

Chapter 107. Property Maintenance

Article IV. Standards for the Maintenance of Interior Premises

§ 107-10. Utilities, water and plumbing.

A.

Residential.

(13)

Requirements for providing heat from September 15 to June 1. From September 15 of each year to June 1 of the next succeeding year, every unit of dwelling space and every habitable room therein shall be maintained at a temperature of at least 68°F. during the hours of between 6:00 a.m. and 11:00 p.m. and at least 65°F. between the hours of 11:00 p.m. and 6:00 a.m. These provisions are enforceable by and through the Public Officer with penalties as set forth within the Property Maintenance Code of the Township of Verona.

[Amended 5-7-1984 by Ord. No. 11-84; 9-17-2009 by Ord. No. 10-09]

(14)

[2]Multifamily dwellings.[Added 9-17-2009 by Ord. No. 10-09]

(a) From October 1 of each year to the next succeeding May 1, every multifamily dwelling unit of nine stories or more therein shall be maintained at a temperature of at least 68°F. between the hours of 6:00 a.m. and 11:00 p.m. and at least 65°F. between the hours of 11:00 p.m. and 6:00 a.m. The heating system shall be capable of maintaining the minimum required temperature in all habitable rooms without the necessity of heating adjoining rooms more than 5° higher than said minimum required temperature. The design of the heating system shall conform to the ASHRAE Guide and Data Book. The heating standard herein set forth may be modified by the Commissioner by emergency rule. These provisions are enforceable by and through the Public Officer with penalties as set forth within the Property Maintenance Code of the Township of Verona.

Chapter 107. Property Maintenance

Article III. Standards for the Maintenance of Exterior Premises

§ 107-5. General maintenance.

D.

Ground surface hazards or unsanitary conditions. Holes, excavations, breaks, projections, obstructions, ice conditions, uncleared snow and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas and other parts of the premises which are

accessible to and used by persons on the premises. All such holes and excavations shall be filled and repaired, walks and steps replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery; provided, however, that the portion of this section dealing with uncleared snow or ice does not apply to owner-occupied one-family residences.

J.

Sand or salt container accessible to tenants. Every owner shall be required to provide and make accessible to tenants a container of or salt or sand for use on steps and walkways leading to dwelling units during snow or ice conditions. Nothing in this subsection shall be construed to relieve any owner or operator of any responsibility under Subsection **D** of this section.

[Added 5-7-1984 by Ord. No. 11-84]

Chapter 125. Streets and Sidewalks

Article I. Numbering of Buildings; Maintenance of Sidewalks

§ 125-7. Removal of snow and ice required; lien for noncompliance.

[Amended 2-4-1964]

A.

The owner or tenant of land fronting upon any street or public place (intended to include private streets open to the public) within the limits of the borough where a sidewalk has been graded shall, within twenty-four (24) hours after a fall of snow or after a freezing of water into ice upon any sidewalk of whatsoever kind, in front of such land, remove such snow or ice from such sidewalks in front of such lands owned or occupied by them, and no such snow or ice shall be thrown onto the public street. Where snow or ice shall have become frozen to sidewalk so that it cannot be removed therefrom, such owner or tenant shall cause such snow or ice to be covered with sand or a comparable material.