

**ORDINANCE NO. 97-30 AC CMS**

**AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS 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 INSURE 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 STRUCTURES; KNOWN AS THE PROPERTY MAINTENANCE CODE**

**BE IT ORDAINED** by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

**SECTION 1.** That a certain document, three (3) copies of which are on file in the Office of the Code Administrator of the City of Oberlin, Ohio, being marked and designated as "The BOCA National Property Maintenance Code, Fifth Edition, 1996" as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Oberlin, Ohio; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as is fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

**SECTION 2.** That the BOCA National Property Maintenance Code is amended and revised in the following respects:

Section PM-101.1 (page 1, second line). Insert: City of Oberlin, Ohio  
Section PM-106.2 (page 2, third line). Insert: Not less than \$100. nor more than \$500.  
Section PM-106.2 (page 2, fourth line). Insert: 30 Days  
Section PM-111.0 through Section PM 111.7. Delete in toto.  
Section PM-304.15 (page 11, first and second lines). Insert: May to October  
Section PM-602.2.1 (page 17, fifth line). Insert: October to June  
Section PM-602.3 (page 17, third line). Insert: October to June

**SECTION 3.** That current Title Nine - Minimum Housing Code of The City of Oberlin, Ohio, including Chapters 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169 and 1171 of the Codified Ordinances of The City of Oberlin, Ohio, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.


**SECTION 4.** That 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 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 3 of the Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**SECTION 5.** It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6. That this Ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - March 3, 1997  
2nd Reading - March 17, 1997  
3rd Reading - April 7, 1997

ATTEST:

  
CLERK OF COUNCIL

  
VICE-CHAIR OF COUNCIL

POSTED: April 8, 1997

EFFECTIVE DATE: May 8, 1997