

WILKES-BARRE CITY DEPARTMENT OF CODE ENFORCEMENT COMMERCIAL BUILDING INSPECTION

WILKES-BARRE CITY HALL
40 EAST MARKET STREET
WILKES-BARRE, PA. 18711
(570) 208-4126

Dear Owner;

Wilkes-Barre City Council Ordinance # 2 of February 23, 2006. states, all commercial properties within the city of Wilkes-Barre must be inspected. The purpose of this ordinance and policy of the city of Wilkes-Barre, is to protect and promote the public health, safety and welfare of the residents and citizens of the City of Wilkes-Barre, as well as the work force, regardless of residency, to establish rights and obligations of the commercial building owner and tenants relating to the maintenance and upkeep of the commercial building and structures throughout the City of Wilkes-Barre. It is the purpose and intent of this ordinance to enforce the applicable building and fire code as well as any other applicable law of the city and the Commonwealth which may effect the health, safety and welfare of those who may occupy or traverse through the said building or structure.

All commercial buildings located within the City limit of the City of Wilkes-Barre, shall be subject to annual inspection by the Code Enforcement Officers of the City of Wilkes-Barre for the purpose of ensuring no violations exist of the applicable Code of the City of Wilkes-Barre.

All inspections by the Code Enforcement Officer of the City of Wilkes-Barre shall be conducted during normal business hours of the Commercial Building and/or at the time when the business and/or commercial tenant have their hours of operation. When there is an emergency, the Code Enforcement Officer shall be permitted to inspect the Commercial Building during the time of said emergency for any violations which may be present.

The Code Enforcement Officer shall identify themselves to the owner of the Commercial Building, if the owner is available, and to the owner or manager, or duly authorized agent, of the specific business which is or may be a tenant on the property. **The Code Enforcement Officer of the City of Wilkes-Barre shall not be required to give notice of the date and time of the inspection.**

A Certificate of inspection will be issued to the Commercial Property owner after the completion of inspection. The Certificate of inspection shall include the address of the occupancy, the name and address of the owner, a description of the existing uses, and a statement that the described occupancy complies with the applicable regulations, Codes and policies of the City of Wilkes-Barre. The Certificate is issued to the business owner for the existing use at the location specified in the certificate and is not transferable. The certificate of inspection is valid for one (1) year of date of inspection.

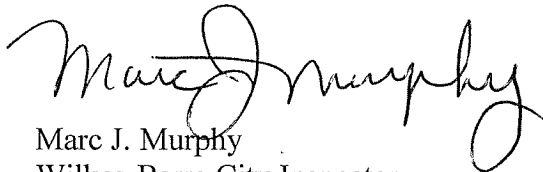
Fees for Inspections are \$ 100.00 for buildings under 6000 square feet. \$200.00 for buildings over 6000 square feet. Checks could be made out to Wilkes-Barre City.

Any person who shall violate a provision of this Ordinance or shall fail to comply with any requirements hereof, or who or which shall be in violation of approved directive of the Code Enforcement Officer shall, upon conviction thereof, before District Judge of the City of Wilkes-Barre, be liable for the following penalties;

- 1) The first violation is a fine of \$ 500.00 (**Five Hundred Dollars**) or thirty days imprisonment or both.
- 2) The second violation is a fine of \$ 750.00 (**Seven Hundred and Fifty Dollars**), or sixty days imprisonment, or both.
- 3) The third and each subsequent violation thereafter, a fine of \$ 1000.00 (**One Thousand Dollars**), or ninety days imprisonment, or both.

Nothing within this penalty section shall server to hamper the rights of the Code Enforcement Officer of the City of Wilkes-Barre to take any and all necessary legal action to force the abatement of any violations and/or nuisance which is discovered and/or known by the Code Enforcement Officer as a result of any information received or observed, including, but not limited to, the temporary or permanent closure of the Commercial Building, or any other right or remedies which is permissible under any other Code or Ordinance of the City of Wilkes-Barre or law of the Commonwealth of Pennsylvania. The above referenced penalties shall be in additional to the course of the action taken by the Code Enforcement Officer.

For additional information or any questions pertaining to Wilkes-Barre Commercial inspection ordinance, Please contact me at (570) 208-4126 or e-mail me at mmurphy@wilkes-barre.pa.us



Marc J. Murphy
Wilkes-Barre City Inspector