

ORDINANCE C-69-14

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 1411
TO ADOPT THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
BY REFERENCE WITH CERTAIN ADMINISTRATIVE AND TECHNICAL
AMENDMENTS TO SUIT THE PARTICULAR NEEDS OF GROVE CITY

WHEREAS, pursuant the City Charter Section 2.13, Council adopted the 2003 International Property Maintenance Code by reference; and

WHEREAS, it would be in the best interests to update the property maintenance technical provisions by incorporating by reference the 2015 International Property Maintenance Code; and

WHEREAS, certain features of the International Property Maintenance Code require amendment or change to suit the particular needs of Grove City.

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

SECTION 1. Section 1411.01 - ADOPTION; FILE AND SALE COPIES, is hereby amended as follows:

1411.01 ADOPTION; FILE AND SALE COPIES

Pursuant to City Charter Section 2.13, Council hereby adopts the ~~2003~~ **2015** edition of the International Property Maintenance Code, promulgated by the Building Officials and Code Administrators International, Inc., subject to such amendments and changes as are hereinafter provided. Two (2) copies are on file in the office of the Council Clerk and additional copies are available for sale at cost by such Clerk.

SECTION 2. Section 1411.02 - AMENDMENTS AND CHANGES, is hereby amended in part, as follows and renumbered accordingly:

1411.02 AMENDMENTS AND CHANGES

The ~~2003~~15 International National Property Maintenance Code is hereby amended and changed in the following respects:

(b) PM-102.1 is hereby amended to read:

~~PM-102.1~~ **101.4** . . .

(c) PM-102.3 is hereby amended to read as follows:

~~Conflict: In the event of conflict between any provisions of this Property Maintenance Code, including any rules and regulations adopted pursuant to Section PM-105.7 of this Code, and any provisions of any City ordinance, including any rules and regulations adopted pursuant to such ordinance, the more restrictive provisions shall prevail.~~

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be don in accordance with the procedures and provisions of the Ohio Building Code; Ohio Energy Conservation Code, Ohio Fire Code, International Fuel Gas Code, Ohio Mechanical Code, Ohio Residential Code, Ohio Plumbing Code and NFPA 70. Nothing in the code shall be construed to cancel, modify or set aside any provision of the Grove City Code.

(e) PM-105.3 is hereby amended to read, in part, PM-~~105~~4.3.

(f) is hereby removed in its entirety.

(gf) PM-106.24 is hereby amended to read as follows:
PM-106.24 Penalty: . . .

(hg) PM-106.45 is hereby enacted to read as follows:
PM-106.45 Penalty does not preclude other remedial action:
The imposition of any penalty shall not preclude the Director of Law from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful repair or maintenance; to restrain, correct or abate a violation; to prevent the occupancy of a building, structure or premises; or to require compliance with the provisions of this Property Maintenance Code or other applicable laws, ordinances, rules or regulations, or orders or determinations of the code official or ~~Board of Zoning Appeals~~ **Director of Safety**.

(i) is hereby removed in its entirety.

(j) is hereby removed in its entirety.

(kh) PM-111.1 through 111.78 is hereby deleted and new Section 111.1 is hereby enacted to read as follows:

PM-111.1 Right to Appeal; Board of Zoning Appeals procedure:
Appeals from a decision of the Code Official or a notice or order issued under this code shall be governed by ~~Chapter 1133~~ Section 501.13 of the Codified Ordinances of the City of Grove City and, except in cases of emergency as set forth in Sections PM 109.1 through PM 109.6, filing of an appeal from such decision, notice or order shall suspend action on enforcement until the appeal is acted upon by the ~~Board of Zoning Appeals~~ Director of Safety.

(i) PM Section 112 is hereby excluded.

(lj) PM-302.4 is hereby **excluded** ~~amended~~ as follows:
PM 302.04 Weeds:
Six inches (6")

(m) is hereby removed in its entirety.

(ok) PM-602.2.1 is hereby amended to be PM-602.2.1 3

(p) is hereby removed in its entirety.

SECTION 3. Chapter 8, ICC reference shall be amended, in part, as follows:

ICC

Title

Ohio Building Code

Ohio Fire Code

International Fuel Gas Code

Ohio Mechanical Code

Ohio Plumbing Code

Grove City Residential Code

Grove City Zoning Code

SECTION 4. Section 1141.03 is hereby enacted and shall read:

1141.03 CONFLICT

In the event of conflict between any provisions of this Property Maintenance Code, including any rules and regulations adopted pursuant to Section PM-105.7 of this Code, and any provisions of any City ordinance, including any rules and regulations adopted pursuant to such ordinance, the more restrictive provisions shall prevail.

SECTION 5. 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 right acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance which has been repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the ordinance.

SECTION 6. This ordinance shall take effect January 01, 2015.

Passed: 12-01-14
Effective: 12-31-14

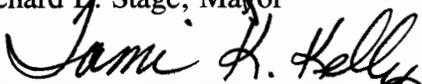


Ted A. Berry, President of Council



Richard L. Stage, Mayor

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.



Stephen J. Smith, Director of Law