

CITY OF JEANNETTE  
WESTMORELAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-\_\_7\_\_

AN ORDINANCE REQUIRING ANNUAL REGISTRATION OF COMMERCIAL BUSINESS/PROPERTIES OWNED AND OPERATED IN THE CITY OF JEANNETTE; REQUIRING ANNUAL LIFE, HEALTH, AND SAFETY INSPECTIONS OF ALL COMMERCIAL BUSINESSES PROPERTIES; FIXING THE REGISTRATION/INSPECTION FEE; PROVIDING FINES AND PENALTIES FOR VIOLATIONS; REPEALING ALL OTHER INCONSISTENT ORDINANCES.

The **CITY COUNCIL OF THE CITY OF JEANNETTE** hereby enacts and ordains as follows:

**SECTION 1. Purpose.** The purpose of this Ordinance is to protect and promote the health, safety, and welfare of the residents and visitors of the City and particularly the commercial businesses and properties and to encourage the owners of Commercial Businesses/Properties to maintain said businesses and properties in a safe and sanitary condition.

**SECTION 2. Definitions.** As used in this Ordinance, the following items shall have the meaning indicated unless a different meaning clearly appears from the content.

**CODE** – Any ordinance, code, law, or regulation in effect for the City of Jeannette concerning fitness for habitation or the construction, maintenance, occupancy, use, or appearance of any building, dwelling unit or structure, including but not limited to the Zoning Ordinance, International Building Code, Plumbing, Electrical, Fire Prevention and Property Maintenance Codes, as promulgated by the International Code Council, the Uniform Construction Code, the Solid Waste Management and Recycling Ordinance; and the Nuisance Ordinance.

**CODE ENFORCEMENT OFFICER** – Any duly appointed code enforcement officer(s), the fire marshal, and any firefighter appointed by the City of Jeannette.

**COMMERCIAL BUSINESS PROPERTY** – Any real property that meets the definitions in the Uniform Construction Code as a building or structure that is commercial construction or a commercial building and is not a residential building (35 P.S. § 7210.103 and 34 Pa. Code § 401.1 and 34 Pa. Code §§ 403.41-403.48), and is not otherwise subject to inspection, in full, under any regulated rental unit or landlord registration or licensing ordinance of the City of Jeannette, including, without limitation, any Assembly, Business, Educational, Factory and Industrial, High Hazard, Institutional, Mercantile, Storage or Utility and Miscellaneous building or facility.

**OWNER’S DUTIES** – It shall be the duty of every owner to keep and maintain all Commercial Business Property in compliance with all applicable state laws and regulations and local ordinances and to keep such property in good and safe condition. This Ordinance is not intended to, nor shall its effect be, to limit any other enforcement remedies which may be available to the City of Jeannette against an owner, occupant or guest thereof for any violation of any other law, regulation, or ordinance.

**STRUCTURE** – Anything constructed or erected on the ground or attached to the ground including, but not limited to, buildings, sheds, mobile homes and other similar items.

TENANT – Any person who has the right of occupancy, either singly or with others, and whether by any written or verbal agreement, contract, or understanding, of a Commercial Business Property owned by another person or entity.

**SECTION 3. Registration of All Commercial Business Properties.** It shall be the duty of every Commercial Business Property Owner in the City of Jeannette, to annually register their Commercial Business Property with the City of Jeannette on a registration form supplied by the City. A re-registration form shall be filed with the Code Enforcement Office by the annual expiration date of the registration form each year and shall include the required information on the said registration form supplied by the City. The aforesaid registration form shall be accompanied by the payment of an annual registration/inspection fee as set forth in the City of Jeannette fee schedule.

**SECTION 4. Issuance of Permits.** Upon receipt of the aforesaid registration form and fee, the Code Enforcement Office shall issue a permit for each Commercial Business Property registered. It shall be the duty of each Commercial Business Property Owner to make available the permit for inspection by any person upon such Commercial Business Property upon request.

**SECTION 5. Reports of Changes in Occupancy.** It shall be the duty of each Commercial Business Property Owner to file with the Code Enforcement Office a report of any change in the use or new occupancy of the Commercial Business Property and comply with Section 3 within ten (10) days of the new occupant taking possession.

**SECTION 6. Inspections.** The Code Enforcement Officer of the City of Jeannette is authorized and directed to make annual inspections of each Commercial Business Property in order to safeguard the health and safety of the occupants, thereof and in order to determine and enforce compliance with the health and safety codes, laws, and regulations applicable to such units and the structures containing such units. The Code Enforcement Officer is further authorized to enter for the purpose of such inspection all Commercial Business Properties. It is the duty of each Commercial Business Property Owner to provide access to such Commercial Business Property upon request by the Code Enforcement Office. The construction date of the building will be taken into consideration when determining safety standards.

**SECTION 7. Report of Inspection.** The Code Enforcement Officer shall issue a report of each inspection and shall supply a copy thereof to the respective Commercial Business Property Owner. The report, designated as the City of Jeannette Commercial Business Property Minimal Safety Checklist shall reflect the items that will be inspected and shall note all deficiencies and violations observed during such inspection. The report shall state the corrective action or repairs required to be taken by the Commercial Business Property Owner and the date by which the corrective action or repairs are required to be completed. The Code Enforcement Office is authorized and directed to schedule follow-up inspection(s) of the Commercial Business Property to determine compliance with the inspection report.

**SECTION 8. Inspection Fees.** The Code Enforcement Office shall charge every Commercial Business Property a registration/ inspection fee as set forth in the Jeannette Fee Schedule for each Commercial Business Property in order to defray the cost of conducting the registration/inspection.

**SECTION 9. Violations and Penalties.** Any Commercial Business Property Owner or other person who shall fail to file the registration forms or reports required to be filed by this Ordinance or who shall otherwise fail to comply with the requirements of this Ordinance shall be guilty of a violation of this Ordinance and shall upon conviction thereof, be sentenced to pay a fine of not more than One Thousand

Dollars (\$1,000.00) and/or imprisonment for a term of not more than thirty (30) days of each such violation. Each day that violation of this part continues shall constitute a separate offense.

**SECTION 10. Other Remedies.** In addition to the foregoing penalties for violations of this Ordinance, each Commercial Business Property Owner shall be subject to the fines and penalties, and other remedies provided in other applicable codes and ordinances if such Commercial Business Property Owner fails to correct or repair any violation of such code or ordinance cited during an inspection of a Commercial Business Property as directed by the Code Enforcement Office.

**SECTION 11. Repealer.** All other ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 12. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such holding shall not affect the remaining provisions or the application of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared severable.

**SECTION 13. Record Keeping.** All records, files and documents pertaining to this program shall be maintained by the Code Enforcement Office and made available to the public as required by state law.

This Ordinance is duly ORDAINED AND ENACTED by a majority of the members of the City Council of the City of Jeannette at a duly advertised public meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF JEANNETTE

By: \_\_\_\_\_  
Curtis J. Antoniak  
Mayor and President of Council

ATTEST: (SEAL)

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Ethan Keedy  
City Clerk/City Manager