

**AN EMERGENCY ORDINANCE AMENDING
CHAPTER 1321, RESIDENTIAL CODE OF OHIO
FOR ONE, TWO AND THREE FAMILY DWELLINGS
TO INCLUDE SECTION 1321.02 – REQUIREMENTS AND
DEADLINES and SECTION 1321.99 – PENALTY**

WHEREAS, the Building Commissioner has recommended an amendment to Chapter 1321 of the Mayfield Village Building Code; and

WHEREAS, Village Council, based upon this recommendation, has deemed the amendment to be in the best interest of the health, safety and welfare of all Village residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

SECTION 1. Chapter 1321 of the Codified Ordinances of Mayfield Village as presently drafted be amended to include the following:

1321.02 – REQUIREMENTS AND DEADLINES

Ohio Administrative Code 4101:8 – Residential Code of Ohio for one-, two- and three- Family Dwellings as promulgated by the Ohio Board of Building Standards shall be modified by the amendment, enactment or deletion of the following Sections:

The following amendments are added:

1. Foundation material for additions or accessory buildings shall match existing foundation materials.
2. All new construction foundation shall be placed with face brick or other material approved by the Architectural Review Board.
3. Foundation drainage backfill shall be washed gravel or other approved material and extend to 12 inches of grade.
4. All framing members except engineered trust products for dwellings and detached garages shall be minimum 16” o.c.
5. All sheeting on 24” o.c. truss assemblies shall be minimum 5/8”.
6. Reroofing – no more than two roofs shall be placed on any dwelling or detached garage.
7. Work for every permit issued shall commence within six (6) months of issue and shall be diligently pursued. The following deadlines shall be complied with:
 - a. New dwelling – one (1) year
 - b. Additions to dwelling – six (6) months
 - c. Garage, shed, deck, pool and similar structures – three (3) months

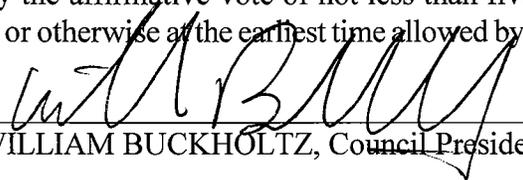
Extension may be granted by the Building Commissioner provided permittee can show good and satisfactory reasons beyond control that work cannot be completed within the stipulated timeframe.

1321.99 – PENALTY

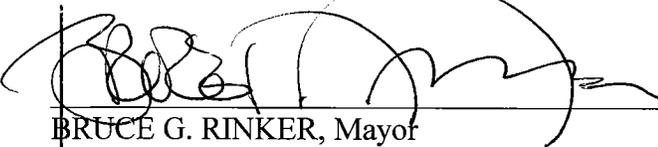
See Section 1309.99 for General Building Code Penalty.

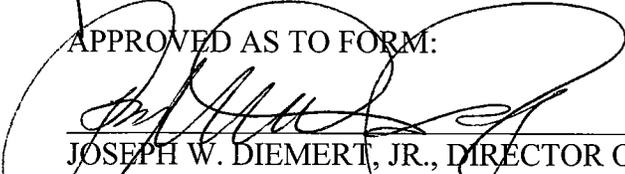
SECTION 2. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance is hereby declared to be an emergency measure immediately necessary for the health, safety and welfare of the residents of Mayfield Village, Ohio. It shall, therefore, take effect immediately upon the passage by the affirmative vote of not less than five (5) members elected to Council and approval by the Mayor or otherwise at the earliest time allowed by law.


WILLIAM BUCKHOLTZ, Council President

First Reading: August 16, 2010
Second Reading: September 20, 2010
Third Reading: October 18, 2010
PASSED: October 18, 2010


BRUCE G. RINKER, Mayor

APPROVED AS TO FORM:

JOSEPH W. DIEMERT, JR., DIRECTOR OF LAW

ATTEST: 
MARY E. BETSA, Clerk of Council