• As adopted by ordinance
  • Adopted with Revisions
    ▪ Requirements enforced by Township
      • Contact Township: 724-776-4806, to report

• Home Owners Association (HOA) Covenants
  • Agreed upon during land development phase of construction
  • Agreed upon by homeowners during purchase
  • Requirements enforced by HOA
    ▪ Contact HOA to report issues
• High Grass: Cranberry Township Revised IPMC
  • Eliminated section 302.4
    • Township will only send courtesy letter
Common Concerns

- Sidewalk responsibility: Property owner’s unless ownership was assumed by HOA during development

- Sidewalk damage:
  - Cracks, joints or openings with deviation of greater than 2”
  - Slabs with elevation deviations greater than 2”

- Remedy: replace, grind down, pour over

- Potential Penalty: Up to $1000 fine. Requires written notification from township and typically allows 30 days for remedy. Typically township will allow for additional time if progress is being made.
Common Concerns

• Sidewalk snow and ice removal:
  • Required to be completed within 48 hours of the end of snow/ice event.
  • If the township is notified, a courtesy letter may be sent.
Enforcement Challenges

• Fourth Amendment – protects all from unreasonable search and seizure

The 4th Amendment

The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.
Enforcement Challenges

• Violations must be visible from public way

• Allowed to view violations from neighbor’s property if permission is granted, however, neighbor may be called to act as witness during legal proceedings.
Do I need a permit for this?

**Building Permit Required**

**Zoning Permit Required**

PA Uniform Construction Code governs required permits for residential construction.

Cranberry Township Zoning Ordinance (Ch. 27) establishes requirements for Zoning permits.
<table>
<thead>
<tr>
<th>Building Permit Required</th>
<th>Zoning Permit Required</th>
<th>No Permit Required</th>
</tr>
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<tbody>
<tr>
<td>• Structural alterations</td>
<td>• Sheds</td>
<td>• Fences in back and side yards (6’ and under)</td>
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<tr>
<td>• Increasing footprint of structure</td>
<td>• Decks less than 30” from grade</td>
<td>• On grade concrete patios</td>
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<tr>
<td>• Changes to the means of egress</td>
<td>• Detached structures under 1000 square feet that do not include dwelling unit. (garage)</td>
<td>• Playsets accessory to single family homes and townhouses</td>
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<tr>
<td>• Detached structure that includes dwelling unit. (mother in law suite)</td>
<td>• Fences in front yards</td>
<td>• Treehouses</td>
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<td>• Pavilions</td>
<td>• Carports</td>
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<td>• Swimming pools/spas</td>
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<td>• Retaining Walls over 4’</td>
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<tr>
<td>• Fences over 6’</td>
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