

ORDINANCE NO. 2016-02

INTRODUCED BY: Mayor Bodnar and Council as a Whole

**AN EMERGENCY ORDINANCE  
AMENDING CHAPTER 1335 OF THE VILLAGE'S CODIFIED ORDINANCES  
ADOPTING THE INTERNATIONAL PROPERTY  
MAINTENANCE CODE, 2015 EDITION.**

**WHEREAS**, at this time, due to the publishing of the International Property Maintenance Code, 2015 Edition, by the International Code Council, it has been deemed in the best interest of the health, safety and welfare of all Village residents to specifically amend Chapter 1335 to adopt as the Exterior Maintenance Code of Mayfield Village, the "International Property Maintenance Code, 2015 Edition."

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

**SECTION 1.** Section 1335.01 of the Codified Ordinances of the Village pertaining to the Exterior Maintenance Code of Mayfield Village, is hereby and herein amended to read as follows:

**1335.01 ADOPTION; TITLE; PURPOSE AND APPLICATION.**

(a) There is hereby adopted as the Exterior Maintenance Code of Mayfield Village the "International Property Maintenance Code", ~~2006~~ 2015 Edition ("P.M."), as published by the International Code Council for the control of property, buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of said International property Maintenance Code, ~~2006~~ 2015 Edition are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any prescribed in Section 1335.03.

**SECTION 2.** Section 1335.03 of the Codified Ordinances of the Village pertaining to the Exterior Maintenance Code of Mayfield Village, is hereby and herein amended to read as follows:

**1335.03 AMENDMENTS.**

The International Property Maintenance Code adopted herein is modified by the amendment, enactment or deletions of the following sections as set forth herein:

Section P.M. - 101.1 Insert:

Mayfield Village.

Section P.M. - ~~106.2~~ 106.4 Delete:

Entire Section (Use Village penalty section at Section 1309.99.)

Section P.M. - 106.3 Delete:

Entire Section (~~We should use our own~~ procedure set forth in the Village Zoning Code for any prosecution.)

Section P.M. - 107.3 Amend to read:

P.M. - 107.3 Method of service: Such notice shall be deemed to be properly served if a copy thereof is delivered to the owner personally or sent by regular mail to the owner at the last known address. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute services of notice upon the owner.

Section P.M. - ~~107.4~~ 107.5 Delete:

Entire Section. (This is covered in Village Code Section 1335.99.)

Section P.M. - 111.0 thru P.M. - 111.7 Delete:

All (~~We should use our own~~ appeals procedures set forth in the Village Building Code.)

Section P.M. - 304.14 Insert:

April 1 to December 1.

Section P.M. 602.3 Insert:

September 1 to June 1.

**SECTION 3.** 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 4.** 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.

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JOSEPH SAPONARO  
Council President

First Reading: \_\_\_\_\_ 2016

Second Reading: \_\_\_\_\_ 2016

Third Reading: \_\_\_\_\_ 2016

PASSED: \_\_\_\_\_ 2016

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BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

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JOSEPH W. DIEMERT, JR.  
Director of Law

ATTEST: \_\_\_\_\_  
MARY E. BETSA, Clerk of Council