

ORDINANCE NO. C-36-68

AN ORDINANCE TO AMEND CHAPTER 94, ENTITLED  
"NUISANCES", OF THE 1966 GROVE CITY CODE OF ORDI-  
NANCES, TO INCLUDE A CONTROL FOR THE USE AND THE  
OCCUPANCY OF BUILDINGS WHICH ARE UNSAFE.

WHEREAS, it is necessary for the health and welfare of the citizens of the City of Grove City, to control the use and occupancy of buildings which are unsafe; and

WHEREAS, the present ordinances do not provide for such control.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO,

SECTION 1. That Chapter 94, entitled "Nuisances", of the 1966 Grove City Code of Ordinances, is hereby amended to include Section 94.03 (c), entitled "Definitions : Nuisance", which reads:

All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to health by reason of inadequate maintenance, dilapidation or obsolescence, are "unsafe Buildings". All such unsafe buildings are declared to be public nuisance and shall be abated by repair and rehabilitation or by demolition in accordance with the procedure of this chapter.

SECTION 2. That Chapter 94, entitled "Nuisances", of the 1966 Grove City Code of Ordinances, is hereby amended to include Section 94.04 (c), entitled "Notice to owner", which reads:

The Building Inspector shall examine or cause to be examined every building or structure or portion thereof reported as or believed to be an unsafe building. He shall give written notice to the owner or owners of record, including any purchasers under a recorded land contract and to the persons occupying said building if they are not the owners thereof. The written notice shall specifically state the defects that cause the building or structure to be unsafe and shall state that the work shall commence within thirty days and continue work, either to complete the specified repairs or improvements, or to demolish and remove the building or structure, or portion thereof, leaving the premises in a clean, safe, and sanitary condition, such condition being subject to the approval of the Building Inspector; excepting that in cases of emergency making immediate repairs necessary, the Building Inspector may order the change or demolition to be made within a shorter period. The notice shall also require the building or portion thereof to be vacated forthwith by the occupants thereof.

Proper service of such notice shall be by personal service, registered or certified mail; provided, however, that such notice shall be deemed to be properly served, if a copy thereof is sent to the last known address. If any of the parties cannot be located, nor can his address be ascertained, this notice shall be deemed to be properly served if a copy thereof is placed in a conspicuous place in or about the building or structure affected by this notice.

SECTION 3. That Chapter 94, entitled "Nuisances", of the 1966 Grove City Code of Ordinances, is hereby amended to include Section 94.06 (b), entitled "Posting of signs", which reads:

The Building Inspector shall cause to be posted at each entrance to any building deemed unsafe, a notice to read: DO NOT ENTER. UNSAFE TO OCCUPY. DIVISION OF BUILDING REGULATIONS, CITY OF GROVE CITY, OHIO. Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person to remove such notice without permission of the Building Inspector.

SECTION 4. That Chapter 94, entitled "Nuisances", of the 1966 Grove City Code of Ordinances, is hereby amended to include Section 94.11, entitled "Permits", which reads:

In all cases of construction or repair pursuant to orders of the Building Inspector, permits covering such work shall be obtained as required by other sections of the Building Code.

SECTION 5. That Chapter 94, entitled "Nuisances", of the 1966 Grove City Code of Ordinances, is hereby amended to include Section 94.12, entitled "Right to demolish", which reads:

In case the owner of record, or the purchaser under a land contract if that be the case, shall fail, neglect or refuse to comply with the notice to repair, rehabilitate or demolish and remove such building or structure or portion thereof, such party, either the owner of record or the purchaser under a land contract, shall be subject to the penal provisions of the Building Code and the Building Inspector shall proceed to have the building or structure or portion thereof demolished and removed from the premises, leaving the premises in a clean, safe, and sanitary condition and the cost of such work shall be paid by the City of Grove City. If the City is not immediately reimbursed for such cost, the amount therefor shall be certified to the County Treasurer and levied as a special assessment against said property on which the building or structure is located and shall be collected in the manner provided for special assessments.

SECTION 6. This Ordinance shall take effect at the earliest opportunity allowed by law.

SUBMITTED: *Aug. 5, 1968*  
PASSED: *Sept. 9, 1968*  
EFFECTIVE: *Oct. 10, 1968*

*George A. Yates*  
George A. Yates, President of Council

*George M. Haughn*  
George M. Haughn, Mayor

*Maria T. Kochensparger*  
Maria T. Kochensparger, Clerk of Council

I Certify that this Ordinance is Correct as to Form.

*Kent F. Ozmun*  
Kent F. Ozmun, Director of Law