

ORDINANCE NO. C-16-79

AN ORDINANCE TO ADOPT PART FOURTEEN OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY ENTITLED "HOUSING CODE"

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

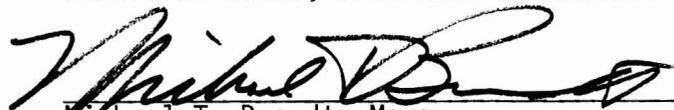
SECTION 1. The Codified Ordinances of the City of Grove City are hereby amended by the enactment of a Part Fourteen - the Housing Code, a copy of which is attached hereto as Exhibit A, and made a part hereof as if fully rewritten herein.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

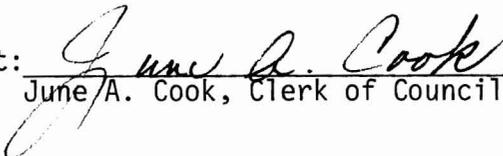
Submitted: 2/19/79
Passed: 3/5/79
Effective: 4/4/79



Robert E. Evans, President of Council

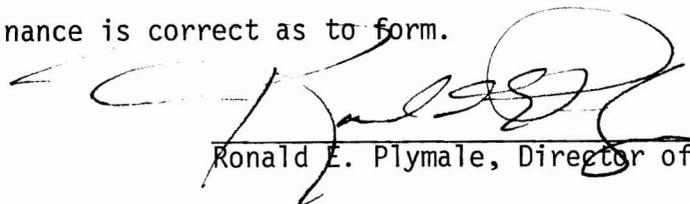


Michael T. Brandt, Mayor

Attest: 

June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.



Ronald E. Plymale, Director of Law

CODIFIED ORDINANCES OF GROVE CITY
PART FOURTEEN - HOUSING CODE

TITLE ONE - Title/ Purpose and Scope

Chap. 1401. Title/ Purpose and Scope

Chap. 1403. Definitions

Chap. 1405. Enforcement; Penalty

Chap. 1407. Basic Standards for Residential Occupancy

CODIFIED ORDINANCES OF GROVE CITY
PART FOURTEEN - HOUSING CODE

CHAPTER 1401

Title / Purpose and Scope

1401.01	Title	1401.05	Conflict
1401.02	Purpose	1401.06	Severability
1401.03	General Scope	1401.07	Enforcement; legal action
1401.04	Existing buildings		

1401.01 TITLE

The provisions of this Part Fourteen - Housing Code of the Codified Ordinances of the City of Grove City shall be known and may be cited and referred to as "The Housing and Maintenance Code of the City of Grove City".

1401.02 PURPOSE

Within the scope of this Code, as hereinafter defined, the purpose of this Code is to establish minimum standards necessary to make all dwelling structures safe, sanitary, free from fire and health hazards, fit for human habitation and beneficial to the public welfare; to establish minimum standards governing the maintenance of dwelling structures and premises in such condition as will not constitute a blighting or deteriorating influence on the neighborhood and the community; to fix responsibilities for owners and occupants of dwelling structures with respect to sanitation, repair and maintenance; to establish additional standards for multiple dwellings; to authorize the inspection of dwelling structures; to establish enforcement procedures; to authorize the vacation or condemnation of dwelling structures unsafe or unfit for human habitation; and to fix penalties for violations.

1401.03 GENERAL SCOPE

The provisions of this Code shall be supplementary to all other provisions of the ordinances of the City relating to the construction use and maintenance of residential buildings and shall apply to all building or portions thereof, excepting hotels/motels as defined herein, which are used or designed or intended to be used for residential occupancy.

1401.04 EXISTING BUILDINGS

Existing buildings or portions thereof presently used for residential purposes may continue to be occupied for residential purposes if:

(a) The building complies with the provisions of this Code, except as to any variance heretofore specifically granted by the City; and,

(b) The use and occupancy of the building is not in violation of any of the provisions of the ordinances of the City and applicable statutes of the State,

including any rules and regulations adopted pursuant to such ordinances and statutes.

1401.05 CONFLICT

In the event of conflict between any provisions of this Code, including any rules and regulations adopted pursuant to this Code, and any provisions of the ordinances of the City, including any rules and regulations adopted pursuant to such ordinances, the more restrictive provisions shall prevail.

1401.06 SEVERABILITY

Sections and subsections of this Code and the several parts and provisions thereof are declared to be independent sections, subsections, parts, and provisions, and the holding of any such section, subsection, part, or provision thereof to be unconstitutional, void, or ineffective for any cause shall not affect or render invalid any other such section, subsection, part, or provision thereof.

1401.07 ENFORCEMENT; LEGAL ACTION

The imposition of any penalty as provided for in this Code 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, to require compliance with the provisions of this Code or other applicable laws, ordinances, rules or regulations, or the orders or determinations of the Building Inspector, the Mayor, the Planning Commission or the Board of Zoning Appeals.

CHAPTER 1403
DEFINITIONS

1403.01	Definitions Generally	1403.13	Hotel/Motel
1403.02	Approved	1403.14	Multiple Dwelling
1403.03	Basement	1403.15	Occupant
1403.04	Building Inspector	1403.16	Operator
1403.05	City	1403.17	Owner
1403.06	Code	1403.18	Person
1403.07	Communal Kitchen	1403.19	Planning Commission
1403.08	Dwelling Structure	1403.20	Premises
1403.09	Dwelling	1403.21	Secondary or Appurtenant Structure
1403.10	Dwelling Unit	1403.22	Supply or supplied
1403.11	Family		
1403.12	Habitable Room		

1403.01 DEFINITIONS GENERALLY

Certain words and phrases as used or found in the Code are defined, for the purpose of this Code, as hereafter set forth in this Chapter.

1403.02 APPROVED

"Approved: shall mean approved by the Building Inspector pursuant to this Code, or approved by any other person or commission designated by the ordinances of the City to give approval to the matter in question.

1403.03 BASEMENT

"Basement" shall mean a portion of a building partly or entirely underground whose ceiling or underpart of the floor above is four (4) feet or less above the average finished grade elevation.

1403.04 BUILDING INSPECTOR

"Building Inspector" shall mean the Building Inspector of the City of Grove City and, when used herein, shall be construed as though followed by the words "or his authorized agent or representative".

1403.05 CITY

"City" shall mean the City of Grove City, Ohio.

1403.06 CODE

"Code" shall mean this Housing Code, as contained in Part Fourteen of the Codified Ordinances of the City of Grove City.

1403.07 COMMUNAL KITCHEN

"Communal Kitchen" shall mean a kitchen within a dwelling building used by the occupants of more than one (1) dwelling unit or shared by any person other than the members of one (1) family.

1403.08 DWELLING STRUCTURE

"Dwelling Structure" shall mean a building or structure, or part thereof, used or designed or intended to be used for residential purposes.

1403.09 DWELLING

"Dwelling" shall mean a building intended or designed to be occupied by not more than two (2) families living separately and independently or each other.

1403.10 DWELLING UNIT

"Dwelling Unit" shall mean a group of rooms in a dwelling arranged, maintained or designed to be occupied by a single family for living, sleeping, cooking or eating purposes. The words "dwelling unit", "apartment", and "suite" shall be considered synonymous.

1403.11 FAMILY

"Family" shall mean one (1) individual or a number of individuals related to the nominal head of the household, living as a single housekeeping unit in a single dwelling unit, but not including persons other than the following:

- (a) Husband or wife of the nominal head of the household.
- (b) Son or daughter of the nominal head of the household or of the spouse of the nominal head of the household, and the dependent children of such son or daughter;
- (c) Father, mother, grandfather or grandmother of the nominal head of the household or of the spouse of the nominal head of the household.
- (d) Dependent brother or sister of the nominal head of the household or of the spouse of the nominal head of the household, which brother or sister is not living with his or her spouse, and his or her dependent children.

1403.12 HABITABLE ROOM

"Habitable Room" shall mean a room or enclosed floor space used or intended to be used for living, sleeping or eating purposes, but excluding the following: kitchens (except kitchens where eating space is included in a room also used for kitchen or cooking purposes), bathrooms, toilet rooms, laundries, pantries, dressing rooms, storage spaces, foyers, hallways, utility rooms, heater rooms, boiler rooms, basement recreation rooms, interior rooms not provided with natural light and ventilation, and special purpose rooms shared by more than one (1) dwelling unit.

1403.13 HOTEL/MOTEL

"Hotel/Motel" shall mean a building originally designed for hotel or motel purposes and meeting all requirements of State and City laws, rules and regulations in which all or a part thereof is occupied, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests and in which five (5) or more rooms are used for the accommodation of such guests. For the purpose of this Code, the words "Hotel/Motel" shall include hotels, motels and motor courts meeting said requirements.

1403.14 MULTIPLE DWELLING

"Multiple Dwelling" shall mean a building containing the following:

- (a) Three (3) or more dwelling units, or
- (b) Two (2) or more dwelling units above the first or ground floor, or
- (c) One (1) or more dwelling units if the building also contains a use other than a dwelling use or an area designed for such other use.

The words "multiple dwelling" and "apartment house" are synonymous.

1403.15 OCCUPANT

"Occupant" shall mean a persons living, sleeping, cooking or eating in, or having actual possession of, a dwelling unit or a room.

1403.16 OPERATOR

"Operator" shall mean a person who has charge, care or control of a dwelling structure.

1403.17 OWNER

"Owner" shall mean the owner of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee or receiver in possession, a lessee or joint lessees of the whole thereof, or an agent or any other person, firm, corporation or fiduciary directly in control of the premises.

1403.18 PERSON

"Person" shall mean any person, firm, partnership, association, corporation, company or organization or association of persons of any kind.

1403.19 PLANNING COMMISSION

"Planning Commission" shall mean that commission as described in Section 4.01 of the Charter of the City of Grove City.

1403.20 PREMISES

"Premises" shall mean and describe a lot, parcel or plot of land, including the buildings or structures thereon.

1403.21 SECONDARY OR APPURTENANT STRUCTURE

"Secondary or appurtenant structure" shall mean a structure, the use of which is incidental or accessory to that of the main building, and which is attached to the main building or located on the same premises therewith.

1403.22 SUPPLY OR SUPPLIED

"Supply" or "Supplied" shall mean paid for, furnished, provided by or under the control of the owner or operator.

CHAPTER 1405
ENFORCEMENT; PENALTY

1405.01	Inspection	1405.06	Placards
1405.02	Right of entry and inspection	1405.07	Expenses and costs
1405.03	Designation of Resident Agent; Notice of violation.	1405.08	Rules and Regulations
1405.04	Noncompliance with notice	1405.09	Right of Appeal
1405.05	Cases of Emergency	1405.10	Penalty

1405.01 INSPECTION

The Building Inspector is authorized to make or cause to be made inspections of all structures or premises used for dwelling purposes and all secondary or appurtenant structures to determine whether such structures or premises conform to the provisions of this Code.

1405.02 RIGHT OF ENTRY AND INSPECTION

The Building Inspector or any of his assistants may at any reasonable hour, enter any dwelling, multifamily dwelling, building, structure, or premises within the City to perform any duty imposed on him by this Code, provided that permission to enter is obtained from the occupant or, in case of unoccupied property, from the owner or his agent. If such permission is refused or is otherwise unobtainable, a search warrant must be obtained before such entry or inspection is made, except in the case of an existing emergency in which case entry may be made at any time and no search warrant is necessary.

No person shall refuse to permit such emergency entry or inspection, nor shall any person hinder, obstruct, resist or abuse any person making or attempting to make such entry or inspection.

1405.03 DESIGNATION OF RESIDENT AGENT; NOTICE OF VIOLATION

(a) Whenever the Building Inspector shall find any dwelling structure or premises, or any part thereof, to be in violation of the provisions of this Code, the Commissioner shall give or cause to be given or mailed to the owner, agent, or operator of such structure or premises a written notice stating the violation therein. Such notice shall order the owner, agent, or operator, within a stated reasonable time (but not less than ten (10) days), to repair, improve, or demolish the structure or premises concerned. Such delivery or mailing shall be deemed legal service of notice.

If the owner of any dwelling structure is not a resident of Franklin County, such owner shall designate and file with the Building Inspector of the City, the name, address, and telephone number of an agent who is a resident of Franklin County for the purposes of receiving all notices of inspection, orders, or otherwise from the City of Grove City relative to such dwelling structure. Service of notice upon such resident agent shall be deemed to be notice upon the owner. Any such notice shall also be sent by Certified mail to the last known address of the owner. Notice may also be posted in a conspicuous place on the structure or premises to which it relates. No person shall remove or deface such posted notice without the written permission of the Building Inspector.

1405.04 NONCOMPLIANCE WITH NOTICE

(a) Whenever the owner, agent, occupant, or operator of a structure or premises fails, neglects, or refuses to comply with any notice of the Building Inspector, the Building Inspector may issue a notice to such owner, agent, occupant, or operator ordering the structure or premises, or part thereof, to be vacated within such time as shall be stated in such notice, but which shall be not less than ten (10) days, except in cases of emergency, or he may advise the Director of Law of the circumstances and request the Director of Law to institute an appropriate action at law to compel compliance, or both. Such notice shall be delivered, mailed, or posted in the same manner as provided in Section 1405.03.

(b) Whenever the owner, agent, operator, or occupant of a structure or premises fails, neglects, or refuses to comply with a notice to vacate issued by the Building Inspector, the Building Inspector may enforce the orders of such notice of vacation and cause the structure or premises, or part thereof, to be vacated in accordance with the terms of such notice.

(c) Whenever the owner, agent, or operator of a structure fails, neglects, or refuses to comply with a notice to demolish such structure or part thereof, or a secondary or appurtenant structure, issued in accordance with the provisions of this Code, and when such structure or part thereof is determined by the Building Inspector to constitute a public nuisance in that it is dangerous or injurious to the public health, safety, or welfare, the Building Inspector may request the Director of Law to institute legal proceedings or to take such other action as may be necessary to abate the nuisance. The Building Inspector shall further give notice informing the owner, agent, or operator of such determination and action. Such notice shall be given in the same manner as provided in Section 1405.03.

(d) The owner or owners of any such property as to which such an order or notice to repair, improve, demolish, or vacate has been issued shall not sell or enter into an agreement to sell or lease such property for longer than one (1) year unless such order of the Building Inspector has been disclosed and displayed to the prospective purchaser or lessee, or unless or until the owner or owners have received notice from the Building Inspector of satisfactory compliance with such order or notice from the Building Inspector or other duly constituted authority that such order has been withdrawn or canceled.

1405.05 CASES OF EMERGENCY

Whenever, in the opinion of the Building Inspector, the condition of a structure or premises, or part thereof, constitutes an immediate hazard to human life or health, he shall declare a case of emergency and shall order immediate vacation of the structure or premises, or part thereof. Such notice shall be served in the manner provided in Section 1405.03, but shall require immediate compliance.

1405.06 PLACARDS

Whenever the Building Inspector orders a structure or premises, or part thereof, to be vacated, he shall cause to be posted at each entrance to such structure or premises, or part thereof, a placard warning of the existence of such vacation order. No person shall deface or remove such placard without the written permission of the Building Inspector until the repair or demolition are completed. No person shall enter or use any structure or premises so placarded except for the purpose of making the required

repairs or demolishing the structure or premises.

1405.07 EXPENSES AND COSTS

Any expense or cost incurred under the provisions for demolition contained in this Code shall be paid by the owner of the structure or premises.

If expenses and costs of demolition are not paid by the owner of the structure or premises within thirty (30) days after written notice from the City to do so, the expenses and costs may be recovered by an action at law or may be assessed against the lands of the owner and shall become a lien thereon, and shall be collected in the manner provided by law for assessments.

1405.08 RULES AND REGULATIONS

The Building Inspector is authorized to adopt such written rules and regulations as may be necessary for the proper interpretation and enforcement of this Code. Such rules and regulations shall not conflict with nor waive any provisions of the Code or any other ordinance of the City. Such rules and regulations shall be submitted to the Council for approval and no such rules or regulations shall be adopted without such approval.

Such rules and regulations, upon approval of the Council, shall be on file with the Building Inspector for public examination, and a copy of such rules and regulations shall be filed with the Clerk of Council. Such rules and regulations shall have the force and effect of this Code and shall continue in effect until revoked by the Building Inspector with the approval of the Council.

1405.09 RIGHT OF APPEAL

The owner, agent, or operator of any structure or premises shall have the right to appeal from any order of, or written notice issued by the Building Inspector within thirty (30) days from the date such notice was given or mailed, or such order was issued, and to appear before the Planning Commission at a time and place fixed by the Commission, to show cause why he should not comply with such notice. Such appeal must be in writing. Failure to file a written appeal with the Planning Commission within the time prescribed herein shall constitute a waiver of the right to appeal. Except in cases of emergency as set forth in Section 1405.05, filing of an appeal from any such notice shall suspend action on enforcement of such notice until the appeal is acted upon by the Commission. No fee will be required for an appeal made under this section.

1405.99 PENALTY

The owners, tenants or persons in charge of any building or premises where anything in violation of this Code shall be placed or shall exist, and any person who shall violate or cause or knowingly permit any violation of this Code in buildings or on premises under his charge or control, and any person who shall violate any provision of this Code or fail to comply therewith shall, for each violation or noncompliance, be deemed guilty of a misdemeanor of the second degree unless otherwise specifically indicated, and penalized as set forth in Section 501.99 of the General Offences Code of the Codified Ordinances. Each day of such violation or failure to comply shall constitute a separate offense. (See Section 501.99 applicable to misdemeanor classifications)

CHAPTER 1407

BASIC STANDARDS FOR RESIDENTIAL OCCUPANCY

1407.01	Leasing for residential occupancy; restrictions	1407.15	Prohibited locations of heating equipment
1407.02	Habitable floor area defined	1407.16	Electrical facilities required
1407.03	Habitable floor area standards	1407.17	Maintenance responsibilities
1407.04	Habitable rooms below grade; restrictions	1407.18	General maintenance requirements
1407.05	Required window area	1407.19	Maintenance of foundations
1407.06	Required ventilation area	1407.20	Maintenance of roofs, gutters and downspouts
1407.07	Kitchens, bathrooms and water closet compartments	1407.21	Maintenance of exteriors of dwelling structures and secondary or appurtenant structures
1407.08	Required dwelling unit facilities	1407.22	Maintenance of interior walls and floors
1407.09	Communal kitchens	1407.23	Infestation by pests
1407.10	Connection of fixtures	1407.24	Exterior property areas
1407.11	Rubbish and garbage disposal	1407.25	Secondary or appurtenant structures
1407.12	Heating capacity	1407.26	Access and egress
1407.13	Supply of heat	1407.27	Two-family dwelling structures
1407.14	Flue connections required		Additional requirements

1407.01 LEASING FOR RESIDENTIAL OCCUPANCY; RESTRICTIONS

No owner, operator, or agent shall rent or lease, or offer for rental or lease, any dwelling unit, dwelling structure or any part thereof, which does not comply with the provisions of the Code.

1407.02 HABITABLE FLOOR AREA DEFINED

"Habitable floor area" shall mean the floor area in any room in any dwelling, dwelling structure, multiple dwelling, or part thereof, which floor area is required to be contained within such dwelling, dwelling structure, multiple dwelling, or part thereof, in order to meet the minimum requirements of this Code.

1407.03 HABITABLE FLOOR AREA STANDARDS

No floor area, in any dwelling or part thereof, shall be considered as constituting the habitable floor area, unless such floor area meets at least the following minimum standards:

(a) In a one-floor, single-family dwelling, or in the first-floor area of any other dwelling, clear ceiling height shall be not less than seven feet six inches (7'6").

(b) In the second-floor area of any dwelling, a clear ceiling height of seven (7) feet in at least two-thirds of such floor area and a clear ceiling height of not less than five (5) feet in the remaining one-third

of such floor area shall be required.

(c) No portion of any room which is less than seven (7) feet in width shall be included in determining the habitable floor area.

(d) Every dwelling unit shall contain at least one hundred fifty (150) square feet of habitable floor area for the first occupant thereof and at least one hundred (100) additional square feet of habitable floor area for every additional occupant thereof, but in no case shall any dwelling unit contain less than the minimum number of square feet of habitable floor area as required by other provisions of this Code.

1407.04 HABITABLE ROOMS BELOW GRADE; RESTRICTIONS

No room which has its floor level below grade shall be occupied as a habitable room unless it shall conform to all of the following standards, in addition to all other requirements of this Code for habitable rooms:

(a) The room shall have been, prior to the effective date of this Code, originally designed and constructed for, or legally converted to, use as a habitable room.

(b) The walls and floor enclosing the room shall be maintained in such condition as to prevent seepage or leakage of water into the habitable space.

(c) All required openings for light and ventilation shall be located entirely above the adjoining grade.

(d) The height of the finished ceiling of such room above any point of the adjoining ground level shall be at least fifty percent (50%) of the clear ceiling height of the room.

1407.05 REQUIRED WINDOW AREA

Every habitable room shall be provided with natural light by one (1) or more windows, facing upon an approved open space. The aggregate glass area of such required windows shall be not less than ten percent (10%) of the floor area of the room served by them.

1407.06 REQUIRED VENTILATION AREA

Every habitable room shall be provided with natural ventilation by one or more openable windows. The aggregate openable area of such ventilation openings shall not be less than five percent (5%) of the floor area of the room served by them.

1407.07 KITCHENS, BATHROOMS AND WATER CLOSET COMPARTMENTS

Every kitchen, bathroom and water closet compartment shall be provided with light and ventilation as prescribed for habitable rooms, except that the aggregate glass area in a kitchen shall be not less than six (6) square feet, and in the bathroom or water closet compartment, not less than three (3) square feet. However, when an approved exhaust ventilation system and approved artificial light is installed in such a manner as to be in operation at all times when any such room is occupied, no natural light or ventilation shall be required.

1407.08 REQUIRED DWELLING UNIT FACILITIES

(a) Every dwelling unit shall be provided with not less than the following sanitary facilities contained within a room which shall afford privacy to any occupant thereof:

1. A water closet
2. A bathtub or shower
3. A lavatory

(b) Every dwelling unit shall be provided with one (1) and one (1) only complete kitchen or kitchenette with approved cooking, refrigeration and sink facilities. No such kitchen facilities shall be placed within any water closet compartment or within any bathroom.

1407.09 COMMUNAL KITCHENS

Communal kitchens are prohibited.

1407.10 CONNECTION OF FIXTURES

(a) All plumbing fixtures in a dwelling structure shall be supplied with running water from the municipal water supply system.

(b) Every dwelling unit shall have an approved supply of running hot water properly connected to all plumbing fixtures normally requiring hot water.

(c) All plumbing fixtures in a dwelling structure shall be so designed and installed as to prevent contamination of the water supply system.

(d) All plumbing fixtures in a dwelling structure shall be connected to a public sanitary sewer.

1407.11 RUBBISH AND GARBAGE DISPOSAL

(a) Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish in a clean and sanitary manner by placing it in approved receptacles or in other approved rubbish disposal facilities.

(b) Every occupant of a dwelling or dwelling unit shall dispose of all his garbage and other waste which might provide food for insects and rodents, in a clean and sanitary manner by placing it in approved nonleakable, nonabsorbent, covered garbage storage receptacles or in other approved garbage disposal facilities.

1407.12 HEATING CAPACITY

Every dwelling unit shall be provided with approved heating facilities capable of maintaining an average temperature of seventy degrees (70°) Fahrenheit in all habitable rooms, kitchens, bathrooms and water closet compartments when the outdoor temperature is minus five (-5°) degrees Fahrenheit, without forcing the facilities to operate in excess of their design capacity.

1407.13 SUPPLY OF HEAT

The owner, operator or agent in charge of a dwelling structure, who rents or leases any dwelling unit therein under an agreement, express or implied, to supply or furnish heat to the occupants thereof, shall supply heat adequate to maintain an inside temperature of not less than seventy degrees (70°) Fahrenheit in all habitable rooms, bathroom, water closet compartments and kitchens whenever the outside temperature falls below sixty degrees (60°) Fahrenheit. Such inside temperature shall be measured in the approximate center of the room, approximately three (3) feet above the floor. The provisions of this section shall not apply where the failure to meet minimum standards is caused by a general shortage of fuel, negligent or malicious act of the occupant, or any cause beyond the control of the owner or occupant.

1407.14 FLUE CONNECTIONS REQUIRED

Every appliance or piece of equipment burning solid, liquid or gaseous fuel, where permitted, shall be connected to an approved smokepipe and flue. However, any appliance approved for use without such connections is exempted from the requirements of this section.

1407.15 PROHIBITED LOCATIONS OF HEATING EQUIPMENT

No heating equipment, or appliance depending on room air for combustion, shall be located in any bedroom, bathroom, toilet room, or any room used for sleeping purposes.

1407.16 ELECTRICAL FACILITIES REQUIRED

Every dwelling structure and secondary or appurtenant structure shall be provided with approved electrical service, outlets, and fixtures, which shall be installed and maintained so as to be free of any potential source of ignition of combustible material or any potential source of electrical hazard. Such facilities shall be approved as being adequate to supply the requirements of lighting, appliances, and equipment of the structure concerned as required by the current National Electric Code.

1407.17 MAINTENANCE RESPONSIBILITIES

(a) Owner. The owner of every multiple dwelling or his appointed agent shall be responsible for maintaining in a clean and sanitary condition the shared or common areas of the premises as required by the Ohio Revised Code Section 5321.04.

(b) Occupant. The occupant of a dwelling unit in any dwelling structure shall be responsible for maintaining in a clean and sanitary condition that part of the dwelling unit, dwelling structure, or premises which he occupies and controls as required by the Ohio Revised Code, Section 5321.05.

1407.18 GENERAL MAINTENANCE REQUIREMENTS

(a) All dwelling structures and all parts thereof, both exterior and interior, shall be maintained in good repair and shall be capable of performing the function for which such structure or part or any feature thereof was designed or intended to be used.

(b) All equipment and facilities appurtenant to a dwelling structure or dwelling unit shall be maintained in good and safe working order.

1407.19 MAINTENANCE OF FOUNDATIONS

(a) All foundations of every dwelling structure shall be maintained structurally sound and in good repair.

(b) All foundations of every dwelling structure shall be maintained in such condition as to prevent seepage or leakage of water into the space enclosed within such foundations.

(c) All openings into the foundations of every dwelling structure shall be protected against the entrance of rodents.

1407.20 MAINTENANCE OF ROOFS, GUTTERS AND DOWNSPOUTS

All roofs of every dwelling structure shall be maintained weathertight and shall be equipped with gutters and downspouts connected to a public storm sewer.

1407.21 MAINTENANCE OF EXTERIORS OF DWELLING STRUCTURES AND SECONDARY OR APPURTENANT STRUCTURES

(a) All exterior walls of every dwelling structure shall be maintained weathertight and shall be maintained so as to resist decay or deterioration from any cause.

(b) Any dwelling structure or secondary or appurtenant structure whose exterior surface is bare, deteriorated, ramshackle, tumble-down, decaying, disintegrating, or in poor repair must be repaired or razed.

- (1) All bucked, rotted or decayed walls, doors, windows, porches, floors, steps, railings, soffits, posts, sills, trim, and their missing members must be replaced and put in good condition.
- (2) All replacements must match and conform to original design or be replaced completely.
- (3) All exterior wood or exterior unfinished surfaces must be sealed and painted, or the surface covered with other approved protective coating or treated to prevent rot and decay, and conform and match the existing paint or surface covering and original design or replacement thereof. All exterior walls and surfaces must be properly protected against the weather, where such are defective or lack weather protection, including lack of paint or surface covering, or have weathered due to lack of proper protective covering.

(c) Any dwelling structure or secondary or appurtenant structure whose exterior surface is deteriorated, decaying, disintegrating, or whose exterior surface has weathered with dirt and grime or has been impaired through peeling or flaking of the paint or other protective coating, shall be repaired, repainted or resurfaced.

- (1) All exterior surfaces shall be replaced or repaired in good condition preparatory to repainting or coating.
- (2) All bare exterior surfaces which are flaking or crumbling shall be replaced or sealed in a good and workmanlike manner.

- (3) All new or repaired bare surfaces shall be painted or coated.

1407.22 MAINTENANCE OF INTERIOR WALLS AND FLOORS

- (a) All interior walls and floors of every dwelling structure shall be maintained free of holes, large cracks and any loose or deteriorated material.
- (b) The floors of all bathrooms and water closet compartments shall have a cove base at all walls and partitions. Floor surfaces and cove base shall be of nonabsorbent materials with moisture-resistant joints.

1407.23 INFESTATION BY PESTS

All dwelling structures and the premises thereof shall be maintained free from sources of breeding, harborage, and infestation by insects, vermin, or rodents.

1407.24 EXTERIOR PROPERTY AREAS

Exterior property areas of all premises shall be kept free of any debris, object, material, or condition which may create a health, accident, or fire hazard, or which is a public nuisance, or which constitutes a blighting or deteriorating influence on the neighborhood. Lawns, landscaping, and driveways shall also be maintained so as not to constitute a blighting or deteriorating effect in the neighborhood.

1407.25 SECONDARY OR APPURTENANT STRUCTURES

- (a) All secondary or appurtenant structures such as sheds, barns, garages, etc., shall either be maintained in good repair and free from health, accident, and fire hazards or shall be removed from the premises.
- (b) All roofs of every secondary or appurtenant structure shall be equipped with gutters and downspouts connected to a public storm sewer.
- (c) Where foundations of secondary or appurtenant structures have deteriorated or settled to the point where wall plates or studs are rotting, they shall be replaced with foundations as required for garages by the Ohio State Building Code.

1407.26 ACCESS AND EGRESS

Every dwelling unit shall be provided with direct and approved means of access and egress to the outside of the dwelling structure without passing through any part of any other dwelling unit.

In multiple dwellings any door which is used in connection with such means of access and egress shall be provided with a lock which can be opened from the inside without the use of a key.

1407.27 TWO FAMILY DWELLING STRUCTURES; ADDITIONAL REQUIREMENTS

The following shall additionally be required of all two-family dwelling structures:

(a) Inhabited third-floor areas in two-family dwelling structures shall be equipped with at least one (1) smoke detector installed in a manner and constructed in a fashion approved by the Jackson Township Fire Department.

(b) Inhabited third-floor areas in two-family dwelling structures shall have at least two (2) means of egress to the outside of the dwelling structure, such as a stairwell and a chain ladder securely fastened to the dwelling structure and readily hung outside an operable window in the event of an emergency. All means of egress from such areas shall be subject to the approval of the Jackson Township Fire Department.