

CHAPTER VII
HEALTH AND SAFETY

PART 1
HEALTH AND SAFETY

§101 Authority of County Health Department

PART 2
GRASS AND WEEDS

§201 Grass, Weeds and Certain Other Vegetation Prohibited and Declared a Nuisance Under Certain Conditions
§202 Responsibility for Removal or Cutting
§203 Notice of Violation
§204 Municipality May Do Work in Case of Noncompliance

PART 3
UNSANITARY MATTERS AND WASTES

§301 Unlawful Deposits
§302 Untended or Excessive Accumulation

PART 4
ENVIRONMENTAL CONDITIONS ON PROPERTY

§401 Scope
§402 Exterior of Property
§403 Exterior of Buildings
§404 Notice of Noncompliance
§405 Abatement of Noncompliance

PART 5
DEER

§501 Feeding of Deer Prohibited
§502 Notice of Violation
§503 Penalty

PART 6
PAH

§601	Definition
§602	Violation

PART 1
ADMINISTRATION

§101 Authority of County Health Department. It is hereby declared to be the intention of the Municipality that the Municipality will not exercise any of the public health functions vested in it by law and is subject to the jurisdiction of the Allegheny County Department of Health.

PART 2
GRASS AND WEEDS

- §201 Grass, Weeds and Certain Other Vegetation Prohibited and Declared a Nuisance Under Certain Conditions. No person owning or occupying any property containing a structure within the Municipality shall permit any grass or weeds or any vegetation whatsoever, not edible or planted for some useful or ornamental purpose, to grow or remain upon such premises so as to exceed a height of six (6) inches, or to throw off any unpleasant or noxious order, or to conceal any filthy deposit, or to create or produce pollen. No person owning any vacant property within the Municipality shall permit in an area within twenty (20) feet from any property line, any grass, weeds or other vegetation growing upon any premises in the Municipality in violation of this Part 2 and the same is hereby declared to be a nuisance and detrimental to the health, safety, cleanliness and comfort of the inhabitants of the Municipality.
- §202 Responsibility for Removal or Cutting. The owner of any premises, as to vacant premises or premises occupied by the owner, and the occupant thereof, in case of premises occupied by other than the owner thereof, shall remove, trim or cut all grass, weeds or other vegetation growing or remaining upon such premises in violation of the provisions of §201 of this Chapter.
- §203 Notice of Violation. The Manager is hereby authorized to give notice by personal service or by registered mail, to the owner or occupant, as the case may be, of any premises whereon grass, weeds or other vegetation is growing or remaining in violation of the provisions of this Part 2, directing and requiring such owner or occupant to remove, trim or cut such grass, weeds or vegetation so as to conform to the requirements of this Part 2 within five (5) days after issuance of said notice.
- §204 Municipality May Do Work in Case of Noncompliance. In the case any person shall neglect, fail, or refuse to comply with such notice, the Municipality or its agents may remove, trim, or cut such grass, weeds or vegetation, and the cost thereof, together with a penalty of ten percent (10%) thereof, may be collected by the Municipality from such person in the manner provided by law.

PART 3
UNSANITARY MATTERS AND WASTES

- §301 Unlawful Deposits. With the exception of properly and regularly maintained compost piles or containers, it shall be unlawful to dump or deposit or cause to be dumped or deposited on any property within the Municipality any household trash, cuttings from trees, bushes or grass, or earth, stones or rocks, offal, animal waste, or any unsanitary matter of any nature whatsoever, or any combination of the same when the same are left in such manner as constitutes a health hazard because of being a breeding place for infestation, or because of the danger created to children who may be attracted to play in the area.
- §302 Untended or excessive accumulation. The existence of an untended or excessive accumulation of, stagnant water, rubbish, garbage, refuse or debris, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within the Municipality, be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes or other insects, or threatens or endangers the public health, safety, or welfare, or may reasonably be anticipated to cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited, unless said accumulation of or untended items are neatly arranged for removal in accordance with directions of the Manager.

PART 4
ENVIRONMENTAL CONDITIONS OF PROPERTY

§401 Scope. The provisions of this Part 4 shall govern the minimum environmental conditions of property. All buildings and structures, inhabited or not, and all exterior property areas, shall comply with the conditions herein prescribed as they may apply thereto.

§402 Exterior of Property.

402.1 Sanitation. All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage that may constitute a health or safety hazard, or harbor insects or rodents and free from noxious weeds such as poison ivy, poison oak, ragweed and the like and in accordance with the provisions of Part 2 of this Chapter. All garbage, trash and rubbish shall be stored in airtight, vermin-proof containers and also shall be screened from public view.

402.2 Grading and Drainage. All exterior property areas shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any building or structure located thereon. Water shall not be channeled from one property onto neighboring property. Planting, proper grading, proper drainage or other measures shall be taken to prevent erosion of soil, water runoff causing migration of gravel or pebbles, from affecting property, sidewalks, or rights-of-way. Further, all exterior property areas shall be graded so as not to impose an unnatural grade on neighboring property resulting in property erosion or deterioration of abutting premises.

402.3 Storage of Materials. Commercial, industrial, or building materials shall not be stored on exterior property areas except when such materials are being used in the active construction or rehabilitation of buildings on the premises.

402.4 Retaining Walls, Fences and Accessory Structures. All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

402.5 Treatment of water from roof or area drains.

402.5.1 Storm water from roof or area drains shall not drain into any sanitary sewer nor shall it flow onto adjacent properties.

402.5.2 Storm water from roof or area drains shall not be channeled from one property onto a neighboring property.

402.5.3 Storm water from roof or area drains shall be drained via enclosed pipe in one of the following ways:

- 402.5.3.1 Into a municipal storm sewer adjacent to the lot in question.
- 402.5.3.2 Through the curb into the gutter of a municipal or private street for conveyance via the gutter to the nearest storm sewer catch basin.
- 402.5.3.3 Into a sump located on the property. The size and construction of said sump shall be determined by the Chief Inspector under guidelines adopted by Resolution.
- 402.5.3.4 Into a holding tank with sump pump to convey the water to a storm sewer or street gutter. The design of the system shall be approved by the Chief Inspector under guidelines adopted by Resolution.
- 402.5.3.5 Onto a yard surface subject to approval by the Chief Inspector under guidelines adopted by Resolution.

§403 Exterior of Buildings.

- 403.1 Exterior Walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, dampness or rodents to the interior portions of the walls or to the interior portions of the building. Exterior material requiring surface protection shall be painted and/or maintained in a manner suitable to the materials used according to the manufacturer's recommendations, and all siding material shall be kept in good repair.
- 403.2 Roofs. Every roof shall be structurally sound, tight, and have no defects which might admit water. Roof drainage, gutters, and downspouts shall be adequate to prevent water from causing dampness in the walls or interior portion of the building, and the runoff shall not flow onto adjoining property in accordance with §402.5 of this Chapter.
- 403.3 Chimneys and Roof Antennae. Every chimney and roof antenna mounting shall be maintained in a structurally safe and sound condition in accordance with §901.1 of the CABO One & Two Family Dwelling Code.
- 403.4 Signs. All exterior signs shall be maintained in a workmanlike state of maintenance and repair in accordance with the provisions of the Building Code, Article 19, and in accordance with the provisions of the Zoning Chapter, §823.

- 403.5 Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- 403.6 Defacement of Property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- 403.7 Structural Members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 403.8 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition.
- 403.9 Premises Identification. Buildings shall have address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of four (4) inches (102 mm) high with a minimum stroke width of zero point five (0.5) inch (12.7 mm).
- 403.10 Overhang Extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 403.11 Stairways, Decks, Porches and Balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, and with proper anchorage and capable of supporting the imposed loads.
- 403.12 Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 403.13 Glazing. All glazing materials shall be maintained free from cracks and holes.
- 403.14 Electrical System Hazards. Where it is found that the electrical system for a structure constitutes a hazard to the occupants or the structure by reason of deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

§404 Notice of Noncompliance. Whenever the Manager or his authorized representative shall determine that there is noncompliance with any of the provisions of this Part 4, he shall give notice of the alleged noncompliance by personal service or registered mail to the owner and occupant of the premises which are in noncompliance.

The notice shall advise the reasons why the notice is issued, specify the remedial actions necessary to bring the structure or premise into compliance and allow a reasonable time for the performance of any act it requires.

§405 Abatement of Noncompliance. The Manager shall make or cause to be made a re-inspection of the structure or premise after the expiration date set forth in the notice of noncompliance for correction of same. Should this re-inspection establish that the compliance has not been achieved the owner shall be subject to the general enforcement and penalty provisions of the Code.

**PART 5
FEEDING OF DEER**

§501 Feeding of deer prohibited.

501.1 No person shall knowingly, purposely or intentionally feed deer, cause deer to be fed or provide food to deer in Mt. Lebanon on any public or private property. This prohibition includes, but is not limited to, disbursement of food on the ground, at a feeding station, in a feeding device, or in a container of any form; providing a salt or mineral lick/block; or any other means which serves to provide feed to any deer in Mt. Lebanon

501.2 A person shall be deemed to have knowingly, purposely or intentionally fed deer, caused deer to be fed, or provided food to deer if the person places, or allows to be placed, wheat, pelleted livestock food, corn in any form, fruit, vegetables, hay or alfalfa, human food scraps, any form of commercially sold wildlife feed, birdseed or livestock feed, or any other edible matter that deer will consume on the ground or within the reach of deer. This prohibition shall include allowing residue that deer will consume to remain underneath a birdfeeder. This prohibition shall not include live vegetation such as ornamental landscaping, flowers, trees, vines, vegetable gardens, edible matter located either in an enclosed building or stored in a securely sealed package, or unmodified commercially purchased bird feeders or their equivalent when placed out of the reach of deer.

§502 Notice of violation. Any person that violates this Ordinance shall, immediately and permanently upon notification from Mt. Lebanon, remove feed and feeding devices utilized to feed deer, and discontinue the activity for which the notification was given. If a person promptly complies with such notification, no penalties will be sought as outlined in §503. The notification under this §502 is not mandatory, and penalties under §503 may be sought whether such notification was sent or received.

§503 Penalty. In addition to the remedies under §502, the Enforcement Provisions of Chapter I, §104.3 of the Mt. Lebanon Code shall apply to violations of this Ordinance.

SECTION 6
PAH

§601 Definition. Polycyclic Aromatic Hydrocarbons or PAHs shall mean chemical compounds such benzanthracene, benzoflouranthene, benzoperylene, benzopyrene, crysene and other similar compounds which are believed by competent authorities to pose risks to human health and other animal life.

§602 Violation. It shall be a violation of this ordinance to use, apply or cause others to apply PAHs to pavement and other surfaces in the municipality. It shall likewise be a violation to fail or refuse to remove or encapsulate PAHs which are being leached emitted or otherwise released at a harmful level from a surface on land in the municipality owned, leased, or otherwise controlled by an individual or entity. In the even of difference of opinion as to whether the level of release is harmful, the opinion of the property owner's competent testing agency will generally be accepted. Removal shall include the obligation to control and remove dust or other residue of PAHs from such land and other downstream properties including during removal.