

City of Oberlin, Ohio

ORDINANCE No. 11- 13 AC CMS

AN ORDINANCE ADOPTING THE 2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE CITY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ORDINANCE NO. 05-12 OF THE CITY AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That a certain document, three (3) copies of which are on file in the office of the Residential Building Official of the City of Oberlin, being marked and designated as the *International Property Maintenance Code*, 2009 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Oberlin, Ohio, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Residential Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 2. That the following sections of said *International Property Maintenance Code*, 2009 edition, are hereby revised in the following respects:

Section 101.1: (page 1, second line). Insert: City of Oberlin, Ohio.

Section 103.5: (page 2, fourth line). Insert: In accord with the City's current fee schedule.

Section 106.3 & 106.4: (page 3). Insert: Each infraction shall constitute a misdemeanor of the fourth degree (M-4).

Sections 111.1 through 111.8: Delete entirely and insert: Appeals are to the Oberlin Housing Renewal Commission pursuant to Chapter 1173 of the City Code.

Section 112.4: (page 7, last line). Insert: not less than \$100 or more than \$1000.

Section 302.4: (page 11, second line). Insert: twelve (12) inches.

Section 304.14: (page 13, first line). Insert: May to October.

Section 602.3: (page 21, fifth line). Insert: October to May.

Section 602.4: (page 21, third line). Insert: October to May.

SECTION 3. That Ordinance No. 05-12 AC CMS and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

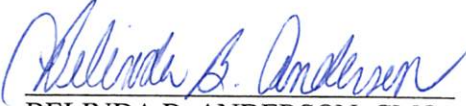
SECTION 4. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.


SECTION 5. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - March 7, 2011
2nd Reading- March 21, 2011 (Amended)
3rd Reading- April 4, 2011(Effective in 30 days)

ATTEST:


BELINDA B. ANDERSON, CMC
CLERK OF COUNCIL


KENNETH SLOANE
PRESIDENT OF COUNCIL

POSTED: 04/05/2011

EFFECTIVE DATE: 05/04/2011