

TITLE SEVEN – PROPERTY MAINTENANCE

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CHAPTER 260

General Provisions

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260.01 TITLE.

These regulations shall be known as the Property Maintenance Code of the Village of Camden, Ohio, hereinafter referred to as “the Code”.

260.02 SCOPE.

The provisions of this Code shall apply to all existing present and future residential and nonresidential buildings, structures and premises. The regulations contained herein shall constitute the minimum requirements and standards for the safe and sanitary maintenance of all existing residential and nonresidential buildings, structures, premises, and the minimum requirements and standards for all equipment and/or facilities for sanitation, protection from the elements, and safety from fire and other hazards. The regulations of this Code outline the responsibility of owners, operators and occupants, and regulate the occupancy of existing structures and premises. The provisions of this Code outline the procedures and processes for the administration and enforcement of this Code, as well as the penalties for the violation of any provision thereof.

260.03 INTENT.

This Code shall be construed in accordance with its expressed intent of protecting public health, safety and welfare, insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that are an imminent danger and offer public health, safety and welfare issues and do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

260.04 SEVERABILITY.

If a section, subsection, sentence, clause or phrase of this Code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code.

260.05 APPLICABILITY.

(A) General. The provision of this Code shall apply to all matters affecting or relating to dwellings, buildings, structures and premises, as set forth in Section 260.02. Where, in a specific case, different sections of this Code specify different requirements, the most restrictive shall govern.

(B) Maintenance. Equipment, systems devices, and safeguards required by this Code or a previous regulation or Code under which the dwelling, building, structure of premises was constructed, altered or repaired shall be maintained in good working order. The requirements of this Code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings structures, dwellings or premises. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of all dwellings, buildings, structures and premises.

(C) Application of Other Codes.

(1) Repairs, additions or alterations to any dwelling, building or structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Ohio Residential Code and Ohio Building Code.

(2) The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes or standards, the provisions of this Code shall apply.

(D) Existing Remedies. The provisions in this Code shall not be construed to abolish or impair any remedies, whether in law or in equity, relating to the removal or demolition of any building, dwelling or structure which is dangerous, unsafe and unsanitary, by the Village of Camden, its officers or its agents.

(E) Workmanship. Repairs, maintenance work, alterations or installations which result either directly or indirectly from the enforcement of this Code shall be executed and installed in workmanlike manner. Property owners may do the Repairs, maintenance work, alterations or installations, if they are in accordance with the codes referenced in Chapter 269 of this Title, the Ohio Residential Code, and Ohio Building Code, as applicable, and in accordance with the manufacturer's installation instructions.

(F) Historic Buildings. The provisions of this Code may not be mandatory for existing buildings or structures that have been designated by the State of Ohio as historic buildings, if the Code Official or the Village of Camden Appeals Board determines that the burden imposed upon the owner of the building or structure by the enforcement of these provisions would unduly outweigh the Village's interest in the health, safety or welfare of the public.

(G) Requirements not Covered by Code. Requirements which are necessary for the strength, stability or proper operation of an existing building, dwelling, structure, fixture or equipment, or which are necessary for the protection of the safety, health or welfare of the public, that are not specifically covered by this Code shall be determined by the Code Official and/or other authority having jurisdiction.

CHAPTER 262

Definitions

262.01 Construction of Language

262.03 Definitions

262.01 CONSTRUCTION OF LANGUAGE

(a) Scope. Unless otherwise expressly stated, the following terms, for the purposes of this Property Maintenance Code, shall have the meanings shown in this Chapter on Definitions.

(b) Terms Defined in Other Codes. Where terms are not defined in this Code, but are defined in the codes referenced herein, such terms shall have the meanings ascribed to them as in those codes.

(c) Reference. *A Glossary of Zoning, Development and Planning Terms* from American Planning Association, Planning Advisory Service, Report Number 491/492, or any updated version of said publication shall be referred to in defining other terms not specifically included in this Chapter on Definitions.

(d) Terms Not Defined. Where terms are not defined through the methods authorized by the Chapter, such terms shall have ordinarily accepted meanings such as the context implies.

(e) Parts. Whenever the words "Boarding House", "Dwelling", "Premises", "Building", "Story", or "Structure" are stated in this Code, they shall be construed as though they were followed by the words "or any part thereof".

(f) Interpretation. For the purposes of this Code, the following terms, phrases, words, and their derivations shall be interpreted as follows"

- (1) Words used in the singular shall include the plural, and the plural the singular;
- (2) Words used in the present tense shall include the future and past tenses;
- (3) Words used in the masculine gender shall include the feminine and the neuter;
- (4) The words "shall" and "will" are mandatory and not discretionary;
- (5) The word "may" is permissive.

262.02 DEFINITIONS.

(A) Appeals Board. "Appeals Board" means the Village of Camden Appeals Board shall be comprised of 4 members, as designated by the Mayor with the approval of Village legislative authority. The Mayor shall be a member, as will be one member of Village Council. The other 2 members shall be residents of the Village. The term of office of each shall be for six years, except that the term of one of the members of the first committee shall be for four years, and one for two years. It is permissible for the membership of said committee to be one and the same as that of the Planning and Zoning Commission.

(B) Approved. The term "Approved" shall mean approved by the Code Official under the provisions of this Code, or approved by some other authority designated by law to give approval in the matter in question, as applied to a material, device or method of construction.

(C) Basement. The portion of a building below the first or ground-floor level and having less than four feet of clearance from its ceiling to the average finished grade of the building perimeter.

(D) Bathroom. A room containing a washbasin, a toilet, and a bathtub and/or shower or both. In addition to the toilet, bathrooms may also contain urinals and/or bidets.

(E) Building. For the purposes of this Code, the term "Building", may include the terms "Dwelling" and "Structure".

(F) Building Code. The most current edition of the Ohio Residential Code and Ohio Building Code or such other code as may be officially designated by Council, for the regulation of construction, alteration, addition repair, removal, use, location, occupancy and maintenance of all buildings and structures with the Village's jurisdictional boundaries.

(G) Code Official. The official charged with the administration and enforcement of this Code, or his duly authorized representative. The terms "Code Official" and "Enforcement Officer" shall be interchangeable for the purposes of this Code.

(H) Condemn. To declare a building, structure, dwelling unit or premises unfit for habitation, use or occupation.

(I) Condemnation for Occupancy. An order issued by the Camden Village Council or the Code Official prohibiting any person from occupying the dwelling unit specified in such order until it has been revoked, and further preventing anyone from being present on such premises except for the purpose of cleaning up and/or making repairs to the premises.

(J) Dwelling. A building or mobile home designed, intended or used primarily for residential purposes, including cooking and sanitary facilities. The term does not include a tent, cabin, RV travel trailer, motel, or hotel. For the purposes of this Code, the term "Dwelling" may include the term "Building" and "Structure".

(1) One-Family Dwelling: A building designed, intended or used primarily for residential purposes, to be occupied by one family.

(2) Two-Family Dwelling: A building designed, intended or used primarily for residential purposes, to be occupied by two families living independently of one another.

(3) Three-Family Dwelling: A building designed, intended or used primarily for residential purposes, to be occupied by three families living independently of one another.

(4) Multiple-Family Dwelling: A building designed, intended or used primarily for residential purposes, to be occupied by more than three families living independently of one another.

(5) Dwelling Unit B: A single family, two-family or multiple family dwelling used by one family for cooking, living and sleeping purposes.

(K) Enforcement Officer. The official designated herein or otherwise charged with the responsibilities of administering this Code, or his authorized representative. "The terms "Enforcement Officer" and "Code Official" shall be interchangeable for the purposes of this Code.

(L) Exterior Property. The open space on the premises and on adjoining property, if applicable, under the control of the owners or operators of such premises.

(M) Extermination. The control and elimination of insects, rats, vermin or other pests by eliminating their harborage places by removing or making inaccessible materials that serve as their food or bedding, or by poison, spraying, fumigating, trapping, or by any other approved pest-elimination methods.

(N) Family. Husband, wife and children. 1) all blood relations. 2) all who live in the same household including servants and relatives, with some person or persons who are emotionally attached, interact regularly, and share concerns for the growth and development of the group and its individual members.

(O) Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food. It shall be taken to mean and include all table and kitchen refuse of every kind and description; also decaying vegetables and meats, or any thing that will, or may, decompose and become offensive or dangerous to health. (See also "Junk", "Litter" and "Rubbish".)

(P) Guard. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

(Q) Habitable Space. Space in a building, dwelling, or structure for living, sleeping, eating or cooking, or combinations thereof, the conditions of which permit the inhabitant(s) to live free of serious defects to their health or safety. Bathrooms, toilet, rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

(R) Imminent Danger. A condition that is reasonably certain to place life or limb in peril by posing an impending and immediate danger.

(S) Infestation. The presence within, or contiguous to, a structure or premises of insects, rats, vermin or other pests.

(T) Junk. Scrapped materials such as glass, rags, paper, metal, or other scrap or waste material of whatsoever kind or nature, that is collected or accumulated for resale, salvage; disposal or storage; scrapped or worn-out vehicle parts, appliances, equipment or parts thereof, whether serviceable or not; or anything worn-out or fit to be discarded. (See also "Garbage", "Litter" and "Rubbish".)

(U) Labeled. Devices, equipment, appliances, or materials to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.

(V) Litter. Includes any garbage, waste, peelings of vegetables or fruits, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, parts of automobiles, wagons, furniture, glass, oil of an unsightly or unsanitary nature, or anything else of an unsightly or unsanitary nature (See also "Garbage", "Junk", and "Rubbish").

(W) Motor Vehicle. Any vehicle, including motor homes and recreational vehicles, that is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires. Motor vehicle does not include motorized bicycles, equipment used in construction work and not designed for or employed in general highway transportation, well-drilling machinery, ditch-digging machinery, farm machinery, trailers that are used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at the speed of 25 m.p.h. or less, threshing machinery, hay-baling machinery, corn sheller, hammermill and agricultural tractors, machinery used in the production of horticultural, agricultural, and vegetable products, and trailers that are designed and used exclusively to transport a boat between a place of storage and a marina, or in and around a marina, when drawn or towed on a public road or highway for a distance of no more than 10 miles and at a speed of 25 m.p.h. or less.

(X) Motor Vehicle, Abandoned. A vehicle shall be presumed abandoned under any of the following circumstances:

(1) The vehicle is physically inoperable and/or is missing parts so that it could not be legally driven upon any public highway or street, and/or it is not maintained for driving.

(2) The vehicle does not bear a valid registration plate.

An operable vehicle shall start and move under its own power upon request by the Village Council and or the Code Official. A vehicle setting on a bona fide sales lot that is open for business during normal operating hours shall not be required to bear valid registration. An abandoned motor vehicle may be permitted to be stored within a completely enclosed building. A tent, tarpaulin, or vehicle cover shall not be considered a completely enclosed building.

(Y) Noxious Weeds. Noxious weeds shall be defined by Ohio Administrative Code Chapter 901:5-37.

(Z) Nuisance. Any offensive, annoying, unpleasant, or obnoxious activity or omission which results in such condition(s), that endangers life, health, gives offense to the senses, violates the laws of decency, or unreasonably obstructs, annoys or disturbs the reasonable and comfortable use by another of his property, and includes, but is not limited to , the following:

(1) A physical condition, or use of any premises, regarded as public nuisance at common law;

(2) Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including but not limited to junk vehicles, abandoned wells, shaft, basements, excavations, abandoned refrigerators and unsafe fences or structures;

(3) Any premises which have unsanitary sewerage or plumbing facilities;

(4) Any premises designated as unsafe for human habitation or use;

(5) Any premises which are manifestly capable of being a fire hazard, or are manifestly unsafe or insecure as to endanger life, limb or property;

(6) Any premises from which the plumbing, heating and/or facilities required by this Code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided;

(7) Any premises which are unsanitary, or which are littered with rubbish, junk, and/or garbage; or

(8) Any structure or building that is in a state of extreme dilapidation, deterioration or decay; faulty construction; overcrowded, open, vacant or abandoned; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises.

(AA) Occupancy. Period during which a person owns, rents or otherwise occupies a dwelling, dwelling unit, building, structure or any part thereof for the person's use.

(BB) Occupant. Person having possessor's rights, who can control what occurs on the premises; one who has actual use, possession or control of the premises.

(CC) Openable Area. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

(DD) Operator. Any person who has charge, care or control of a structure or premises that is let or offered for occupancy.

(EE) Owner. Any person, agent, firm, corporation, or partnership that alone, jointly, severally with others:

(1) has legal or equitable title to any premises, building structure, dwelling or dwelling unit, with or without accompanying actual possession thereof; or

(2) has charge, care or control of any premises, building, structure, dwelling or dwelling unit, as agent of the owner or as executor, administrator, trustee or guardian of the estate of the beneficial owner.

The person shown on the records of the Preble County Recorder to be the owner of a particular property shall be presumed to be the person in control of that property.

(FF) Person. Any individual, trustee, receiver, personal representative, assignee or guardian, or a corporation, association, organization, partnership or any other group acting as a unit.

(GG) Premises. Land with its appurtenances and structures thereon; a dwelling unit and the structure of which it is a part and appurtenances and facilities therein and grounds, areas, and facilities held out for the use of the tenants generally or whose use is promised to the tenant; a room, shop, building, or any definite area.

(HH) Rubbish. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metal, mineral matter, glass, crockery and dust and other similar materials. (See also "Garbage", "Junk" and "Litter").

(II) Storage. A space or place where goods, materials or personal property is placed and kept for more than 24 consecutive hours.

(JJ) Strict Liability Offense. An offense whose elements do not contain the need for criminal intent or mens rea; in prosecuting such case, it only need be proven that the defendant either did the act which was prohibited, or failed to do an act which the defendant was legally required to do.

(KK) Structure. A combination of materials forming an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but excluding the following: utility mains, lines and underground facilities. As used in this Code, the term "Structure" may include the terms "Building", and/or "Dwelling".

(LL) Tenant. Any person, corporation, partnership or group who occupies or has a leasehold interest in a building, structure, dwelling or premises, or any part thereof, under an agreement with the owner.

(MM) Toxic or Noxious Substance. Any solid, liquid, or gaseous matter including, but not limited to, gases, vapors, dusts, fumes, and mists containing properties that by chemical means are inherently harmful and likely to destroy life or impair health or capable of causing injury to the well-being of person or damage to property.

(NN) Used Building Materials. Any materials including, but not limited to, wood, stone, brick, cement blocks or any composition or combination thereof, used or useful in the erection of any building or structure which has been used previously for the erection or construction by the same person or other persons.

(OO) Vacant. Lands or buildings that are not actively used for any purpose.

(PP) Workmanlike. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

(QQ) Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward.

CHAPTER 264

Administrations and Enforcement

- 264.01 Department of Property Maintenance Inspections
 - 264.02 Duties and Powers of the Code Official
 - 264.03 Modifications
 - 264.04 Violations and Penalties
 - 264.05 Notices and Orders
 - 264.06 Unsafe Structures and Equipment
 - 264.07 Emergency Measures
 - 264.08 Demolition
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264.01 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

(A) General. The Department of Property Maintenance Inspection is hereby created and the executive official in charge thereof shall be known as the Code Official.

(B) Appointment. The Code Official shall be hired by Village Council and under the Mayor or Village Administrators Supervision, upon the concurrence of Village Council. The Code Official is hired at the sole convenience of the Village Council and can be removed from office for usurping authority or other reasons the Village Council deems necessary for removal.

(C) Experience and Ability. To make informed decisions, the Code Official must understand not only the code but also the fundamental technical aspects upon which the code is based. The Code Official must also know and follow good inspection and enforcement techniques.

- Must know basic technical aspects and key inspection points for plumbing, electrical, heating and ventilating, and structural systems
- Must know basic health requirements and inspection points for minimum light, heat, and space requirements, poor housekeeping and animal hoarding, pest control, and mold
- Must know basic protective requirements for lead, asbestos, and illegal methamphetamine labs
- Must know methods to conduct effective inspections
- Must know the role of the Code Official in the legal aspects of enforcement, from inspection through court proceedings

(D) Deputies. (Not used at this time) In accordance with the prescribed procedure of the Village of Camden's personnel policies, and with the concurrence of the Village Council, the Code Official shall have the authority to appoint a Deputy Code Official, other related technical officers, inspectors and other employees.

(E) Restriction of Employees. An official or employee connected with the enforcement of this Code shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of any dwelling, structure, building or premises, or the preparation of construction documents there for, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with his official duties or with the interests of the Department.

(F) Waiver of Liability. Neither the Code Official, nor any other officer or employee charged with the enforcement of this Code, while acting under the authority of this Code and on behalf of the Village of Camden, shall be held personally liable for any damages accruing to persons or property as a result of any act required or permitted in the discharge of his official duties.

264.02 DUTIES AND POWERS OF THE CODE OFFICIAL

(A) General. The Code Official, or his designee, shall be responsible for enforcing the provisions of this Code.

(B) Authority. The Code Official Shall have the authority to:

- (1) Can Adopt and promulgate administrative rules and procedures to aid in the administration and enforcement of this Code, but must be approved by the Legislative Authority.
- (2) To interpret and implement the provisions of this Code and to secure the intent thereof; but can be over ridden by the Legislative Authority.
- (3) To designate requirements applicable because of local climatic or other conditions.

Any administrative rules or procedures adopted and promulgated by the Code Official shall not have the effect of waiving structural or fire performance requirements specifically provided for in the Ohio Residential Code or Ohio Building Code, nor shall they violate accepted engineering methods involving public safety.

(C) Inspections. The Code Official shall make all inspections required by this Code, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Code official is authorized to engage such experts or professionals, as he may deem necessary to report upon unusual technical issues that arise, subject to the approval of the Mayor.

(D) Right of Entry. The Code Official will ask for entry (Only in Extreme conditions, thus being an imminent danger and offer public health, safety and welfare issues that do not comply with these provisions) of any building, dwelling, structure or premises at reasonable times, and upon reasonable notice to the owner, in order to inspect; (*However such right shall be subject to constitutional restrictions on unreasonable searches and seizures*). The occupant can refuse entry and if it is refused or not obtained, the Code Official is authorized to pursue recourse as provided by law, including, but not limited to, seeking a judicial search warrant.

(E) Identification. The Code Official shall carry proper identification when inspecting structures or premises in the performance of his duties under this Code.

(F) Notices and Orders. The Code Official shall issue all necessary notices or orders to ensure compliance with this Code, in accordance with Section 264.05

(G) Department Records. The Code Official shall keep official records of all business and activities of the Department, as specified in this Code. Such records shall be retained as long as the building, dwelling, structure or premises to which such records relate remains in existence, unless otherwise provided for by other regulations.

(H) Coordination of Inspections. Whenever, in the enforcement of this Code, the Code Official finds that any other official of the Village of Camden is engaged in the process of enforcing another Village code or ordinance, it shall be the duty of the Code Official to coordinate his inspections and administrative orders with those of the other officials, as fully as practicable, so that visits of numerous inspectors and multiple or conflicting orders can be minimized. Whenever an inspector from any agency or department of the Village observes an apparent or actual violation of any provision of this Code, the inspector shall report his findings to the Code Official.

(I) Appeals. Any person adversely affected by an administrative decision regarding any rule, requirement or interpretation made by the Code Official may appeal such decision to the Appeals Board. The appeals board shall consist of one (1) Council Member and two (2) citizens of the Village of Camden.

264.03 MODIFICATIONS (Variances)

A) Whenever the Code Official finds that the enforcement of the provisions of this Code would impose a burden upon the owner of the building or structure that unduly outweighs the Village's interest in the health, safety or welfare of the public, the Code Official shall have the authority to grant modifications for individual cases.

(B) If the Property Owner believes that the maintenance code, as applied to you, has been incorrectly interpreted, or applied inappropriately, or that other means can and will be used to adequately address the situation, then you may appeal to the Property Maintenance Committee for the Village of Camden, by completing the attached notice of appeal and filing it with the Village fiscal officer within fifteen (15) days of when the notice of violation was served upon you.

Such modifications (variances) shall be granted by the Property Maintenance Committee for the following conditions:

- (1) Special conditions, which do not result from any action or omission by the aggrieved party, make the strict letter of this Code impractical;
- (2) The modification is in compliance with the intent and purpose of this Code; and
- (3) Granting the modification would not lessen any other health, life and/or fire safety requirements.

And modifications granted by the Code Official and the Property Maintenance Committee shall be recorded and entered in the department files.

(B) Alternative Materials, Methods and Equipment. The provisions of this Code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this Code, provided that the Code Official has approved any such alternative. An alternative material or method of construction may be approved where the Code Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety.

(C) Required Testing.

- (1) Whenever there is evidence of noncompliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in the consideration of requests for alternative materials or methods, the Code Official shall have the authority to require tests be made as evidence of compliance, at the cost of the owner. (Only if an imminent danger conditions will this be used)
- (2) Test methods shall be as specified in this Code or by other industry-recognized test standards. In the absence of recognized and accepted test methods, the Code Official shall approve the testing procedures.
- (3) All tests shall be performed by an approved agency.
- (4) Reports of tests shall be retained by the Code Official for the period required by Section 264.02(G).

(D) Material and Equipment Reuse. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, and have placed in good and proper working condition, and have been approved by the Code Official.

(E) Appeals. Any person aggrieved by the denial of a modification, or any person specially aggrieved by the granting of a modification, may appeal such decision to the Appeals Board.

264.04 VIOLATIONS AND PENALTIES

(A) Unlawful Acts. It shall be unlawful for any owner to maintain, or allow to be maintained, any building, dwelling, structure or premises in conflict with, or in violation of, any of the provisions of this Code. It shall be unlawful for any person to violate any provisions of this Code.

(B) Notice. The Code Official shall serve notices of violation and correction orders in accordance with Section 264.05.

(C) Prosecution of Violations. Upon the failure of any owner or any person to comply with a notice of violation and a correction order served in accordance with Section 264.05, the Code Official may institute the appropriate proceeding, whether in law or in equity, to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building, dwelling, structure or premises.

(D) Penalties. Any owner who fails to comply with a notice of violation and correction order served in accordance with Section 264.05, or any person, who violates any other provision of this Code, shall be deemed guilty of a minor misdemeanor, and the violation shall be deemed a strict liability offense. The penalty shall be one hundred fifty dollars (\$150.00) per violation and each day the violation continues shall be considered a separate offense. Code Official shall determine the time allowed for completion of offense.

(E) Other Remedies. The imposition of the penalties herein prescribed shall not preclude the Police Chief or his deputies from instituting the appropriate action, whether in law or in equity, to restrain, correct or act, illegal business or the illegal use of any building, dwelling, structure or premises, or any other unlawful act under the provisions of this Code.

264.05 NOTICES AND ORDERS

(A) Notice of Violation. Whenever the Code Official determines that there has been a violation of this Code or has grounds to believe that a violation has occurred, notice shall be given to the owner of the building, dwelling, structure or premises in the manner prescribed in this section.

(B) Form of Notice. Notices shall be in writing and shall contain the following information:

- (1) A description of the real estate sufficient for identification;
- (2) A statement outlining the violation(s); and
- (3) A correction order allowing reasonable time for the owner(s) to make the repairs and/or compliance with the provisions of this Code.

(C) Method of Service. Notices shall be deemed properly served upon the owner by any of the following methods:

- (1) Personal service;
- (2) Registered or certified mail sent to the owner's last known mailing address;
- (3) Ordinary mail sent to the owner's last known mailing address, evidenced by a certificate of mailing.
- (4) Posting the notice in a conspicuous place in or about the premises which is the subject of the notice; or
- (5) Publication of the notice in a newspaper of general circulation in the County.

(D) Penalties. Penalties for noncompliance with notices of violation and correction orders shall be as set forth in Section 264.04.

(E) Transfer of Ownership. It shall be unlawful for the owner of any building, dwelling, structure or premises who has been served with a notice of violation and correction order, to sell, transfer, lease or otherwise dispose of such property to another, except under the following circumstances:

- (1) The provisions of the correction order have been complied with; or
- (2) The Code Official has been furnished with an affidavit from the grantee, transferee, mortgagee or lessee that:
 - (a) acknowledges receipt of a true copy of the notice of violation and correction order from the owner; and
 - (b) states the grantee's, transferee's, mortgagee's or lessee's unconditional acceptance of the responsibility for making the corrections or repairs required by the correction order.

(F) Abatement

(1) For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible, if the property owner cannot comply or doesn't have the financial capability to pay for such work.

(2) Costs incurred by the Village in the performance of emergency work shall be charged against the property upon which the structure is located and shall be a lien upon such property and may be collected as other property taxes are collected.

264.06 UNSAFE STRUCTURES AND EQUIPMENT

(A) When a building, dwelling, structure, premises, or equipment is found by a Code Official to be unsafe, or when a building, dwelling, structure or premises is found unfit for human occupancy, or is found unlawful, such building, dwelling, structure or premises may be condemned for occupancy, or be condemned and ordered demolished pursuant to section 264.08.

(1) Unsafe Structures. An unsafe building, dwelling, structure or premises is one that is found to be dangerous to the life, health, property or safety of the public; or to the occupant thereof by not providing minimum safeguards to protect or warn the occupant in the event of fire; or because such structure contains unsafe equipment, or because it is so damaged, decayed dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

(2) Unsafe Equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or dilapidated condition that such equipment is a hazard to life, health, property or safety of the public or the occupant of the building, dwelling, structure or premises.

(3) Unlawful Structure. An unlawful building, dwelling or structure is one found in whole or in part to be occupied by more persons than permitted under this Code or other applicable codes, such as State and County zoning or building codes, or was erected, altered or occupied contrary to law.

(B) Structure Unfit for Human Occupancy. A building, dwelling, structure or premises is unfit whenever the Code Official finds that such building, dwelling, structure or premises to be extremely unsafe; or is unlawful; or is unsanitary; or is vermin or rat infested; or contains filth and contamination; or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code or other applicable codes; or because this building, dwelling or structure contains unsafe equipment; or because the location of the structure constitutes a hazard to the occupant thereof or to the public; or because of the degree to which the structure is in disrepair or lacks maintenance it constitutes a hazard to the occupant thereof or to the public.

(C) Closing of the Vacant Structures. If a building, dwelling or structure is vacant and deemed to be extremely unsafe or unfit for human habitation and occupancy, and is not in danger of structural collapse, the Code Official is authorized to post a placard of "condemned for occupancy" on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Code Official shall cause the premises to be closed and secured through an available public agency, or by contract or arrangement with private persons. The cost thereof shall be charged against the property upon which the building, dwelling or structure is located and shall be a lien upon such property and may be collected as other property taxes are collected.

(D) Condemnation For Occupancy.

(1) Notice. Before the Code Official issues an order for condemnation for occupancy, notice of violation and a correction order shall be served upon the owner of the building, dwelling, structure or premises in accordance with section 264.05.

(2) Placement of Placard. Upon failure of the owner to comply with the correction order within the time given, the Code Official shall post in a conspicuous place in or about the building, dwelling, structure or premises, a placard bearing the words "Condemned for Occupancy". If the structure has been condemned for occupancy because of unsafe equipment, a placard shall also be placed on said equipment. Said placard shall contain a statement of the penalties provided for occupying the premises, operating the equipment, or removing the placard.

(3) Prohibited Occupancy. Any person who occupies a placarded premise or operates placarded equipment, or any owner who shall let anyone occupy a placarded premises or operate placarded equipment, shall be guilty of a minor misdemeanor and the violation shall be deemed a strict liability offense. The penalty shall be one hundred fifty dollars (\$150.00) per violation, and each day the violation continues shall be considered a separate offense. The imposition of the penalties herein prescribed shall not preclude the Police Chief from instituting any other appropriate action, whether in law or in equity.

(4) Removal of Placard. The Code Official shall remove the condemnation placard when the defect(s) upon which the condemnation and placard placement action were based has been corrected or eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Official shall be guilty of a minor misdemeanor and the violation shall be deemed a strict liability offense. The penalty shall be one hundred fifty dollars (\$150.00) per violation, and each date the violation continues shall be considered a separate offense. The imposition of the penalties herein prescribed shall not preclude the Police Chief from instituting any other appropriate action, whether in law or in equity.

264.07 EMERGENCY MEASURES

(A) Imminent Danger. When, in the opinion of the Code Official, any building, dwelling, structure or premises is deemed to be extremely unsafe and poses an imminent danger to any person, the Code Official is hereby authorized and empowered to order and require the occupants to vacate the building, dwelling, structure or premises forthwith. Conditions that will be considered to pose an imminent danger include, but are not limited to:

- (1) Failure or collapse of a building, dwelling, or structure or any part thereof which endangers the health, safety or welfare of the occupants or the public;
- (2) When any building, dwelling, structure or premises, or any part thereof has fallen and life is endangered by the occupation of the building, dwelling, structure or premises;
- (3) When there is actual or potential danger to the building, dwelling, or structure's occupants, those in the proximity of it, or the public because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials;
- (4) Operation of defective or dangerous equipment or fixtures that endanger the health, safety or welfare of the occupants, those in proximity of it, or the public.

(B) Notice. The Code Official shall cause to be posted at each entrance to such building, dwelling, structure or premises a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

(C) Emergency Repairs.

(1) Notwithstanding other provisions of this Code, whenever, in the opinion of the Code Official, there is imminent danger due to an unsafe condition that creates an emergency, the Code Official shall order the necessary work to be done to render such structure temporarily safe, including the boarding up of openings, whether or not the legal procedure herein described has been instituted, and shall cause such other action to be taken he deems necessary to meet such emergency.

(2) For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible, if the property owner cannot comply or doesn't have the financial capability to pay for such work.

(3) Costs incurred by the Village in the performance of emergency work shall be charged against the property upon which the structure is located and shall be a lien upon such property and may be collected as other property taxes are collected.

(D) Closing Streets. When necessary for public safety, the Code Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

264.08 DEMOLITION

(A) General. The Code Official shall order the owner of any premises upon which is located any building, dwelling or structure that in the Code Official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and that cannot be reasonably repaired, to demolish and remove such structure. If, in the judgment of the Code Official, such structure is capable of being made safe by repairs, the owner may choose to either repair and make safe and sanitary the structure or to demolish and remove the structure. If the owner chooses to repair the structure, such structure shall be made safe and sanitary, to the satisfaction of the Code Official within one year, the Code Official may grant no more than two (2) six-month extensions to the owner in which to complete the repairs. If the owner does not complete the repairs within the required time frame, such structure shall be condemned and ordered demolished in accordance with subsection (c) hereof.

(B) Notices and Orders. All notices and orders shall comply with Section 264.05.

(C) Failure to Comply.

(1) If the owner of a building, dwelling, structure or premises fails to comply with a demolition order within the time prescribed, the Code Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the property upon which the structure is located and shall be a lien upon such property and may be collected as other property taxes are collected.

(2) When any structure has been ordered demolished and removed, the Village shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, to the owner of the premises, subject to any order of a court of competent jurisdiction. If such a surplus does not remain to be turned over, the report shall so state.

CHAPTER 266

General Requirements

266.01 General	266.06 Extermination
266.02 Exterior Property Areas	266.07 Water Systems
266.03 Exterior of Structure	266.08 Sanitary Drainage Systems
266.04 Interior of a Structure	266.09 Storm Drainage
266.05 Garbage, Junk, and Rubbish	266.10 Trees

266.01 GENERAL.

(A) Scope. The provisions of this Chapter govern the minimum requirements, conditions, and responsibilities of owners for maintenance of buildings, dwelling, structures, premises, equipment and fixtures.

(B) Responsibility. The owner of the building, dwelling, structure and/or premises shall be held responsible for the maintenance of the structures and the exterior property in compliance with these requirements, except as otherwise provided for in this Code. No person shall occupy a building, dwelling or structure as owner-occupant, or permit another person to occupy, premises which are not in a sanitary and safe condition and which do not comply with the requirements of this Chapter. Any agreement between the owner and the occupant of a building, dwelling or structure, whether written or oral, whereby the occupant is responsible for keeping the building, dwelling, structure, or any part thereof, in a clean, sanitary and safe condition shall be enforced by the owner and not the Village of Camden.

(C) Vacant Structures and Land. All vacant buildings, dwellings, structures, premises and/or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health, safety or welfare.

266.02 EXTERIOR PROPERTY AREAS

(A) Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

(B) Grading and Drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water within any structure located thereon and/or anywhere on the premises, with the exception of detention/retention areas and reservoirs that have been approved by the Village.

(C) Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

(D) Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees, or shrubs provided, however, this term does not include cultivated flowers and gardens.

(E) Rodent Harborage. All buildings, dwellings, structures, premises and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, approved processes that will not be injurious to human health shall promptly exterminate them. After extermination, proper precautions shall be taken to eliminate the rodent harborage and prevent re-infestation.

(F) Exhaust Vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent to public or private property or that of another tenant.

(G) Accessory Structures. All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

(H) Gates. Gates which are required to be self-closing and self-latching in accordance with the Ohio Residential Code, Ohio Building Code, and/or other codes shall be maintained in such a manner that the gate will positively close and latch when released from a still position of six (6) inches from the gatepost.

(I) Swimming Pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.

(J) Motor Vehicles. No inoperative, unlicensed or abandoned motor vehicle shall be parked, kept or stored on any premises and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, unless such vehicle is maintained within an enclosed structure. Painting of vehicles is prohibited unless conducted inside an approved spray booth. A vehicle may undergo major overhaul, including bodywork, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

(K) Firewood. Firewood shall be stacked and maintained in a neat and tidy manner.

(L) Defacement of Property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any building, dwelling or structure on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

(M) Trailers. No trailer, when loaded with trash, garbage, junk, litter, or damaged/inoperable vehicles shall be parked for a period longer than seven (7) days, except in a totally enclosed building.

(N) Semi-Trailers. No semi-trailer shall be used as a storage facility, except that semi-trailers parked on construction job sites may be used for storage related to the site, but shall be removed upon completion of the project. No semi-trailer shall be used for the display or signs or banners.

(O) Kennels/Animals. A kennel shall contain no more than three dogs and their off spring (puppies). Puppies will need to be removed after 8 weeks. A kennel can be a fenced area, the home or out buildings. The fenced area can be no more than 150sq. feet.

(1) Except as otherwise provided in section 955.221 of the Revised Code regarding dogs, a municipal corporation may regulate, restrain, or prohibit the running at large, within the municipal corporation, of cattle, horses, swine, sheep, goats, geese, chickens, or other fowl or animals, impound and hold the fowl or animals, and, on notice to the owners, authorize the sale of the fowl or animals for the penalty imposed by any ordinance, and the cost and expenses of the proceedings.

(2) A municipal corporation may adopt and enforce ordinances to control dogs within the municipal corporation that are not otherwise in conflict with any other provision of the Revised Code.

266.03 EXTERIOR OF STRUCTURE

(A) General. The exterior of a structure shall be maintained in good repair, structural soundness and a good sanitary condition to prevent posing a threat to the health, safety or welfare of the occupant or the public.

(B) Structural Members. All structural members shall be maintained in a sound condition, free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

(C) Stairways, Decks, Porches and Balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and shall be capable of supporting the imposed loads.

1. Couches, overstuffed chairs, beds, or any interior household furniture shall not be used as outdoor furniture on the porch or property premises.
2. Porches or property premises cannot be used as storage areas. Items to be stored must be enclosed and out of the sight of the general public.

(D) Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

266.04 INTERIOR OF A STRUCTURE

(A) An existing single-family dwelling shall remain a single-family dwelling, and cannot be made into a multiple-family dwelling. Apartments cannot be made from a single-family dwelling.

(B) The owner of property occupied by tenants shall provide off-street parking for the tenants and their guests. Any future multi-family dwellings, within the Village of Camden shall abide by this ordinance.

266.05 GARBAGE, JUNK, LITTER AND RUBBISH

(A) Accumulation of Garbage, Junk, Litter and Rubbish. All exterior property and premises, dwelling and structure, shall be kept free from any accumulation of rubbish or garbage.

(B) Disposal of Garbage, Junk, Litter and Rubbish. Every owner of a building, dwelling or structure shall dispose of all garbage, junk, litter and rubbish in a clean and sanitary manner by placing such materials in approved containers, and shall require all occupants of said building, dwelling or structure to do the same. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

(C) Garbage Facilities. The owner of every dwelling shall supply an approved leak-proof, tightly-covered outside garbage container.

(D) Disposal Facilities. The owner of every occupied building, dwelling, structure or premises shall supply approved, covered containers for the disposal of garbage, junk, litter and rubbish, and the owner of the premises shall be responsible for the removal of the same.

(E) Containers. The owner of every business establishment shall provide, and at all times shall cause the business operator to utilize, approved, leak-proof containers provided with close-fitting covers for the storage of waste materials resulting from said business until removed from the premises for disposal.

266.06 EXTERMINATION

(A) Infestation. All structures shall be kept free from insect and/or rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

(B) Responsibility. The owner of any building, dwelling, structure or premises shall be responsible for extermination, and shall be responsible for the continued rodent and pest-free condition of the building, dwelling, structure or premises. Any agreement between the owner and the occupant of a building, dwelling, or structure, whether written or oral, whereby the occupant is responsible for keeping the building, dwelling, structure, or any part thereof, free from insect and/or rodent infestation shall be enforced by the owner and not the Village of Camden.

266.07 WATER SYSTEMS

(A) General. Every sink, washbasin, bathtub or shower, drinking fountain, toilet, urinal, bidet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, washbasins, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the applicable health codes as adopted and enforced by the Preble County Health Department.

(B) Supply. The water supply system shall be installed and maintained to provide a supply of water to all plumbing fixtures, devices, and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

266.08 SANITARY DRAINAGE SYSTEMS

(A) General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

(B) Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and kept free from obstructions, leaks and defects.

266.09 STORM DRAINAGE

(A) General. Drainage of roofs and paved areas, yards and courts and other open areas on the premises shall not be discharged in a manner that creates a nuisance.

266.10 TREES

(A) General. The owner of any building, dwelling, structure or premises shall be responsible for the removal of trees that are dead, blocking the sight of traffic on the street and foot traffic on the sidewalks. Trees that have been deemed in a condition at posing a threat to the health, safety or welfare of the occupant or the public, shall be removed.

(1) For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible, if the property owner cannot comply or doesn't have the financial capability to pay for such work.

(2) Costs incurred by the Village in the performance of emergency work shall be charged against the property upon which the structure is located and shall be a lien upon such property and may be collected as other property taxes are collected.

O.R.C. 715.20 Shade trees.

Any municipal corporation may regulate the planting, trimming, and preservation of shade trees in streets, alleys, and public grounds and places, and may provide for the planting, removal, trimming, and preservation of such trees and other ornamental shrubbery.

Effective Date: 10-01-1953

CHAPTER 268

Fire Safety Requirements

268.01 General

268.03 Fire-Resistance Ratings

268.02 Means of Egress

268.04 Fire Protection Systems

268.01 GENERAL

(A) Scope. The provisions of this Chapter shall govern the minimum conditions and standards for fire safety relating to buildings, dwellings, structures and exterior premises, including fire safety facilities and equipment to be provided.

(B) Responsibility. The owner of the building, dwelling, structure or premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements, except as otherwise provided herein. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this Chapter.

268.02 MEANS OF EGRESS

(A) General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

(B) Aisles. The required width of aisles in accordance with the Ohio Fire Code shall be unobstructed.

(C) Locked Doors. All means of egress shall be readily operable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the codes.

(D) Emergency Escape Openings. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings, provided that the minimum net clear opening size complies with the codes and that such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke detectors shall be installed.

268.03 FIRE-RESISTANCE RATINGS

(A) Fire-Resistance-Rated Assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

(B) Opening Protectives. Required opening protectives shall be maintained in an operative condition. All fire and smoke-stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

268.04 FIRE PROTECTION SYSTEMS

(A) Smoke Detectors. Existing Group R occupancies not already provided with single-station smoke alarms shall be provided with approved single-station smoke alarms.

(B) Installation. Approved single station smoke alarms shall be installed in existing dwelling units, congregate residences, and hotel and lodging house guestrooms. Installation shall be in accordance with the Ohio Fire Code.

(C) Power Source. In Group R occupancies, single-station smoke alarms shall be battery-operated or shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source. When power is provided by the building wiring, the wiring shall be permanent and without a disconnection switch other than those required for over-current protection. When the power is provided by batteries, it shall be the duty of the occupant to maintain such power source.

CHAPTER 269

Referenced Standards

This chapter lists the standards that are referenced in various sections of this document.

ASME American Society of Mechanical Engineers
 Three Park Avenue
 New York, New York 10016-5990

Standard Reference No.	Title	Referenced in Code
A17.1 – 96	Safety Code for Elevators and Escalators --with A17.1a --97 and A17.1B--98 Addends	262.01

OTHER CODES

Title	Referenced in Code
Ohio Building Code and Ohio Residential Building Code, the most recent	260.05, 262.01, 266.02,
Ohio Fire Code, the most recent edition thereof,	260.05, 262.01

including any subsequent amendments

Ohio Mechanical Code, the most recent edition thereof, 260.05, 262.01

International Plumbing Code, the most recent edition 260.05, 262.01,
thereof, including any subsequent amendments Chapter 266

Preble County Zoning Board Code, the most recent edition
thereof, including subsequent amendments

National Electrical Code, being the most recent edition Chapter 264
thereof, including any subsequent amendments

A glossary of Zoning Development and Planning Terms 262.01
the most recent edition thereof, and any subsequent
amendments

Village of Camden

Property Maintenance Code

Application for Appeal

Name: _____

Address: _____

The determination appealed from: _____

Basis for appeal: _____

Dated: ____ day of _____, 200__.

Appellant: Owner/Occupant

Village of Camden

Property Maintenance Code

Application for Variance

Name: _____

Address: _____

Provision from which variance is sought: _____

Brief statement of need for variance: _____

Dated: ____ day of _____, 200__.

Appellant: Owner/Occupant