

BOROUGH OF WOODCLIFF LAKE  
Bergen County, New Jersey

**ORDINANCE NO. 16-20**

**AN ORDINANCE ESTABLISHING COMPLIANCE WITH THE INTERNATIONAL PROPERTY  
MAINTENANCE CODE FOR ALL HOMES AND BUILDINGS WITHIN THE BOROUGH**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake has recognized a need to have all homes and buildings in the Borough to comply with the most recent editions of the International Property Maintenance Code; and

**WHEREAS**, to update the building construction code to include such compliance, Chapter 114 of the Borough Code shall be amended to reflect same; and

**WHEREAS**, to update the fire enforcement code to include such compliance, Chapter 178 of the Borough Code shall be amended to reflect same; and

**WHEREAS**, to update the property maintenance code to include such compliance, Chapter 265 of the Borough Code shall be amended to reflect same.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, as follows:

**Section 1:** That Chapter §114-4 (A) of the Building Code is amended to include compliance with the most recent editions of the International Property Maintenance Code and shall now read as:  
**§113-4 Adoption of standards.**

- A. The regulations contained in the current state Building Code and the most recent edition of the International Property Maintenance Code are hereby adopted as the regulations governing the construction of buildings and other structures in the Borough; and it shall be unlawful to erect or construct any building or structure in the Borough in violation of or without complying with the appropriate provisions of such regulations. Copies of such code shall be kept on file in the Borough Clerk's office for inspection, and three copies shall be furnished to the Construction Code Official.

**Section 2:** That Chapter §178-11 of the Fire Enforcement code is amended to include compliance with the most recent editions of the International Property Maintenance Code. The chapter is further amended to assure that the fire code shall apply to all homes within the Borough. As such, Chapter §178-11 shall now read as:

**§178-11 Duties of the enforcing Agency**

The local enforcement agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it as well as the codes contained within the most recent edition of the International Property Maintenance Code in all buildings against owners and tenants therein (including tenancies created by the rental of the areas, rooms or space within the buildings, structures and premises) within the established boundaries of the Borough of Woodcliff Lake and shall faithfully comply with the requirements of the Uniform Fire Safety Act , the Uniform Fire Code and the most recent edition of the International Property Maintenance Code.

**Section 3:** That Chapter §256-5 of the Property Maintenance Code is amended to include compliance with the most recent editions of the International Property Maintenance Code and shall now read as:

**§ 265-5 Applicability.**

Every residential and nonresidential building and the premises on which it is situated, in the Borough of Woodcliff Lake, previously or presently used for dwelling, commercial, business or industrial occupancy, shall comply with the provisions of this code as well as the provisions contained within the most recent editions of the International Property Maintenance Code, whether or not such building shall have been constructed, altered or repaired before or after the enactment of this code and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the building or for the installation or repair of equipment or facilities prior to the effective date of this code. This code establishes minimum standards for the initial and continued occupancy and use of all such buildings and does not replace or modify standards otherwise established for the construction, repair, alteration or use of the building, equipment or facilities contained herein, except as provided in § 265-6.

**Section 4:** The terms of this ordinance shall not be deemed and are not intended to impair the provisions and enforcement of any other chapter of this Code, which shall remain in full force and effect.

**Section 5:** The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**Section 6.** All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

**Section 7:** This ordinance shall take effect upon passage and publication according to law.

Date: December 19, 2016

Attest: Deborah A. Dakin, RMC, CMR  
Borough Clerk