

AMENDED ORDINANCE NO. 22- 12

By: Matt Lampke

An Ordinance to amend Section 1490.09; of the Building and Property Maintenance Code.

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

Section 1. That Section 1490.09; of the Building and Property Maintenance Code, is hereby amended as follows:

1490.09 MAINTENANCE OF EXTERIORS OF STRUCTURES.

(a) All exterior parts of every structure, including exterior walls, parapet walls, decorative additions, chimneys and all other exterior structural members, either above or below the roof line, shall be maintained in a safe, weather tight condition.

(b) All missing, buckled, rotten, or deteriorated structural members including, but not limited to, walls, doors, windows, porches, floors, steps, ceilings, soffits, posts, sills and trim must be repaired or replaced in a workmanlike manner. All such replacements must be consistent with the original design of the structure and/or part thereof.

(c) WINDOW DRESSINGS (DRAPES, BLINDS, CURTAINS, ETC) SHALL BE MAINTAINED IN GOOD CONDITION AND FREE FROM DAMAGED, BENT OR MISSING SLATS; AND TORN OR WORN CURTAINS, BLINDS AND DRAPERIES. SCREENS, IF PROVIDED, SHALL BE SECURELY FASTENED TO THE WINDOW AND MAINTAINED IN GOOD REPAIR.

(d) Any structure whose exterior surface is bare, deteriorated, decaying, disintegrating, is weathered with dirt and grime or has been impaired through peeling or flaking of the paint or other protective coating shall be repaired or repainted or resurfaced as follows:

(1) All exterior surfaces shall be replaced or repaired to a good condition preparatory to repainting or recoating.

(2) All painting or resurfacing must match the existing exterior surface of the structure if not completely resurfaced and must be done in a workmanlike manner.

(e) All secondary, accessory or appurtenant structures such as sheds, garages, etc., shall be maintained in good repair and free from health, safety and fire hazards.

(f) Commercial Structures with Dwelling Space. Any commercial building which is partially a dwelling structure, such as apartments above or on the same floor as stores or offices, shall be subject to the same maintenance responsibility as pertains to dwelling structures, including any empty stores, apartments or buildings.

(g) Commercial Building Tenants. Maintenance responsibility of commercial building tenants shall be to keep the premises, which includes the public sidewalk, free and clear of all trash, litter, bottles, cans, obstructions, snow, ice, etc.

Section 2. That this Amended Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: 5-8-, 2012



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Rick Weber, President of Council

Attest:   
Clerk of Council

Approved: 5/8, 2012



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Ben Kessler, Mayor

Passed 5-8-12