

## INFO DOCUMENT Q – A FEW OF THE COLUMBUS CITY CODES

### 1 - CITY CODES



#### 1 - SMOKE DETECTORS

##### 4529.01 - Purpose.



Since fire is the third leading cause of accidental death with residential **occupancy** fires accounting for most fire fatalities; most of these deaths occur at night during the sleeping hours; detectable quantities of smoke generally precede the development of hazardous atmospheres; and smoke detectors save lives; smoke detectors are required in all new and existing dwelling units in order to warn **occupants** of the need to escape.

##### 4529.13 - Change in **occupancy**.



In the event all required smoke detectors have not been previously installed or properly located, upon change of **occupancy** of any dwelling unit occasioned by or incidental to a sale, lease or sublease of such unit, the grantor, seller, lessor or sublessor, as the case may be, shall install prior to **occupancy** thereof all smoke detectors as required by this chapter or other applicable laws in proper working condition and in the proper locations.

If required smoke detectors have been previously installed, such grantor, seller, lessor or sublessor shall inspect the same and repair or replace them as needed.

This section shall not be construed to vitiate or render void any contract, lease or sublease subject hereto.

(Ord. 2509-88.)

##### 4529.12 - Replacement.



No hard-wired smoke detector shall be replaced with a battery-powered smoke detector.

(Ord. 2509-88.)

##### 4529.11 - Maintenance.



- (A) In a one, two, or three-family dwelling, the **occupant** shall be responsible for operation and maintenance of the smoke detectors.
- (B) In a rooming house, dormitory, multi-family building containing four or more dwelling units, or dwelling unit sharing a bath the owner thereof shall repair or replace smoke detectors therein upon written notification by certified mail from a tenant or upon notification in person by a tenant that a smoke detector is in need of repair or replacement. If a tenant personally notifies the landlord of a mechanical failure, the landlord shall give the tenant a written receipt acknowledging the notification. The tenant shall be responsible for maintenance of the smoke detectors in the tenant's particular dwelling unit.
- (C) No person shall remove a smoke detector or render it inoperative except for periodic maintenance.

(Ord. 2509-88.)

##### 4529.03 - Hard-wired.



"Hard-wired" means directly connected to the electrical power supply of the building, whose power source is required for smoke detectors in any building constructed after April 26, 1978.

(Ord. 2509-88.)

## 2 - OCCUPANT – CITY CODE DEFINITION

### 1301.23 - Occupant.



"Occupant" is a person who is living, sleeping or cooking in, or has actual possession of a dwelling unit or premises who may or may not be the owner of the building but, at a minimum, has some control over the premises in question.

(Ord. 3038-97 (part))

## 3 - OWNER – CITY CODE DEFINITION

### 1301.25 - Owner.



"Owner" means the owner of record as shown on the current tax list of the county auditor; the mortgage holder of record, if any, as shown in the mortgage records of the county recorder; and any purchaser under a land contract. "Owner" also means any person who has a freehold or lesser estate in the premises; a mortgagee or vendee in possession; or any person who has charge, care or control of the premises as agent, executor, administrator, assignee, receiver, trustee, guardian or lessee.

(Ord. 3038-97 (part); Ord. 1415-02 § 3.)

## 4 - PERSON – CITY CODE DEFINITION

### 1301.26 - Person.



"Person" means any owner, lessor, tenant, agent, lessee, or occupant of any building, dwelling unit, mobile home, apartment, townhouse, condominium, or complex(es) thereof, or premises in the city.

(Ord. 3038-97 (part).)

## 5 - OCCUPANCY

### 4541.025 - Prohibited occupancy.



A nonhabitable space, kitchen, or other interior public area shall not be occupied for sleeping purposes.

(Ord. 595-96.)

## 6 - Public Nuisance

### 1301.317 - Public nuisance.



"Public nuisance" means any structure or vehicle, which is in any of the following conditions:

- A. In a dilapidated, decayed, unsafe or unsanitary condition detrimental to the public health, safety, and welfare or well being of the surrounding area; or
- B. A fire hazard; or
- C. Any vacant building that is not secured and maintained in compliance with C.C. [Chapter 4513](#); or
- D. Any structure, vehicle, real or personal property which is not in compliance with any building, housing, zoning, fire, safety, air pollution, health, sanitation or refuse ordinance of the Columbus City Code or Columbus City Health Code; or
- E. Real or personal property of any kind which is used in violation of any division of Section 2925.13, Ohio Revised Code; or
- F. Any real property upon which its real property taxes have remained unpaid in excess of one (1) year from date of assessment.

## 7 - RESIDENTIAL UNIT – INCLUDES CONDOMINIUM

### 1301.37 - Residential unit.



"Residential unit" includes any dwelling unit, multiple dwelling unit, and multiple dwelling development.

(Ord. 3038-97 (part).)

## 8 - DWELLING UNIT

### 1301.10 - Dwelling unit.



"Dwelling unit" means one (1) or more rooms arranged, intended or designed and used solely for independent residential **occupancy** by an individual, group of individuals, or family for living or sleeping purposes and containing sanitation and cooking facilities within the unit for the **occupants'** use. "Dwelling unit" includes single dwelling units, mobile home units, apartment units, townhouse units and condominium units.

(Ord. 3038-97 (part).)

## 9 - INOPERABLE MOTOR VEHICLE – CITY CODE DEFINITION

Lakes at Polish Vehicle Code is and can be more inclusive, including any vehicle deemed a nuisance, or eyesore (poorly maintained, clearly not in the best interest of property values) , in appropriate for community standards by unanimous vote of the Board of Directors.

## 10 - RESPONSIBILITY OF OCCUPANT

### 3312.37 - Parking or keeping inoperable motor vehicle.



No person shall use any premises in any residential, apartment, or institutional use district, private or public parking district, or C-1, C-2, C-3 or C-4 commercial use district for the purpose of parking or keeping an inoperable motor vehicle except when ancillary to a specifically permitted use in a C-4 Commercial District. As used in this section, "keeping an inoperable motor vehicle" means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in an enclosed garage.

For purposes of this section, a motor vehicle shall be deemed inoperable when any of the following conditions exist: one or more wheels are missing; one or more tires are missing; two or more tires are flat; one or more windows are missing or broken; the windshield is shattered or missing; parts necessary for the operation of the vehicle are missing; or a license with a distinctive **number** and valid for the current year is not displayed thereon.

(Ord. No. 1537-2009, § 8, 5-3-2010)

- (h) Fire prevention. Every occupant of a dwelling or dwelling unit responsible for fire prevention requirements regarding storage of flammable liquids and storage of materials as covered under [Section 4525.09](#).
- (i) Rat-proofing. Where it is determined that rat infestation exists, no occupant of a dwelling or dwelling unit shall stack materials on the exterior of the premises, against the structure or any accessory structure or stack any materials unless such stack is elevated twelve inches from the ground.
- (j) Space requirements. Every occupant shall limit occupancy of that part of the premises which he occupies or controls to the maximum permitted by this Code.
- (k) Other requirements. The occupant of any dwelling or dwelling unit shall not obstruct in any manner any required means of egress.
- (l) The occupant of any dwelling or dwelling unit shall not willfully destroy, deface, damage, impair or remove from the premises any of the facilities, equipment, appurtenances or any part of the structure thereof.
- (m) The occupant of a dwelling or dwelling unit is responsible for storing all medicines, cleaning fluids, poisons, and other household chemicals in a locked cabinet or by other means so as to make these substantially inaccessible to children.

(Ord. 356-75.)

thereof access to any part of such dwelling or dwelling unit for the purpose of making necessary repairs, alterations, or maintenance inspections.

- (b) Garbage disposal and rubbish storage. The occupant of dwellings containing one or two dwelling units shall provide and maintain adequate garbage disposal and rubbish storage receptacles.
- (c) Plumbing. The occupant shall keep all plumbing fixtures such as toilets, basins and sinks in a clean and sanitary condition and avoid the deposit of any material which may obstruct and interfere with the proper function thereof.
- (d) Electricity. The occupant is responsible for proper usage of all electrical power lines, outlets, fixtures, other facilities required by this Code, proper extension cord usage, and proper fusing.
- (e) Heating. The occupant shall regulate the heating facilities to maintain above freezing temperatures at all times in all portions of the dwelling or dwelling unit within the functional capability of the equipment whenever these heating facilities of the dwelling or dwelling unit are under his control.
- (f) Pest elimination. The occupant is responsible for elimination of any insects, rats, or other pests within that part of the premises occupied and controlled by him in a single family dwelling or in a dwelling containing two (2) or more dwelling units if his unit is the only one infested unless infestation of the premises was caused by the improper rat-proofing.
- (g) Clean and sanitary maintenance. Every occupant of a dwelling or dwelling unit and premises thereof which he occupies and controls shall keep the same in a clean and sanitary condition. In two family and row units, the yard area extending from the structure to the front and the rear which is adjacent and contiguous to each unit shall be construed to be the responsibility of the occupant of that unit. Clean and sanitary maintenance shall include, but not be limited to, keeping all floors and walking surfaces free of dirt, filth, garbage, human and animal waste, litter, refuse and other unsanitary matter and keeping all walls, ceilings, windows and doorways clean and free of dirt, greasy film, soot and other unsanitary matter. Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish, garbage and ashes in the receptacles provided. Discarded or abandoned articles of such bulk as to preclude disposal in such receptacles shall be conveyed by the occupant to an appropriate municipal or approved private disposal area.