



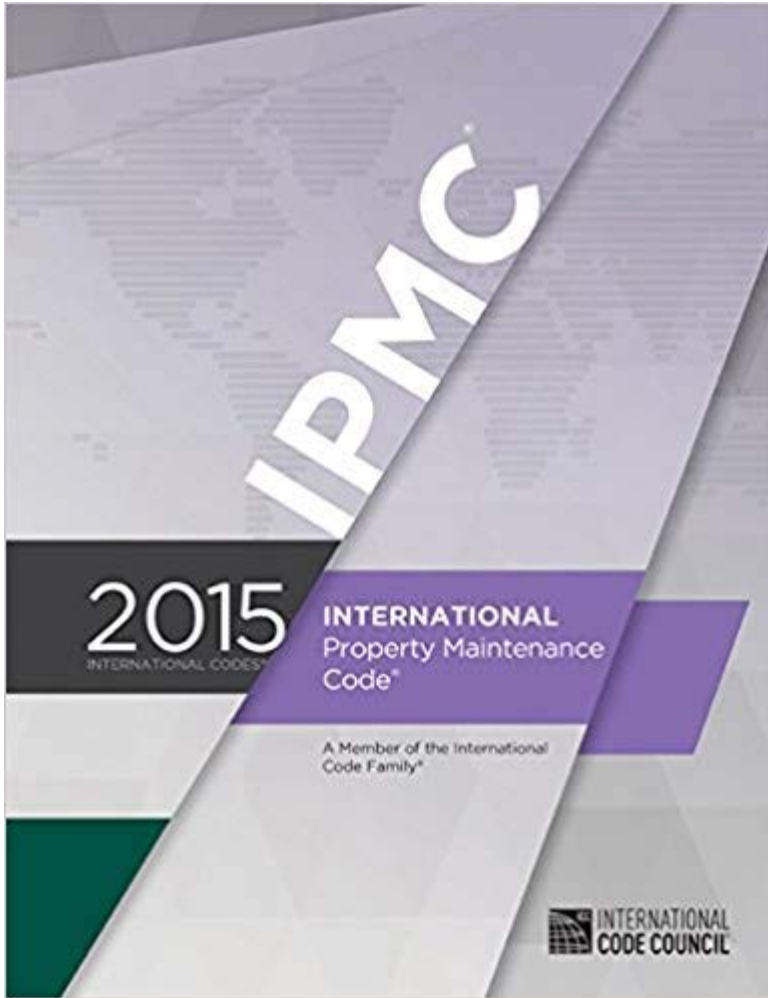
Cranberry Township

Property Maintenance



October 14, 2019

2015 International Property Maintenance Code



- As adopted by ordinance
 - Adopted with Revisions
 - Requirements enforced by Township
 - Contact Township: 724-776-4806, to report
- Home Owners Association (HOA) Covenants
 - Agreed upon during land development phase of construction
 - Agreed upon by homeowners during purchase
 - Requirements enforced by HOA
 - Contact HOA to report issues

Common Concerns



- High Grass: Cranberry Township Revised IPMC
 - Eliminated section 302.4
 - Township will only send courtesy letter

Common Concerns



- Sidewalk responsibility: Property owner's unless ownership was assumed by HOA during development
- Sidewalk damage:
 - Cracks, joints or openings with deviation of greater than 2"
 - Slabs with elevation deviations greater than 2"
- Remedy: replace, grind down, pour over
- Potential Penalty: Up to \$1000 fine. Requires written notification from township and typically allows 30 days for remedy. Typically township will allow for additional time if progress is being made.

Common Concerns



- Sidewalk snow and ice removal:
 - Required to be completed within 48 hours of the end of snow/ice event.
 - If the township is notified, a courtesy letter may be sent.

The 4th Amendment

The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.

- Fourth Amendment – protects all from unreasonable search and seizure

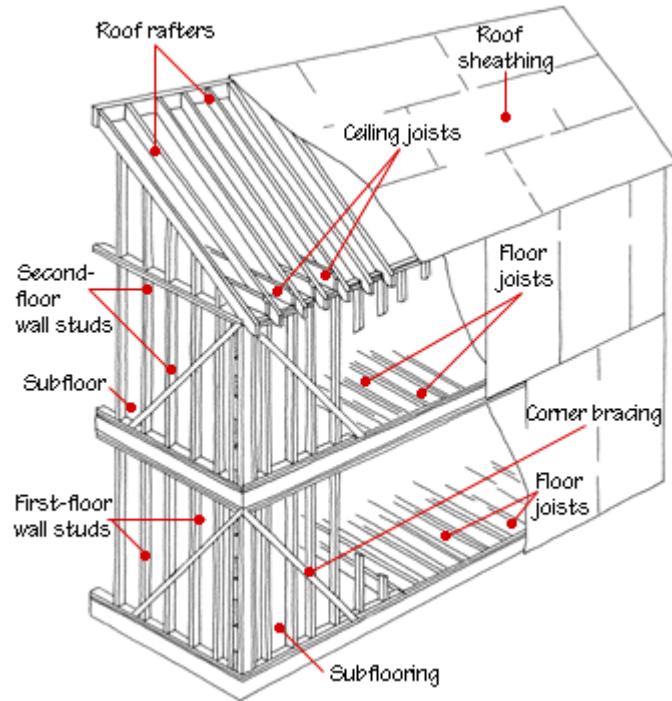
Enforcement Challenges



- Violations must be visible from public way
- Allowed to view violations from neighbor's property if permission is granted, however, neighbor may be called to act as witness during legal proceedings.

Do I need a permit for this?

Building Permit Required



PA Uniform Construction Code governs required permits for residential construction.

Zoning Permit Required



Cranberry Township Zoning Ordinance (Ch. 27) establishes requirements for Zoning permits

Do I need a permit for this?

Building Permit Required

- Structural alterations
- Increasing footprint of structure
- Changes to the means of egress
- Detached structure that includes dwelling unit. (mother in law suite)
- Pavilions
- Swimming pools/spas
- Retaining Walls over 4'
- Fences over 6'

Zoning Permit Required

- Sheds
- Decks less than 30" from grade
- Detached structures under 1000 square feet that do not include dwelling unit. (garage)
- Fences in front yards
- Carports

No Permit Required

- Fences in back and side yards (6' and under)
- On grade concrete patios
- Playsets accessory to single family homes and townhouses
- Treehouses

THANK YOU

**Dean Simpson
Manager, Development and Codes
Services**

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