

ORDINANCE NO 111 -07

By: Robyn Jones

An Ordinance to amend Chapter 1410 of the Codified Ordinances of Bexley relating to the adoption of the "Residential Building Code of Ohio for One, Two, and Three-Family Dwellings", and to declare an emergency.

Whereas, the State of Ohio Administrative Code Section 4101:8 adopted the "Residential Building Code of Ohio for One, Two, and Three-Family Dwellings", and

Whereas, The City of Bexley Building Department is a state certified building department and as such is required to enforce the "Residential Building Code of Ohio for One, Two, and Three-Family Dwellings" **NOW, THEREFORE**,

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

Section 1. That the existing Chapter 14 of the Codified Ordinance of the City of Bexley relating to the adoption of the "Residential Building Code of Ohio for One, Two, and Three-Family Dwellings" should be and hereby is amended to read as follows:

1410.01 ADOPTION BY REFERENCE.

Pursuant to Ohio ~~R.C. 731.231~~ (ADMINISTRATIVE CODE SECTION 4101:8) there is hereby adopted by and for the City ~~the current edition of the CABO One and Two Family Dwelling Code~~ (THE RESIDENTIAL BUILDING CODE OF OHIO FOR ONE, TWO, AND THREE-FAMILY DWELLINGS), and any and all amendments thereto, or exceptions adopted by the City, ~~which Code is prepared and promulgated by the Building Officials and Code Administrators International, INC., the International Conference of Building Official and the Southern Building Code Congress International, Inc.~~

1410.02 PURPOSE.

The purpose of the ~~CABO One and Two Family Dwelling Code~~, (THE RESIDENTIAL BUILDING CODE OF OHIO FOR ONE, TWO, AND THREE-FAMILY DWELLINGS), as adopted in Section 1410.01 is to provide minimum construction standards for 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 1412 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~~, (THE RESIDENTIAL BUILDING CODE OF OHIO FOR ONE, TWO, AND THREE-FAMILY DWELLINGS), as adopted in Section 1410.01, is on file in the Building Department for inspection by the public.

1410.4 CONFLICT OF LAWS.

In the event of a conflict between any of the provisions of the ~~CABO One and Two Family Dwelling Code~~, (THE RESIDENTIAL BUILDING CODE OF OHIO FOR ONE, TWO, AND THREE- FAMILY DWELLINGS), as adopted in Section 1410.01, and a provision of any other standard technical code adopted by the City, the stricter standard shall prevail. In the event of a conflict between any of the provisions of the ~~CABO One and Two Family Dwelling Code~~, (THE RESIDENTIAL BUILDING CODE OF OHIO FOR ONE, TWO, AND THREE- FAMILY DWELLINGS), and any local ordinance, resolution, rule or regulation, the local ordinance, resolution, rule or regulation shall control. In the event of a conflict between any of the provisions of such Code and a provision of State law, the State law control.

~~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.~~

~~(Ord. 47-99. Passed 7-27-99)~~

1410.99 PENALTY.

(EDITOR'S NOTE: See Section 1430.99 for general Building and Housing Code penalty if no specific penalty is provided.)

Section 2. That Chapter 1410 of the Codified Ordinance of The City of Bexley relating to the adoption of the "Residential Building Code of Ohio for One, Two and Three-Family Dwellings", is amended as above.

Section 3. That this Ordinance is an emergency Ordinance for the immediate preservation of public safety, the emergency being the need to begin enforcing the "Residential Building Code of Ohio for One, Two and Three-Family Dwellings", and shall take effect upon its signing by the Mayor.

Passed: 12-11, 2007

Attest: [Signature]
Clerk of Council

[Signature]
President of Council

Approved: 12-11, 2007

[Signature]
David H. Madison, Mayor

11-13-07 First Reading
11-27-07 Second Reading
12-11-07 Third Reading
Passed