

ORDINANCE NO. 2025- 16

AN ORDINANCE AMENDING CHAPTER 1367 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED “INTERNATIONAL PROPERTY MAINTENANCE CODE;” AND DECLARING AN EMERGENCY.

WHEREAS, the 2024 edition of the ICC International Property Maintenance Code has been established by the International Code Council thereby necessitating an amendment to Chapter 1367 of the Codified Ordinance of the City of Willowick, Ohio, titled “International Property Maintenance Code;”

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, AND STATE OF OHIO:

SECTION 1. That Chapter 1367 of the Codified Ordinances of the City of Willowick, Ohio, titled “International Property Maintenance Code” is hereby amended to read and provide as follows:

1367.01 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED.

Pursuant to Ohio R.C. 731.231, there is hereby adopted by and for the City, for the purpose of establishing rules and regulations for minimum 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 for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, the ~~2015~~ 2024 edition of the ICC International Property Maintenance Code promulgated by the International Code Council, together with comments and interpretations.

1367.04 AMENDMENTS.

The following sections of the ICC International Property Maintenance Code, as adopted in Section 1367.01, are hereby amended as follows:

ICC Section PM-101.1 Title: (Amended) These regulations shall be known as the Property Maintenance Code of the City of Willowick, hereinafter referred to as “this code.”

ICC Section PM-102.2 Maintenance: (Amended) Equipment, systems, devices and safe- guards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. ~~No owner~~ **An owner, owner’s authorized agent,** operator or occupant shall **not** cause any service, facility, equipment or utility ~~which that~~ is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, ~~or accessory building,~~ except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures, ~~or accessory buildings.~~ Except as otherwise specified herein, the owner or the owner’s designated agent shall be responsible for the maintenance of buildings, structures, accessory buildings and premises.

ICC Section PM-107.4 Violation penalties ~~106.4 Penalty:~~ (Amended) Any person who shall violate a provision of this code shall, upon conviction, be imprisoned for a definite term or fined, or both, which term of imprisonment shall not exceed six months and which fine shall not exceed one thousand dollars (\$1,000), at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

ICC Section PM-602.3 Heat supply: (Amended) 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 express or implied, to furnish heat to the occupants thereof, shall supply sufficient heat during the period from October 1 to April 30 to maintain the room temperatures specified **not less than 68 degrees F. (20 degrees C.)** in Section PM-602.2. ~~during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 68 degrees F. (20 degrees C.) during other hours.~~

Section 2. All formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, welfare and dignity of the residents of the City of Willowick, insofar as it provides for the usual daily operation of the City and its Building Department and that it will ensure the orderly and uninterrupted efficient operation of the City.

WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: _____, 2024

Monica Koudela, Council President

Submitted to the Mayor: _____, 2024

Michael J. Vanni, Mayor

Approved by the Mayor: _____, 2024

ATTEST: _____
Alyssa Moran, Clerk of Council