

**PART FOURTEEN - BUILDING AND HOUSING CODE / TITLE EIGHT - Housing /
CHAPTER 1490 Property Maintenance Code / 1490.12 STRUCTURAL
REQUIREMENTS.**

1490.12 STRUCTURAL REQUIREMENTS.

(a) Foundations, Walls and Roofs. Every foundation, exterior wall and roof shall be substantially watertight and weathertight and in sound condition.

(b) Windows, Doors and Hatchways. Every window, exterior door and basement hatchway shall be substantially weathertight and shall be maintained in sound working condition and good repair.

(c) Stairs and Porches. Every exterior stairway, porch and stoop, and every appurtenance thereto, shall be constructed so as to be safe to use and capable of supporting a normal load and shall be maintained in good repair.

(d) Interior Stairways. Every interior stairway shall be capable of supporting a normal load and maintained in good repair. Stairways having a total rise of thirty-six inches or more shall have a handrail on at least one side. Stairways extending between two floors shall have handrails on all unenclosed sides.

(e) Equipment, Utilities and Facilities. Every piece of equipment, utility or facility which is supplied or required shall be so constructed or installed that it will function safely and effectively and shall be maintained in satisfactory working condition.

(f) Rain Carriers. Gutters, downspouts and conductor lines shall be installed and maintained where the absence thereof creates a structural hazard or nuisance run-off onto neighboring property. Such gutters, downspouts and conductor lines shall be maintained in a sound condition, with no significant leakage, holes or rust.

(g) Exterior Siding and Trim. All exterior siding and trim shall be maintained in good condition, free from significant peeling or chipping paint, loose or sagging material, decay

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or damage.

(h) Driveways, Approaches and Parking Areas. All paved driveways, approaches and parking areas shall be free of significant potholes, damage or deterioration and maintained in a reasonably clean condition.

(i) Yards, Porches, Areas and Exterior Premises. All yards, porches, areas and the entire exterior premises of a property shall be reasonably free from refuse, garbage, trash, debris, weeds, tall grass, accumulations of items tending to litter, and excessive storage of items detracting from the character of the neighborhood or development.

(j) Fences.

(1) All fences, gates and appurtenances thereto shall be maintained in good condition, with no significant leaning, sagging, damage, decay or peeling paint.

(2) No person shall erect or maintain any electric fence, barbed wire fence, razor wire fence, or a fence having metal prongs or spikes, within a residential district or on property which abuts residential property.

(k) Concrete, Brick, Block and Masonry. Structural concrete, brick, block and masonry work, including decorative walls and retaining walls, shall be sound, free of extensive mortar voids, holes, cracks and loose components.

(Ord. 92-51. Passed 9-15-92.)

**PART FOURTEEN - BUILDING AND HOUSING CODE / TITLE EIGHT - Housing /
CHAPTER 1490 Property Maintenance Code / 1490.13 COMPLIANCE REQUIRED.**

1490.13 COMPLIANCE REQUIRED.

No person shall fail to comply with an order issued by the Property Maintenance Inspector.

No person shall occupy as owner-occupant, nor let or permit the occupancy by another of, any dwelling or dwelling unit which does not comply with the requirements set forth in this Property Maintenance Code.

No person shall permit the occupancy of any building used for other than residential or living purposes which does not comply with the requirements set forth in Sections 1490.12(f) through (k).

(Ord. 92-51. Passed 9-15-92.)

**PART FOURTEEN - BUILDING AND HOUSING CODE / TITLE EIGHT - Housing /
CHAPTER 1490 Property Maintenance Code / 1490.14 NOTICE OF VIOLATION.**

1490.14 NOTICE OF VIOLATION.

(a) Whenever the Property Maintenance Inspector determines that there is a violation of any provision of this Property Maintenance Code or any rule or regulation adopted pursuant thereto, he or she shall give notice of such violation to the person or persons responsible therefor as herein provided. Such notice shall:

- (1) Be in writing;
- (2) Include a statement of the reason it is being issued;
- (3) Include the specific Property Maintenance Code sections being violated;
- (4) Allow a reasonable time for compliance; and
- (5) Be served by personal service, residence service or certified mail. If

service by any of the above is not perfected, the notice may be served by posting it in a conspicuous place on or about the premises in violation.

(b) Any notice served pursuant to this section shall automatically become an order if a written petition for appeal is not filed in the Municipal Building within fifteen calendar days of such service.

(Ord. 92-51. Passed 9-15-92.)

**PART FOURTEEN - BUILDING AND HOUSING CODE / TITLE EIGHT - Housing /
CHAPTER 1490 Property Maintenance Code / 1490.15 APPEALS.**

1490.15 APPEALS.

(a) Any person affected by any notice issued in connection with the enforcement of this Property Maintenance Code may request and shall be granted a hearing before the Property Maintenance Appeals Board on all matters set forth in such notice, provided that such appeal is filed in the Municipal Building within fifteen days of service. The petition for appeal shall be related to the notice and shall set forth the factual reasons for the appeal and the relief the appellant is requesting. Upon receipt of such petition, the Property Maintenance Inspector, acting as Secretary to the Board, shall set a time and place for a hearing on the matter and shall give the petitioner written notice thereof. The hearing shall commence not later than forty-five days after the day the petition is filed. The Board may postpone the hearing for a reasonable

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time beyond such forty-five day period, provided that the petitioner has submitted a good and sufficient cause for such postponement, in the judgment of the Board.

(b) After hearing an appeal, the Board shall sustain, modify or withdraw the notice being appealed. If the Board sustains or modifies the notice, it shall be deemed an order.

(Ord. 92-51. Passed 9-15-92.)