

**BOROUGH OF AVALON
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 1357

AN ORDINANCE OF THE BOROUGH OF AVALON AMENDING ORDINANCE NO. 1272 TO REQUIRE FIRE SAFETY RENTAL INSPECTION AND LICENSE AFTER A CHANGE IN TENANT.

WHEREAS, the Borough of Avalon duly adopted Ordinance No. 1272, known as the Tenant Fire Safety Inspection Ordinance, in 2002; and

WHEREAS, the Borough of Avalon desires to extend the effect of the Ordinance to best protect tenants, as well as real property in the Borough;

NOW THEREFORE, IT IS ORDAINED and ENACTED by the Council of the Borough of Avalon, Allegheny County that Ordinance No. 1272 is amended as follows:

I. **SECTION 10** is amended to read in its entirety:

**SECTION 10. REQUIREMENT OF INSPECTION AND COMPLAINE
WITH BOROUGH'S CODE PRIOR TO ISSUANCE OF FIRE SAFETY RENTAL
OPERATING LICENSE.**

Upon application, all rental units shall be inspected by the Building Inspector for compliance with the provisions of the Borough's Fire Prevention Code. All rental units must be inspected and licensed either (1) prior to beginning of a lease to a new tenant for the specific licensed unit or (2) once every four (4) years, whichever occurs first in time. In the event the Borough Building Inspector refuses to issue a fire safety operating license, the Building Inspector shall note all fire safety violations and shall leave with the owner, landlord, manager or agent for the an owner, and tenant, a copy of any notice of violation.

II. SECTION 12(E) is amended to read in its entirety:

SECTION 12(E). Expiration of Permits and Renewals. Each fire safety rental operating license shall expire either (1) on the first day of a lease to a new tenant for the specific licensed unit or (2) four years after the date of issuance, whichever occurs first in time. A license may be renewed only by making application as provided in this Ordinance. Applications for renewal should be made a least thirty (30) days prior to the expiration date and, when made fewer than thirty (30) days before the expiration date, the pendency of the application will not prevent the expiration of the license.

III. INCONSISTENT ORDINANCES REPEALED

All prior Ordinances and sections inconsistent with the terms contained herein are hereby repealed.

IV. EFFECTIVE DATE

This Ordinance shall be effective immediately.

THIS ORDINANCE adopted by the Council of Avalon Borough at a duly assembled public meeting held this 17 day of June, 2014.

ATTEST:

AVALON BOROUGH


Secretary

By:


Council President


Mayor