

FIRST READING: 01/19/10  
SECOND READING: 02/16/10  
THIRD READING: 03/01/10  
ORD. NO.: 004-10  
SPONSOR: \_\_\_\_\_  
REFERRED TO: \_\_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE X, PROPERTY MAINTENANCE CODE

BE IT HEREBY RESOLVED by the Mayor and Council of the Town of Smyrna, a majority thereof concurring in Council duly met that Chapter 18, Buildings and Building Regulations, Article X, PROPERTY MAINTENANCE CODE, be and hereby is amended as follows:

Section 1. Amend Section 18-301 ("Adoption") by deleting the existing section in its entirety and inserting in lieu thereof the following:

Sec. 18-301. Adoption.

That certain document, at least one copy of which is on file in the office of the Department of Planning and Inspections, being marked and designated the International Property Maintenance Code, 2006 Edition, as published by the International Code Council, be and hereby is adopted as the as property maintenance code of the town for regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. Each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted and made a part of hereof as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this article.

Section 2. Amend Section 18-302 ("Additions, insertions, deletions and changes.") as follows

**Sec. 18-302. Additions, insertions, deletions and changes.**

The town hereby adopts specific amendments to the International Property Maintenance Code, 2006 Edition, as follows:

**Chapter 1, ADMINISTRATION,** delete the chapter in its entirety. Refer to Article I of this chapter.

**Chapter 3, GENERAL REQUIREMENTS,** is amended as follows:

a. **Section 304.14 Insect Screens**, delete this section in its entirety and insert in lieu thereof the following:

**304.14 Insect screens.** During the period from March 1<sup>st</sup> to November 30<sup>th</sup>, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means such as air curtains or insect repellent fans are employed.

b. **Section 602.3 Heat supply**, delete this section in its entirety and insert in lieu thereof the following:

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15<sup>th</sup> to May 1<sup>st</sup> to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

c. **Section 602.4 Occupiable work spaces**, delete this section in its entirety and insert in lieu thereof the following:

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from September 15<sup>th</sup> to May 1<sup>st</sup> to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Section 3. Effective Date of this amendment shall be

#### SYNOPSIS

This amending ordinance adopts the 2006 edition of the *International Property Maintenance Code* which regulates and governs the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use.

This will certify that this is a true and correct copy of the Ordinance duly adopted by the Town Council of the Town of Smyrna at its regular Council meeting on

ATTEST:

\_\_\_\_\_  
Council Secretary

\_\_\_\_\_  
Mayor

This shall certify that the title and synopsis of this Ordinance were published in the Smyrna/Clayton Sun Times on January 27, 2010 and posted at the Town Hall on January 27, 2010.

So Certifies:

\_\_\_\_\_  
Town Clerk

This shall certify that the title, effective date and synopsis of this Ordinance were published in the Smyrna/Clayton Sun Times on March 10, 2010 and posted at the Town Hall on March 10, 2010.

So Certifies:

\_\_\_\_\_  
Town Clerk