

TEMPORARY ORDINANCE NO. 14-17

PERMANENT ORDINANCE NO. 15-17

AN ORDINANCE OF THE CITY OF LANCASTER ADOPTING THE 2015 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 OF LANCASTER; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ORDINANCE SECTION 1303.01(d) OF THE CITY OF LANCASTER, AND ADOPTING LANCASTER CODIFIED ORDINANCE SECTION 1303.01(d), AND TO DECLARE AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That a certain document, a copy of which is on file in the office of the Fairfield County Law Library, Lancaster City Law Director's Office (Clerk of Council), and Lancaster Building Department, being marked and designated as the International Property Maintenance Code, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Lancaster, in the State of 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 2015 Property Maintenance Code 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. The following sections are hereby revised:

Section 101.1	Insert: "City of Lancaster"
Section 103.5	This section will not be adopted
Section 302.4	Insert: "10 inches"
Section 304.14	Insert: "April 1 through November 1"
Section 602.3	Insert: "October 1 through May 1"
Section 602.4	Insert: "October 1 through May 1"

SECTION 3. That existing Lancaster Codified Ordinance 1303.01(d) is hereby repealed and replaced.

SECTION 4. That Section 1303.01(d) is hereby adopted to read as follows:

**1303.01(d) 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE**

SECTION 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Lancaster City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 6. That nothing in this ordinance 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 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. That the Clerk of Council is hereby ordered and directed to cause this ordinance to be published.

SECTION 8. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare by allowing for critical safety inspections and enforcement by the City Building Department, Lancaster Fire Department, and Code Enforcement. Therefore this ordinance shall go into effect immediately upon signature of the Mayor.

Passed: 4/10/17 after 3rd reading. Vote: Yeas 8 Nays 0

Approved: 4/10/17

Bob Brown  
President of Council

Attest: Teresa Lee Sandy

David C. Lee  
Mayor

Offered by: David C. Lee

Second by: R. Gross

Requested by Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2017 and \_\_\_\_\_, 2017 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

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Clerk of Council