

CHAPTER 7

PROPERTY MAINTENANCE CODE

SECTION

12-701. Property maintenance code adopted.

12-702. Modifications to the property maintenance code.

12-703. Available in recorder's office.

12-704. Discontinuance of utilities.

12-701. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of 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; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and providing for the issuance of permits and collection of fees therefore; the International Property Maintenance Code,¹ 2012 edition, as prepared and adopted by the International Code Council, including all appendices, addenda and supplements thereto, is hereby adopted and incorporated by reference, in its entirety, as part of the Springfield Municipal Code, and is hereinafter referred to as the property maintenance code. (Ord. #88-14, Nov. 1998, as replaced by Ord. #96-06, Feb. 1996, Ord. #04-17, Nov. 2004, Ord. #08-02, March 2008, and Ord. #14-17, Oct. 2014)

12-702. Modifications to the property maintenance code. The International Property Maintenance Code, 2012 edition, adopted by the provisions of this chapter, is hereby modified as follows:

(1) Whenever the "code official" is referred to in this code, it shall, for the purposes of the property maintenance code, mean such person as the City of Springfield shall have appointed or designated to administer and enforce the provisions of the property maintenance code.

(2) Subsection 102.3, entitled "Application of other codes" is amended by deleting "ICC Electric Code" and substituting "National Electric Code" and deleting the last sentence.

(3) Section 111, entitled "Means of Appeal" shall be rescinded in its entirety and shall be substituted by the Construction Board of Adjustments and Appeals as established in title 2, chapter 8 of the Springfield Municipal Code.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(4) Subsection 106.4, entitled "Violation penalties" shall be rescinded in its entirety and shall be substituted by a new Subsection 106.4 to read as follows:

106.4. Violations and penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be subject to a penalty of fifty dollars (\$50.00). Each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued. In addition to the penalties prescribed herein, such person shall be subject to the penalties set forth in chapter 9, title 12 of the Springfield Municipal Code.

(5) Subsection 201.3, entitled "Terms defined in other codes" is amended by deleting "ICC Electric Code" and substituting in lieu thereof "National Electric Code."

(6) Subsection 302.1, entitled "Sanitation" is amended by adding to the end of the paragraph the sentence: "Furniture intended for indoor use shall not be placed in yards or porches."

(7) Subsection 302.8, entitled "Motor vehicles" is amended by adding to the end of the paragraph the sentence: "Parking of vehicles over sidewalks, on the path of a sidewalk, or on lawns shall be prohibited."

(8) Subsection 304.14, entitled "Insect screens" is amended by inserting the words "April 1 to October 1" in lieu of "[DATE] to [DATE]."

(9) Subsection 502.4, entitled "Employees' facilities" is amended by deleting the words "and one drinking facility."

(10) Subsection 502.4.1, entitled "Drinking facilities" is rescinded in its entirety. (as added by Ord. #96-06, Feb. 1996, and replaced by Ord. #04-17, Nov. 2004, Ord. #08-02, March 2008, and Ord. #14-17, Oct. 2014)

12-703. Available in recorder's office. Pursuant to the requirement of Tennessee Code Annotated, § 6-54-502, one (1) copy of the property maintenance code shall be filed with the city recorder and is available for public use and inspection. Said property maintenance code is adopted and incorporated as fully as if set out at length herein and shall control within the corporate limits. (as added by Ord. #96-06, Feb. 1996, and replaced by Ord. #04-17, Nov. 2004, Ord. #08-02, March 2008, and Ord. #14-17, Oct. 2014)

12-704. Discontinuance of utilities. In addition to other penalties, the code official of the city may order the discontinuance of utility services to any building in violation of this chapter. This may be done only when the owner of the building has been given at least ten (10) days notice by certified mail of the violation, and has failed to make substantial progress toward correcting the

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violations. (as added by Ord. #96-06, Feb. 1996, and replaced by Ord. #04-17, Nov. 2004, Ord. #08-02, March 2008, and Ord. #14-17, Oct. 2014)