

CITY OF OBERLIN, OHIO

ORDINANCE No. 15-54 AC CMS

AN ORDINANCE ADOPTING APPENDIX A OF THE 2009 VERSION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE TO REGULATE THE BOARDING OF VACANT, ABANDONED AND UNSAFE PROPERTIES WITHIN THE MUNICIPAL LIMITS OF THE CITY OF OBERLIN

WHEREAS, vacant, abandoned and unsafe structures within the City of Oberlin should be secured in a manner which deters persons and animals from entry; and

WHEREAS, the Codified Ordinances of the City of Oberlin do not currently provide standards for the boarding up of vacant, abandoned and unsafe structures; and

WHEREAS, Appendix A of the 2009 version of the International Property Maintenance Code provides boarding standards, the specific adoption of which would establish mandatory standards for the boarding of windows and doors on vacant, abandoned and unsafe structures within the City of Oberlin; and,

WHEREAS, the City of Oberlin Housing Renewal Commission has reviewed Appendix A of the International Property Maintenance Code and voted to recommend the adoption of same to City Council; and

WHEREAS, Council deems it to be in the interest of the citizens of the City of Oberlin that the boarding of vacant, abandoned and unsafe properties within the City be subject to the boarding standards contained in Appendix A of the 2009 International Property Maintenance Code.

NOW, THEREFORE, 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 Appendix A of the 2009 version of the International Property Maintenance Code entitled "Boarding Standards" and attached hereto as **Exhibit A** is hereby adopted.

SECTION 2: 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.

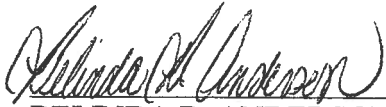
SECTION 3: That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading: October 5, 2015


2nd Reading: October 19, 2015

3rd Reading: November 2, 2015 (Effective in 30 days)

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



H. SCOTT BROADWELL
PRESIDENT OF COUNCIL

POSTED: 11/03/2015

EFFECTIVE DATE: 12/02/2015

APPENDIX A

BOARDING STANDARD

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

A101 GENERAL

A101.1 General. All windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum $\frac{1}{2}$ -inch (12.7 mm) thick wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum $\frac{3}{8}$ -inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103 INSTALLATION

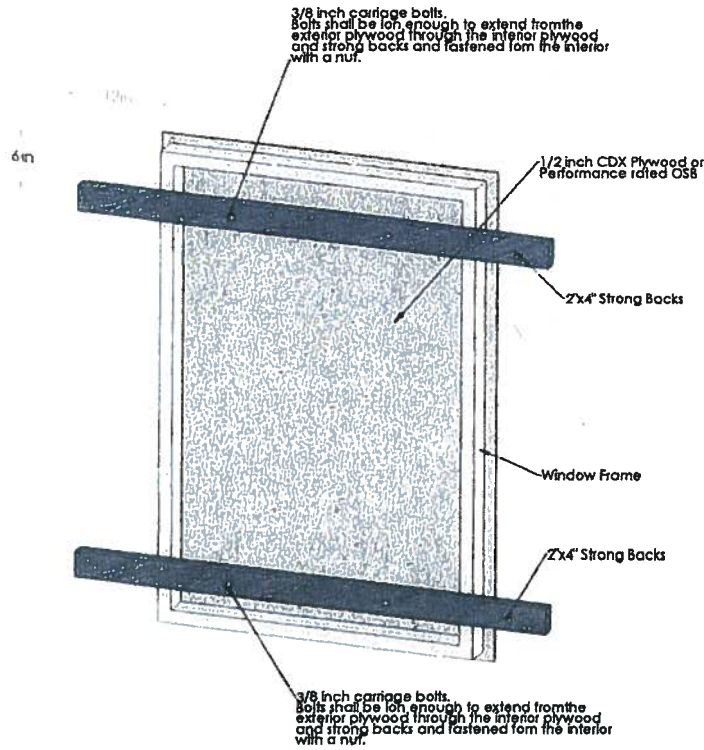
A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

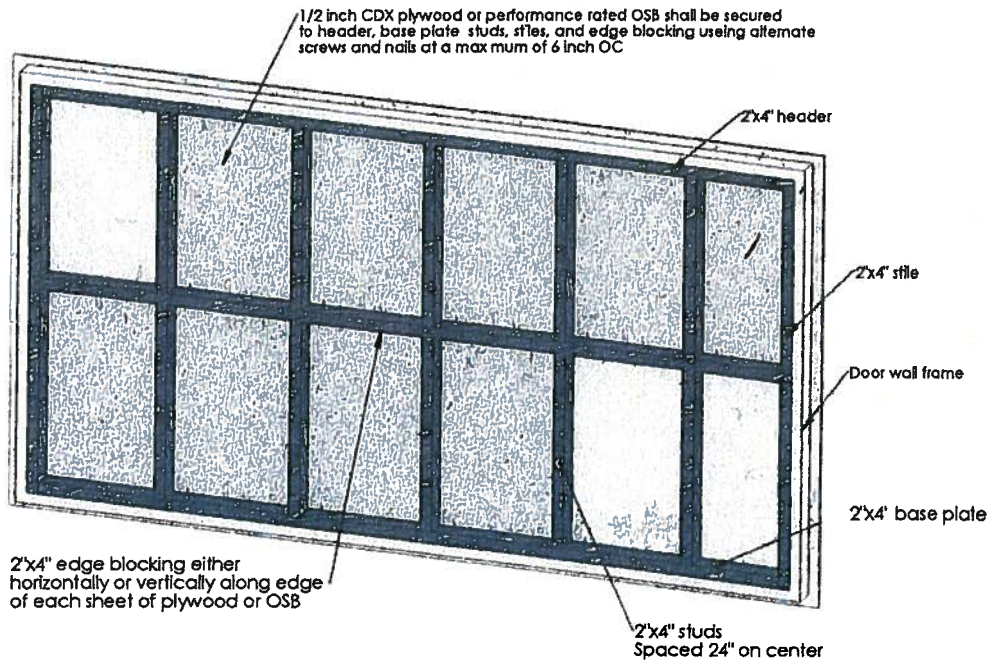
A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at not more than 24 inches (610 mm) on center. Blocking shall also be secured at not more than 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.



**FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW**



**FIGURE A103.1(2)
BOARDING OF DOOR WALL**