

By: Jed Morison

An Ordinance to amend Chapter 1410, CABO One and Two Family Dwelling Code, of the Codified Ordinances of Bexley and to provide an exception with regards to smoke detectors.

WHEREAS, Chapter 1410 of the Codified Ordinances of Bexley adopts by reference the current edition of the CABO One and Two Family Dwelling Code and any and all amendments thereto; and,

WHEREAS, it is desirable to amend certain sections of Chapter 1410 and to provide an exception to the CABO One and Two Family Dwelling Code with regards to smoke detectors, NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That Chapter 1410 of the Codified Ordinances of Bexley should be and hereby is amended as follows:

1410.02 PURPOSE

The purpose of the CABO One and Two Family Dwelling Code, as adopted in Section 1410.01 is to provide minimum construction standards for the protection of life, limb, health, property and environment and for the safety and welfare of the consumer, general public and owners and occupants of one, two and three family dwellings and their accessory structures, except that all plumbing AND ELECTRIC shall be regulated by Chapters 1414, 1416 and 1456 of this Building and Housing Code.

1410.03 FILE AND DISTRIBUTION COPIES.

At least one copy of the CABO One and Two Family Dwelling Code, as adopted in Section 1410.01, is on file IN with the Clerk of Council BUILDING DEPARTMENT for inspection by the public. ~~At least one copy is also on file in the County Law Library. In addition, the Clerk of Council has copies available for distribution to the public, at cost.~~

Section 2. The following exception to the CABO One and Two Family Dwelling Code should be and hereby is adopted in Bexley.

1410.05 SMOKE DETECTORS

Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars, but not including crawl spaces and uninhabitable attics. In dwelling or dwelling units with split levels, a smoke detector need be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a detector is required on each level. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm, which will be audible in all sleeping areas. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with smoke detectors located as required for new dwellings. The smoke detectors are not required to be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected wiring.

In all areas of new construction and in all areas where wall and ceiling coverings are removed exposing building wiring, required smoke detectors shall receive their primary power from the building wiring. Such direct wired smoke detectors shall, when primary power is interrupted, receive power from a battery. Smoke detectors in areas

not affected by construction are required as for new construction, but may be battery operated.

Section 3. That the existing and all future regulations regarding smoke detectors in the CABO One and Two Family Dwelling Code are repealed by the amendment as above.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 7/27/99, 1999

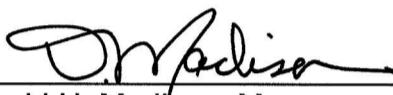


President of Council

Attest: 

Clerk of Council

Approved: 7/27, 1999



David H. Madison, Mayor

1st reading 6/22/99
2nd reading 7/13/99
3rd reading 7/27/99. Passed