

CHAPTER 1305
International Property Maintenance Code

- 1305.01 International Property Maintenance Code adoption.** **1305.99 Penalty.**
- 1305.02 Civil penalty for failure to pay.**

CROSS REFERENCES

Adoption of technical codes--see Ohio R.C. 731.231

1305.01 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTION.

(a) Adoption. The International Property Maintenance Code, 2003 Edition (cited as "IPMC") as prepared by the International Code Council, Inc. is hereby adopted by The City of Springfield, Ohio, as amended by the deletions and modifications described in this Section 1305.01, and is incorporated by reference as if fully rewritten in this Section 1305.01.

(b) Amendments.

- (1) IPMC Section 101.1 is amended to read as follows:
Title. These regulations shall be known as the *Property Maintenance Code* for The City of Springfield, Ohio and shall be cited as such and will be referred to in this Chapter as "this code".
- (2) IPMC Section 101.3 is amended to read as follows:
Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises.
- (3) IPMC Section 102.3 is deleted.
- (4) IPMC Section 103.1 is amended to read as follows:
Enforcement agency. The Code Enforcement Division shall enforce the requirements of this Section 1305.01 and the Code Enforcement Manager in charge thereof shall be known as the code official for purposes of applying this code. Notwithstanding the foregoing, the Chief Building Official, the Fire Marshal and the Health Commissioner of the Clark County Combined Health District are each authorized to perform inspections and to issue notices and orders as deputies of the Code Enforcement Manager.
- (5) IPMC Sections 103.2 and 103.3 are deleted.
- (6) IPMC Section 103.5 is amended to read as follows:
Imposition of permit fees. The imposition of permit fees shall be

- governed by Chapter 1313 of the Codified Ordinances.
- (7) IPMC Section 104.3 is amended to read as follows:
Inspections. The code official and assistants to the code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
 - (8) IPMC Section 104.4 is amended to read as follows:
Right of entry. The code official and assistants to the code official are authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.
 - (9) IPMC Section 104.5 is amended to read as follows:
Identification. The code official and assistants to the code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.
 - (10) IPMC Sections 106.3 and 106.4 are deleted.
 - (11) IPMC Section 107.2, subparagraph (6) is deleted.
 - (12) IPMC Sections 107.4 is deleted.
 - (13) IPMC Section 111.1 is amended to read as follows:
Appeals. Appeals involving enforcement of matters relating to this code shall be governed by Chapter 1315 of the Codified Ordinances.
 - (14) IPMC Sections 111.2 through 111.7 are deleted.
 - (15) IPMC Section 201.3 is deleted.
 - (16) IPMC Section 302.4 is amended to read as follows:
Weeds. All premises and exterior property regulated under this code shall be maintained free from vegetation which is in violation of Chapter 909 of the Codified Ordinances.
 - (17) IPMC Section 304.14 is amended to read as follows:
Insect screens. During the period from April 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.
Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
 - (18) IPMC Section 602.3 is amended to read as follows:
Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom. on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to

May 15 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the Ohio Plumbing Code as adopted in Section 1361.02 of the Codified Ordinances.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

(19) IPMC Section 602.4 is amended to read as follows:

Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 15 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(20) IPMC Section 604.2 is amended to read as follows:

Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code as adopted in Section 1301.02 of the Codified Ordinances. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 100 amperes.

(21) IPMC Section 604.3 is amended to read as follows:

Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. Such electrical systems shall be upgraded to at least a three-wire, 220/240 volt, single-phase electrical service having a rating of not less than 100 amperes.

(22) All references to the *International Building Code* in this code are deleted and replaced with a reference to the Ohio Building Code as adopted in Section 1301.01 of the Codified Ordinances.

(23) All references to the *ICC Electrical Code* in this code are deleted and replaced with a reference to the National Electrical Code as adopted in Section 1301.02 of the Codified Ordinances.

(24) All references to the *International Mechanical Code* in this code are deleted and replaced with a reference to the Ohio Mechanical Code as adopted in Section 1301.03 of the Codified Ordinances.

(25) All references to the *International Plumbing Code* in this code are

deleted and replaced with a reference to the Plumbing Code as adopted in Section 1361.01 of the Codified Ordinances.

- (26) All references to the *International Fire Code* in this code are deleted and replaced with a reference to the Fire Prevention Code as adopted in Part 15 of the Codified Ordinances.
- (27) All references to the *International Zoning Code* in this code are deleted and replaced with a reference to the Zoning Code as adopted in Part 11 of the Codified Ordinances.
(Ord. 05-47. Passed 2-15-05.)

1305.02 CIVIL PENALTY FOR FAILURE TO PAY.

In the event any person fails to pay a sum, required to be paid to the City under this Chapter (hereinafter the "principal sum"), within ninety (90) days after the sum becomes due and owing to the City, a civil penalty is imposed on such person equal to thirty-three and thirty-three one-hundredths percent (33.33 %) of the sum of the following two items:

- (a) the unpaid principal sum due and owing to the City under this Chapter,
- (b) court costs incurred in obtaining a judgment against such person for the unpaid principal sum due and owing to the City under this Chapter.

(Ord. 07-22. Passed 1-30-07.)

1305.99 PENALTY.

Whoever violates any provision of this chapter, including the code adopted herein, is guilty of a misdemeanor of the first degree, and, upon conviction thereof, be fined not less than one hundred dollars (\$100.00), nor more than one thousand dollars (\$1,000), or imprisoned not more than one hundred eighty (180) days, or both. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. As provided by Ohio R.C. 2901.23 and 2929.31, organizations convicted of an offense shall be fined not more than five thousand dollars (\$5,000) for a misdemeanor of the first degree.

(Ord. 05-47. Passed 2-15-05.)