

TEMPORARY ORDINANCE NO. 12-21

PERMANENT ORDINANCE NO. 13-21

AN ORDINANCE OF THE CITY OF LANCASTER ADOPTING THE 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES AND REPEALING AND REPLACING EXISTING LANCASTER CODIFIED ORDINANCE 1303.01(d) AND TO DECLARE AN EMERGENCY

WHEREAS, periodically, the International Property Maintenance Code, the model code the City of Lancaster uses for the maintenance of existing structures, is updated according to best practices; and

WHEREAS, the Code Enforcement Department has requested the adoption of the 2021 Edition of International Property Maintenance Code so that it may begin enforcing this new and improved version of the model code; and

WHEREAS, these changes are needed to existing Lancaster Codified Ordinance 1303.01(d) to provide for the immediate public health, safety, and welfare of the citizens of Lancaster because the International Property Maintenance Code allows for critical safety inspections and enforcement by Code Enforcement, the Building Department, and the Lancaster Fire Department.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, FAIRFIELD COUNTY, STATE OF OHIO:

SECTION 1. That existing Lancaster Codified Ordinance 1303.01(d) is hereby adopted to read as demonstrated by Exhibit A attached hereto.

SECTION 2. 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 City Code Enforcement Department, being marked and designated as the International Property Maintenance Code, 2021 edition, as published by the International Code Council, 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 International Property Maintenance Code, 2021 edition, 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 3 of this ordinance.

SECTION 3. The following sections are hereby revised:

Section 101.1	Insert: "City of Lancaster"
Section 103.1	Insert: "Code Enforcement"
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 4. That existing Lancaster Codified Ordinance 1303.01(d) is hereby repealed and replaced accordingly.

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 Code Enforcement, the Building Department, and the Lancaster Fire Department. Therefore, this ordinance shall go into effect immediately upon signature of the Mayor.

Passed: 4/26/21 after 2nd reading. Vote: Yeas 9 Nays 0

Approved: 4/26/21

[Signature]
President of Council

Attest: [Signature]

[Signature]
Mayor

Offered by: [Signature]

Second by: [Signature]

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2021 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

CODIFIED ORDINANCES OF LANCASTER
PART THIRTEEN – BUILDING CODE

Chapter 1303 - Technical Codes

1303.01 ADOPTION BY REFERENCE.

- (a) ~~2011~~ Lancaster Fire Code.
(Ord. 11-17. Passed 4-10-17.)

- (b) ~~2011 Ohio Mechanical Code.~~
(Ord. 12-17. Passed 4-10-17.)

- (c) (EDITOR'S NOTE: Former subsection (c) hereof was repealed by Ordinance 12-07, passed 3-12-07.)

- (d) ~~2015~~ **2021** International Property Maintenance Code.
(Ord. 15-17. Passed 4-10-17.)

- (e) ~~2011 Ohio Plumbing Code.~~
(Ord. 13-17. Passed 4-10-17.)

- (f) (EDITOR'S NOTE: Former subsection (f) hereof was repealed by Ordinance 13-07, passed 3-12-07.)

- (g) ~~2014 National Electric Code.~~
(Ord. 14-17. Passed 4-10-17.)

- (h) Standards for gas piping on customer's premises, March 15, 2007.
(Ord. 19-07. Passed 3-12-07.)