THE BOROUGH CONCIL OF SEWICKLEY HILLS IN PUBLIC SESSION DULY ASSEMBLED.

BOROUGH OF SEWICKLEY HILLS  
LuAnn Barna, Secretary  
(Borough Seal)  
Thomas Klixbull, Council President

Richard Laird, Mayor