

ORDINANCE NO. 2006-30

AMENDING SECTIONS 1301.01, 1301.02, AND 1301.06 OF THE CODE OF ORDINANCES OF THE CITY OF MASON, OHIO, AND ADOPTING THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO AND THREE FAMILY DWELLINGS, AS AMENDED BY THE STATE OF OHIO AND DELETING SECTIONS 1301.04, 1301.05, 1301.10 AND 1301.14

WHEREAS, the State of Ohio, Board of Building Standards, now has the authority and responsibility to require a mandatory statewide building code for One, Two and Three Family Dwellings through HB 175; and

WHEREAS, the effective date of this code is May 27, 2006 by rule; and

WHEREAS, any jurisdiction that wishes to enforce building codes for One, Two and Three Family Dwellings must adopt the Residential Code of Ohio as amended by the Ohio Board of Building Standards; and

WHEREAS, the City of Mason, Ohio, is dedicated to the development of better building construction and greater safety to the public; and

WHEREAS, the City of Mason, Ohio, wishes to have uniformity in building laws and retain the jurisdiction for One, Two and Three Family Dwellings; and

WHEREAS, the City of Mason, Ohio, is dedicated to the development on a sound economic basis for the future growth of urban areas through unbiased and equitable dealing with building construction.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, five members elected thereto concurring:

Section 1. That Section 1301.01 of the Code of Ordinances of the City of Mason, Ohio is hereby amended to read as follows:

1301.01 ADOPTION.

The Ohio Building Code (OBC), and Residential Code of Ohio (RCO) as the same may be amended or recodified by the Ohio Board of Building Standards, is adopted as the Building Code of the City, for the regulation of the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area for all and maintenance of all Structures, including One, Two and Three Family dwellings and their accessory structures.

Section 2. That the Ohio Building Code and Residential Code of Ohio for One, Two and Three Family Dwellings, as amended by the Ohio Board of Building Standards is hereby adopted as the Building Code of the City, as detailed in Exhibit "A", attached hereto and incorporated as if fully stated herein, for the regulation of the erection, occupancy, equipment, use, and maintenance of buildings and structures.

Section 3. That Section 1301.02 of the Code of Ordinances of the City of Mason, Ohio, is hereby amended to read as follows:

- (a) The Ohio Building Code (OBC) and Residential Code of Ohio (RCO) are incorporated in this Code by reference and are a part of this Code as if fully recited herein.

(b) Complete copies of these Codes are on file with the Clerk of Council of the City for inspection by the public. Complete copies of these Codes are also on file in the law library of the County.

Section 4. That Section 1301.04 is repealed in its entirety.

Section 5. That Section 1301.05 is repealed in its entirety.

Section 6. That Section 1301.06 of the Code of Ordinances of the City of Mason, Ohio, is hereby amended to read as follows:

1301.06 DUTY OF BUILDING OFFICIAL; FINAL INSPECTION.

It shall be the duty of the Building Official or a duly appointed assistant to make, or cause to be made, a final inspection and examination, with or in addition to any other required inspections, of all buildings and structures hereafter constructed, equipped, altered, repaired, or added to, and no such building shall be occupied before a Certificate of Occupancy is issued as provided in the Ohio Building Code and Residential Code of Ohio.


Section 7. That Section 1301.10 is repealed in its entirety.


Section 8. That Section 1301.14 is repealed in its entirety.

Section 9. That this Ordinance shall take effect and be in force from and after the 27th of May, 2006.

Passed this 13th day of March, 2006.

Attest:


Clerk of Council


Mayor