

**MUNICIPALITIES, REGULATION OF BUILDINGS**  
**Act of Apr. 14, 1937, P.L. 313, No. 87**  
AN ACT

Cl. 53

To enable cities of the first, second, and second class A, incorporated towns, boroughs, and townships, to govern and regulate by ordinance the construction, alteration, repairs, occupation, maintenance, sanitation, lighting, ventilation, water supply, toilet facilities, drainage, use and inspection of all buildings and housing and land appurtenant thereto; providing for the enforcement of such ordinances; and repealing existing laws. (Title amended July 30, 1963, P.L.356, No.189)

Section 1. Be it enacted, &c., That, in addition to other remedies provided by law, and in order to promote the public health, safety, morals, and the general welfare, all cities of the first, second, and second class A, incorporated towns, boroughs, and townships in this Commonwealth are hereby authorized and empowered to enact and enforce suitable ordinances to govern and regulate the construction, alteration, repairs, occupation, maintenance, sanitation, lighting, ventilation, water supply, toilet facilities, drainage, use and inspection of all buildings and housing and to the sanitation and inspection of land appurtenant thereto, and the said ordinances may provide proper penalties not exceeding five hundred dollars (\$500) for the violation of their provisions.

Such ordinances may adopt any standard building code and any standard housing code, published and printed in book form, covering any or all of the above items, without incorporating such building code and such housing code in the ordinance; or any such city, borough, town or township may enact any such building code and such housing code as its ordinance authorized under the provisions of this act. In either event, such building code and such housing code shall not be published or advertised in full as required by law in the case of the adoption of ordinances: Provided, That a notice of the adoption of such standard building code and such standard housing code as the building ordinance and the housing ordinance of the city, borough, town or township, together with a brief summary thereof setting forth the principal provisions of said ordinance in such reasonable detail as will give adequate notice of its contents pursuant to a uniform form which shall be prepared or approved by the Department of Labor and Industry, and a reference to the place or places within the municipality or township where copies of the building code and the housing code adopted are deposited and may be examined shall be published in the manner provided by law for the publication of ordinances. Not less than three such copies shall be made available to public inspection and use, during business hours, for a period of not less than three months after the adoption of such building code and such housing code.

(1 amended July 30, 1963, P.L.356, No.189)

Section 2. In case any building, housing or structure is constructed, reconstructed, altered, repaired, converted or maintained, or any building, housing or land is used in violation of any ordinance enacted under authority conferred hereby, the corporate authorities of any city of the first, second, and second class A, incorporated town, borough, or township, in addition to the penalties provided by ordinances enacted herewith, may institute appropriate actions or proceedings at law or in equity to prevent and restrain such unlawful construction, reconstruction, alteration, repairs, conversion, maintenance, or use and to restrain, correct, or abate such violation, and to prevent the occupancy of said building, housing or structure.

(2 amended July 30, 1963, P.L.356, No.189)

Section 3. The ordinances enacted pursuant to this act shall not be inconsistent with the provisions of any statute governing the same matter, but all regulations prescribed by such ordinances which are additional or supplementary to the statute law, and not inconsistent therewith, or enacted for the purpose of carrying into effect the provisions of the statute law, shall be valid and binding.

Section 4. The following acts are hereby repealed:

The act approved the eleventh day of May, one thousand nine hundred twenty-seven (Pamphlet Laws, nine hundred and sixty-four), entitled "An act to enable cities, incorporated towns, boroughs, and townships of the first class to govern and regulate by ordinance the construction, alteration, repairs, occupation, maintenance, sanitation, lighting, ventilation, water supply, toilet facilities, drainage, use and inspection of all buildings used for human habitation and land appurtenant thereto; and providing for the enforcement of such ordinances.

The act approved the first day of May, one thousand nine hundred twenty-nine (Pamphlet Laws, one thousand sixty-three), entitled "An act creating in cities of the first class a Bureau of Building Inspection; regulating the erection, enlargement, alteration, repair, moving, removal, demolition and inspection of buildings and other structures, and the erection, encroachment, extension, repair, inspection, and use of party walls; defining certain words and terms used; repealing conflicting legislation; and providing penalties for violations of this act."