

The following are Village Ordinances that receive the largest number of inquiries from the general population. Many of these ordinances are also the ordinances that are utilized by the Property Maintenance Inspector in the fulfillment of the functions of that office.

From the Codified Ordinances

Ordinance 90-16	LOUD DOG
Ordinance 90-18	DANGEROUS AND VICIOUS DOG DEFINED; TRANSFER OWNERSHIP CERTIFICATE; ...
Ordinance 93.04	MAINTAINING CERTAIN NUISANCES
Ordinance 93.06	TRIMMING OF TREES AND SHRUBBERY TO PREVENT OBSTRUCTION
Ordinance 93.26	ABANDONED REFRIGERATORS
Ordinance 93.43	PROCEDURE WHEN OWNER FAILS TO COMPLY WITH NOTICE
Ordinance 94.08	UNLOADING ON STREET OR SIDEWALK
Ordinance 94.09	STREET OR SIDEWALK OBSTRUCTION
Ordinance 94.10	MATERIALS ON STREET OR SIDEWALK
Ordinance 94.05	CONSTRUCTION AND REPAIR MAY BE REQUIRED
Ordinance 16-2009	NOTICE TO OWNER TO CUT NOXIOUS WEEDS; SERVICE
Chapter 12	PEDDLERS, ITINERANT MERCHANTS, AND SOLICITORS
Ordinance 112.01	DEFINITIONS
Ordinance 112.02	LICENSE REQUIREMENT
Ordinance 112.08	EXHIBITION OF IDENTIFICATION
Ordinance 112.09	MUNICIPAL POLICY ON SOLICITING
Ordinance 112.10	NOTICE REGULATING SOLICITING
Ordinance 10-1980	ORDINANCE TO REGULATE THE PROCEDURE FOR PLACING RECEPTACLE CONTAINING GARBAGE AND TRASH...
Ordinance 31-1999	AN ORDINANCE TO PROVIDE FOR THE PROHIBITION OF LITTERING, DEPOSIT OF GARBAGE, RUBBISH, JUNK, WRECKED AUTOMOBILES, ETC...
Ordinance 22-2003	AN ORDINANCE REGULATING PARKING OF VEHICLES ON PUBLIC AND PRIVATE PROPERTY...

The following are summations of the International Property Maintenance Codes adopted by the Village and due to copy right laws may not be part of the Village web site. The codes listed are those most often cited as a violation.

SECTION #-TITLE **SUMMATION OF DESCRIPTION**

Chapter 1 – Unsafe Structures & Equipment

Chapter 3 – General Requirements

Section 304 – Exterior Structure

PM 304.1.1 Unsafe conditions: This section is new to the 2009 IPMC. This sections provides thorough scrutiny of the components of a dwelling or structure.

PM 302.4 Weeds: All premises and exterior property grasses, weeds, plant growth must be maintained less than ten inches. (Shall not apply to trees and shrubbery or cultivated flowers and gardens.) (Note; this code provides for the city to cut and assess property owners for costs incurred to bring property to code.)

PM 302.7 Accessory Structures: Requires all structures such as garages, fences to be maintained and kept in good repair.

PM 302.8 Motor Vehicles: Requires all motor vehicles to be BOTH licensed and operational, or stored in an enclosed structure such as a garage. Does not permit any motor vehicle to be in a state of major disrepair or disassembly or being stripped or dismantled.

PM 304.2 Protective Treatment: Requires all exterior surfaces to be in good condition, no flaking or chipped paint. All doors and windows to be in good condition and operate properly. All exterior surfaces to be coated to prevent rotting, rusting and deteriorating conditions.

PM 304.3 Premises Identification: Requires all premises display an address visible from the street and must be four inches in height and a minimum stroke width of ½ inch.

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PM 304.4 Structural Members

PM 304.5 Foundation Walls

PM 304.6 Exterior Walls

PM 304.7 Roofs and Drainage

PM 304.8 Decorative Features

PM 304.9 Overhang Extensions

PM 304.10 Stairways, decks, porches and balconies

Section numbers PM 304.4 through PM 304.9 pertain to the exterior components of a dwelling. Sections 304.10 through 304.18.3 pertain to interior and exterior doors, windows, stairs and their designed functions as it pertains to the dwelling unit.

All of these sections require the specific section of a structure to be in good repair and working properly as designed. The codes all require the components addressed in the code to be in good repair and working as designed. It is an all encompassing code. The code includes from the windows to doors, floor to ceiling to roof and all structural members of a dwelling unit or an accessory structure.

Section 305– Interior Structure

This section of the IMPC concerns the interior of a structure. Repair and maintenance of walls, ceilings, stairs and so forth.

Section 306 & 307 Component Service Ability & Handrails and Guardrails

These two sections are new to the 2009 IPMC Code and provide better scrutiny of the specific components of a dwelling. I.E. foundations, footings, soil and factors involving each. As well Handrails deals with all the aspect of railings and safety of stairs, balconies, porches, etc.

Section 308 – Rubbish and Garbage

This section concerns the accumulation of and proper handling of garbage and rubbish on property and the definition of each.

Section 309 – Extermination

As the title suggests, this section deals with infestation of insects and rodents.

Chapter 4 – Light, Ventilation and Occupancy Limitations

As the title suggest this chapter deals with lighting, ventilation requirements and occupancy limitations of a dwelling unit.

Chapter 5 – Plumbing Facilities and Fixture Requirements

Although a good encompassing code the Ohio Building Code adopted by the Village would cover any issue that would arise in a building's deficiency, new or old construction. The code enforcement, permits and inspections for all plumbing issues is done by the Hamilton County Health District-Plumbing Division.

Chapter 6 – Mechanical and Electrical Requirements

Likewise, as with Chapter 5 this is a good encompassing code. The code enforcement, permits and inspections for all electrical and mechanical installations is done by an independent agency in and recognized by Hamilton County.

Chapter 7 – Fire Safety Requirements

Again a good encompassing code, however the Village is governed by the Ohio Fire Codes and enforced by the Little Miami Fire District.

END of REPORT