



Anderson Township Property Maintenance Code

ADOPTED – SEPTEMBER 20, 2007

**ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO**

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THE ANDERSON TOWNSHIP PROPERTY MAINTAINANCE CODE OFFICIAL

See Section 103.1

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CHAPTER 1 - ADMINISTRATION

SECTION 101 - GENERAL

- 101.1 Title.** These regulations shall be known as the *Property Maintenance Code of Anderson Township*, hereinafter referred to as "this code."
- 101.2 Scope.** The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities; the responsibility of owners, operators and occupants; and for administration, enforcement and penalties.
- 101.3 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. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and changes of occupancy in existing buildings shall comply with all applicable Codes and Standards.
- 101.4 Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 - APPLICABILITY

- 102.1 General.** The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
- 102.2 Maintenance.** Equipment, systems, devices and safeguards 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, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, 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 or safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.
- 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all applicable Codes and Standards. Nothing in this code shall be construed to cancel, modify or set aside any provision of any existing Codes.
- 102.4 Existing remedies.** The provisions in this code shall not be construed to abolish or impair existing remedies of Anderson Township or its officers or agencies relating to the removal or demolition of any structure which is dangerous, insecure, unsafe, or unsanitary.

- 102.5 Workmanship.** Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed substantially in accordance with the manufacturer's installation instructions.
- 102.6 Historic buildings.** The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.
- 102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code, to the extent permitted by law, shall apply.

SECTION 103 - PROPERTY MAINTENANCE INSPECTION

- 103.1 General.** The Development Services Department shall be responsible for the enforcement and application of this code. The Development Services Director shall be the official in charge.
- 103.2 Inspectors.** Anderson Township shall employ inspectors in such numbers as it deems necessary to perform the duties required by this code. These inspectors shall report to the Development Services Director.

SECTION 104 - DUTIES AND POWERS OF THE CODE OFFICIAL

- 104.1 General.** The Development Services Director and the inspectors assigned to the Development Services Department shall enforce the provisions of this code.
- 104.2 Interpretation authority.** The Development Services Director shall have authority to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions.
- 104.3 Inspections.** The Development Services Director and/or inspectors assigned to the Development Services Department shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections by agencies outside of the Anderson Township Development Services Department shall be in writing and be certified by an officer of such approved agency or by the responsible individual. The Development Services Director is authorized to engage experts opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the Anderson Township Administrator.
- 104.4 Identification.** The Development Services Director and inspectors assigned to the Development Services Department shall carry proper identification when inspecting structures or premises in the performance of duties under this code.
- 104.5 Notices and orders.** The Development Services Director and inspectors assigned shall issue all necessary notices or orders to ensure compliance with this code.

104.6 Department records. The Development Services Director shall keep official records of all business and activities of the Development Services Department which relate to this code. Such records shall be retained in the official records in such manner and for so long as is required by Anderson Township's retention policy.

SECTION 105 - NOTICE OF VIOLATION

105.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

105.2 Notice of Violation. The Development Services Director shall serve a Notice of Violation (hereinafter referred to as "Notice" or "Notice of Violation") on all persons, firms, or corporations found to be in conflict with or in violation of any of the provisions of this code.

105.3 Form of Notice of Violation. Whenever the Development Services Director determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in accordance with all of the following:

1. The Notice must be in writing;
2. The Notice shall be sent to the person, firm, or corporation listed by the Hamilton County Auditor's Office as owner of the property at issue;
3. The Notice must include a description of the property at issue which description is sufficient for identification purposes;
4. The Notice must include a statement of the violation or violations determined to exist on the property with specific references to the section or sections of this code alleged to have been violated;
5. The Notice must include a description of the corrective action which must be taken to bring the property into compliance with the provisions of this code; and
6. The Notice must include a deadline by which time the person receiving the Notice shall be required to take the necessary corrective action required to bring the property into compliance with the provisions of this code.

105.4 Method of service. The Notice of Violation shall be deemed to be properly served if a copy thereof is:

1. Delivered personally; or
2. Sent by certified or first-class mail addressed to the owner of the property at issue at the address of the property; or
3. Sent by certified or first-class mail addressed to the owner of the property at issue at the address listed as the owner's tax mailing address by the Hamilton County Auditor; or
4. Sent by certified or first-class mail addressed to the owner of the property at issue at the owner's last known address; or
5. Posted in a conspicuous place on or about the property at issue if another method of delivery of the Notice is returned showing that the Notice was not delivered.

105.5 Extension of Compliance Deadline. For good cause shown, the Development Services Director may, at his/her sole discretion, extend the deadline previously stated in the Notice of Violation for corrective action to bring a property into compliance. In the event such an extension is granted, the Development Services Director shall notify the owner of the property at issue of the extension in the same form and pursuant to the same method of service required by Sections 105.3 and 105.4 of this code. Any such notice of extension shall specifically state the revised deadline by which time the person receiving the extension shall be required to take the necessary corrective action required to bring the property into compliance with the provisions of this code.

105.6 Local Appeals Process. Persons, firms, or corporations wishing to appeal an adverse determination by the Development Services Director, Code Official or Official Designee may file an appeal with the Anderson Township Board of Maintenance Appeals within thirty (30) days after the notice of violation. The Development Services Department will schedule a hearing on the matter, and its decision will determine further progression of the violation process.

SECTION 106 - CIVIL CITATIONS

106.1 Civil Citation Issued. If a person, firm, or corporation to whom a Notice of Violation has been served does not bring the property at issue into compliance with the provisions of this code by the deadline established in the Notice of Violation or by the granted deadline extension, if any, such person shall be issued a Civil Citation (hereinafter referred to as "Citation" or "Civil Citation").

106.2 Form of Civil Citation. Civil Citations issued for a failure to comply with the Notice of Violation by the deadline established therein, or by the granted deadline extension, if any, must be given in accordance with all of the following:

1. The Citation must be in writing on a form specifically designated as a Civil Citation form;
2. The Citation must include a statement advising the person charged that he/she must answer the citation within fourteen (14) days after the date on which the Citation is served upon him/her;
3. The Citation must include a statement indicating the allowable answers that may be made and that the person will be afforded a court hearing if he/she denies committing the violation;
4. The Citation must include a statement specifying that the answer must be made in person, or by mail, to the Anderson Township Fiscal Officer;
5. The Citation must include a statement indicating the amount of the fine arising from the violation;
6. The Citation must include a statement advising the person of the violation charged, and the date, time and place of the violation charged; and
7. The Citation must include the signature and affirmation of the Hamilton County Sheriff deputy if any, who delivers the Citation.

106.3 Method of Service. The Civil Citation shall be deemed to be properly served if it is:

1. Delivered personally by a Hamilton County Sheriff's deputy; or
2. Sent by certified or express mail, return receipt requested with instructions to the delivering postal employee to show to whom it was delivered, the date of delivery, and the address where it was delivered, addressed to the owner of the property at issue at the address listed as the owner's tax mailing address maintained by the Hamilton County Auditor; or
3. Sent by certified or express mail, return receipt requested with instructions to the delivering postal employee to show to whom it was delivered, the date of delivery, and the address where it was delivered, to the owner of the property at issue at the owner's last known address; or
4. Delivered personally to the usual place of residence of the owner of the property at issue to the owner or some person of suitable age and discretion then residing at that residence; or
5. Any other method of service permitted by the Ohio Rules of Civil Procedure.

SECTION 107 - PERMISSIBLE ANSWERS TO CIVIL CITATION

107.1 Permissible Answers. Any person, firm, or corporation to whom a Civil Citation has been served may answer said Citation in one of the following ways:

1. Admission that the person, firm, or corporation committed the violation charged filed in the manner and within the time permitted by Section 108 of this code;
2. Express denial of the violations charged by the person, firm, or corporation charged filed in the manner and within the time permitted by Section 109 of this code; or
3. Implicit denial of the violations charged by the failure of the person, firm, or corporation charged to file an answer or pay the fine set forth in the Civil Citation within the time permitted by Sections 108 and 109 of this code.

SECTION 108 - ADMISSION OF VIOLATIONS CHARGED IN CIVIL CITATION

108.1 Admission of Guilt. Persons, firm, or corporations served with Civil Citations may admit commission of the violations charged by paying the fine set forth in the Civil Citation as required by Sections 108.2 and 108.3 of this code.

108.2 Admission of Guilt of Violations Charged in Civil Citations & Payment of Fine by Hand Delivery. Persons, firms or corporations served with Civil Citations may admit the violations charged in the Civil Citation by paying the fine or fines set forth in the Civil Citation in person to the Township Fiscal Officer. Such payments must be hand-delivered within fourteen (14) days of the date that the Civil Citation was served upon such person, firm, or corporation.

108.3 Admission of Guilt of Violations Charged in Civil Citations & Payment of Fine by Mail. Persons, firms or corporations served with Civil Citations may admit the violations charged in the Civil Citation by paying the fine or fines set forth in the Civil Citation by mailing the payment, postage prepaid, to the Anderson Township Fiscal Officer, 7850 Five Mile Road Anderson Township, Ohio 45230. Such admissions/payments must be received by the Fiscal Officer no later than fourteen (14) days after the date that the Civil Citation was served upon such person, firm, or corporation.

108.4 Effect of Admission and Payment of Fine. Persons, firms, or corporations who admit guilt as to the violation charged in a Civil Citation issued against them and who pay the fine set forth in the Citation are in no way absolved from resolving, removing, repairing, or otherwise abating the condition which resulted in the issuance of the Civil Citation. If such persons, firms, or corporations fail to resolve, remove, repair, or otherwise abate that condition, Anderson Township may continue to issue Civil Citations each day it determines that the condition continues to violate the provisions of this code. Civil Citations issued for such continuing, unresolved violations of this code need not be preceded by additional Notices of Violation as the initial Notice of Violation shall suffice to notify the person, firm, or corporation involved as to the nature of the violation charged. Further, the admission of guilt and payment of the fines set forth in the Civil Citation shall in no way preclude the Anderson Township Board of Township Trustees from instituting, by and through its Law Director or otherwise, appropriate action to enjoin, restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

SECTION 109 - EXPRESS DENIAL OF VIOLATION CHARGED IN CIVIL CITATION

109.1 Express Denial of Violation Charged in Civil Citations & Hand Delivery of Denial. Persons, firms or corporations served with Civil Citations may deny the violation charged in the Civil Citation by expressly denying the violation in writing and presenting the denial in person to the Anderson Township Fiscal Officer. Such denials must be hand-delivered within fourteen (14) days of the date that the Civil Citation was served upon such person, firm, or corporation.

109.2 Express Denial of Violation Charged in Civil Citations & Mailing of Denial. Persons, firms or corporations served with Civil Citations may deny the violations charged in the Civil Citation by expressly denying the violations in writing and by delivering or mailing the denial, postage prepaid, to the Anderson Township Fiscal Officer, 7850 Five Mile Road Anderson Township, Ohio 45230. Such denials must be received by the Fiscal Officer no later than fourteen (14) days after the date that the Civil Citation was served upon such person, firm, or corporation.

SECTION 110 - IMPLICIT DENIAL OF VIOLATIONS CHARGED IN CIVIL CITATION

110.1 Implicit Denial of Violations. Persons, firms, or corporations who fail to either expressly deny the violation charged in the Civil Citation issued against them in the manner and within the time permitted by Section 109 of this code or who fail to admit the violations charged in the Civil Citation issued against them by paying the fine or fines set forth in the Civil Citation in the manner and within the time permitted by Section 108 of this code shall be deemed to have denied the violation charged.

SECTION 111 - MUNICIPAL COURT PROCEEDINGS

111.1 Referral to Municipal Court. If the person, firm, or corporation issued a Civil Citation either expressly or implicitly denies the violation charged in the Citation within fourteen (14) days after service of the Civil Citation, the Anderson Township Fiscal Officer or Development Services Director shall notify the Hamilton County Municipal Court of the denial so that a hearing can be set.

111.2 Municipal Court Hearings. Municipal Court hearings are conducted according to the Rules of Civil Procedure and the court determines whether the violation is proven by the Township by a preponderance of the evidence. If the court determines that the violation has been proven, it will order the violator to pay the fine.

111.3 Payment of Fine After Determination of Guilt. Persons, firms, or corporations found to have violated the provisions of this code charged in the Civil Citation must pay the fines assessed by the court within ten (10) days after the judgment. Failure to pay the fine within this time period will result in the placement of a lien on the property at issue and/or the collection of the amount due in any manner authorized by law.

SECTION 112 - APPEAL PROCESS

112.1 Appeal. Persons, firms, or corporations wishing to appeal an adverse determination by the Hamilton County Municipal Court may file an appeal with the First District Court of Appeals within thirty (30) days after the judgment.

SECTION 113 - PENALTIES AND FINES

113.1 Violation Penalties. Any person, firm, or corporation who violates a provision of this code shall be issued a Civil Citation in the following amounts:

1. In the amount of one hundred dollars (\$100.00) for the first offense;
2. In the amount of two hundred fifty dollars (\$250.00) for the second offense;
3. In the amount of five hundred dollars (\$500.00) for the third offense;
4. In the amount of seven hundred fifty dollars (\$750.00) for the fourth offense; and
5. In the amount of one thousand dollars (\$1,000.00) for each subsequent offense.

113.2 Continuing Violations. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION 114 - ABATEMENT AND OTHER LAWFUL REMEDIES

114.1 Emergency Measures. Nothing in the provisions of this code shall prohibit the Development Services Director from taking any action authorized by law, without regard to the provisions of this code and regardless of whether the legal procedures herein described have been instituted, when, in his/her opinion, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has failed and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.

CHAPTER 2 DEFINITIONS

SECTION 201 - GENERAL

- 201.1 Scope.** Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.
- 201.2 Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the single number includes the plural, and the plural, the singular.
- 201.3 Terms not defined.** Where terms are not defined in this code the usual and customary definition shall apply.
- 201.4 Parts.** Whenever the words "dwelling unit", "dwelling", "premises", "building", or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof".

SECTION 202 - GENERAL DEFINITIONS

- 202.1 APPROVED.** Approved by the code official.
- 202.2 BASEMENT.** That portion of a building which is partly or completely below grade.
- 202.3 CIVIL CITATION.** Citation issued pursuant to section 106 of this code.
- 202.4 DEVELOPMENT SERVICES DIRECTOR.** The official who is charged with the administration and enforcement of this code, or any duly authorized representative.
- 202.5 DWELLING UNIT.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- 202.6 EASEMENT.** An interest in land or property reserved for present or future use by a person or agency other than legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a property.
- 202.7 EXTERIOR PROPERTY.** The open space on the premises and on adjoining property under the control of owners or operators of such premises. Exterior Property shall include such open areas as carports and other storage areas open and visible to passersby.
- 202.8 EXTERMINATION.** The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serves as their food; by spraying, fumigating, and trapping or by any other approved pest elimination method.
- 202.9 GARBAGE.** The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
- 202.10 IMMINENT DANGER.** A condition which could cause serious or life-threatening injury or death at any time.
- 202.11 INFESTATION.** The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.
- 202.12 INSPECTORS.** Persons assigned to the Development Services Department who are duly authorized representatives of the Development Services Director. Inspectors are charged with initial administration and enforcement of this code, under the direction and supervision of the Development Services Director.

- 202.13 NOTICE OF VIOLATION.** A written notice which complies with Section 105 of this code.
- 202.14 OCCUPANCY.** The purpose for which a building or portion thereof is utilized or occupied.
- 202.15 OCCUPANT.** Any individual living or sleeping in a building, or having possession of a space within a building.
- 202.16 OPENABLE AREA.** That part of a window, skylight or which is available for unobstructed ventilation and which opens directly to the outdoors.
- 202.17 OPERATOR.** Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.
- 202.18 OWNER.** Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state or county as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
- 202.19 PERSON.** An individual, corporation, partnership or any group acting as a unit.
- 202.20 PREMISES.** A lot, plot or parcel of land, easement or public way, including any structures thereon.
- 202.21 PUBLIC WAY.** Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently available to the public for public use.
- 202.22 RUBBISH.** Combustible and noncombustible waste materials except garbage; the term shall include the residue from burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter glass, crockery and dust and other similar materials. The term shall also include inoperable and broken appliances, electronic, and household equipment.
- 202.23 STRUCTURE.** That which is built or constructed on premises or a portion thereof.
- 202.24 TENANT.** A person, corporation, partnership or group: whether or not the legal owner of record, occupying a building or portion thereof as a unit.
- 202.25 VENTILATION.** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing air from, any space.
- 202.26 WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.
- 202.27 YARD.** An open space on the same lot with a structure.

CHAPTER 3 - GENERAL REQUIREMENTS

SECTION 301 – GENERAL

- 301.1 Scope.** The provisions of this code shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
- 301.2 Responsibility.** The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this code. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the premises which they occupy and control.
- 301.3 Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 – EXTERIOR PROPERTY AREAS

- 302.1 Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- 302.3 Rodent harborage.** All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation
- 302.3 Accessory structures.** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- 302.4 Defacement of property.** No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 303 – EXTERIOR STRUCTURE

- 303.1 General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 303.2 Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- 303.3 Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 303.4 Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- 303.5 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 303.6 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
- 303.7 Decorative features.** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- 303.8 Overhang extensions.** All overhang extensions including but not limited to canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 303.9 Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 303.10 Chimneys and towers.** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 303.11 Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 303.12 Window, skylight, doors and frames.** Every window, skylight, door and their frames shall be kept in sound condition, good repair and weather tight.
- 303.13 Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
- 303.14 Basement hatchways.** Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
- 303.15 Building security.** Doors, windows or hatchways for dwelling units shall be provided with devices designed to provide security for the occupants and property within.

SECTION 304 - RUBBISH AND GARBAGE

- 304.1 Accumulation of rubbish or garbage.** All exterior property and premises, of every structure, carport, deck, and patio shall be free from any accumulation of rubbish or garbage.
- 304.2 Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
- 304.2.1 Rubbish storage containers.** The owner of occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.
- 304.2.2 Refrigerators.** Refrigerators, air conditioners and similar equipment not in operation shall not be discarded, or abandoned on premises.
- 304.3 Disposal of garbage.** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage container.
- 304.3.1 Containers.** The operator of all establishments producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

SECTION 305 - EXTERMINATION

- 305.1 Infestation.** All structures shall be kept free from insect and rodent infestation. Insects or rodents found in any structure shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

CHAPTER 4 - REFERENCED STANDARDS

This chapter lists the codes and standards that are referenced in various sections of this document, and the language found in this Code was adapted from the 2000 International Property Maintenance Code. The standards are listed herein are those of the promulgating agency of the standard and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

<u>Title</u>	<u>Referenced in code section number</u>
<i>Anderson Township Zoning Resolution</i>	where applicable (such as 101.3, 102.3)
<i>Hamilton County Building Code</i>	where applicable (such as 101.3, 102.3)
Ohio Revised Code(s)	where applicable (such as 101.3, 102.3)
<i>Hamilton County General Health District</i>	where applicable (such as 101.3, 102.3)