

ORDINANCE NO. 919 (19)

AN ORDINANCE AMENDING PART 8 OF THE MOORE MUNICIPAL CODE, BY CREATING CHAPTER 13, SECTIONS 8-1301 THROUGH 8-1303, ADOPTING THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE AND ADOPTING LOCAL AMENDMENTS TO SAID CODE; ESTABLISHING MINIMUM REGULATIONS GOVERNING THE PROPERTY MAINTENANCE REQUIREMENTS OF MULTI-FAMILY DWELLING STRUCTURES CONTAINING THREE OR MORE UNITS, THREE STORIES OR MORE IN HEIGHT WITHIN MOORE, OKLAHOMA; AND REPEALING ANY INCONSISTENT ORDINANCES OF THE CITY OF MOORE, STATE OF OKLAHOMA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOORE, OKLAHOMA THAT PART 8, CHAPTER 13, SECTIONS 8-1301 THROUGH 8-1303, ARE HEREBY CREATED TO READ AS FOLLOWS:

PART 8, CHAPTER 13- MULTI-FAMILY CODE

SECTION 8-1301 - ADOPTION OF 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

There is hereby adopted that certain code known as, the 2015 International Property Maintenance Code, as the property maintenance code of the city for the control of multi-family dwelling structures containing three (3) or more units, three (3) or more stories in height, referred to herein as 'the Multi-Family Code'. Each and all of the regulations, provisions, penalties, conditions and terms of the Multi-Family Code are hereby referred to, adopted and made a part hereof as if fully set out in this code, with the additions, insertions, deletions and changes as prescribed herein. Not less than one (1) copy of this code is on file in the office of the clerk.

SECTION 8-1302 - AMENDMENTS TO MULTI-FAMILY CODE.

A. The following additions, amendments or deletions are made to the building code adopted herein:

Section 101.1- Insert: City of Moore

Section 101.2- Delete existing language in this section and replace with the following:

The provisions of this code shall apply to all new and existing residential multi-family structures containing three or more dwelling units, three stories or more in height and constitute minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protections from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of the owners, an owner's authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties. Nothing in this code shall

be seen as a lessening of the requirements of the Moore Municipal Code and all properties under the jurisdiction of this code shall be required to uphold all of the provisions set out in the Moore Municipal Code in addition to the provisions found in this code.

Section 102.1 General: Insert the following after the last sentence

Where this code and the municipal code of the City of Moore conflict, it shall be to the determination of the Community Development Director or their designee to determine the resolution to the conflicting sections

Section 103.1- Delete *department of property maintenance inspection* and insert *Code Enforcement Department*

Section 103.5- Insert: Fee Schedule of the City of Moore as shall be amended from time to time.

Section 104.2- Amended to read as follows: *The code official shall make any inspection deemed necessary by the Community Development Director or their designee.*

Section 106.3- Delete *of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be determined a strict liability offense.* Insert *of an offense.*

Section 106.4 Violation Penalty: Insert the following after the last sentence:

Any person, firm or corporation, who shall violate any provision of this code upon conviction thereof shall be guilty of an offense and be subject to a fine in an amount as provided in Section 1-108 of the Moore Municipal Code.

Section 107.1- Amended to read as follows: *Whenever the code official determines that a there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in accordance with state law and the Moore City Code.*

Section 107.2- Delete entire section

Section 107.3- Delete entire section

Section 107.5- Delete entire section

Section 107.6- Delete entire section

Section 108.1- Amended to read as follows: *When a structure is found by the code official to be unsafe or unfit for human occupancy or otherwise dilapidated as defined by*

state law, such structure shall be declared dilapidated in accordance with Part 8, Chapter 3 of the Moore City Code, and the provisions of that chapter shall apply.

Sections 108.1.1 through 108.7- Delete entire section

Section 110- Delete entire section

Section 111.1- Amended to read as follows: Any owner or operator of a building affected by the decision of the code official shall have the right to appeal to City Council, provided that the application is made in writing and is filed with the City Clerk within twenty (20) days of the decision or notice. An application for appeal shall be based on a claim that the true intent of this code has been incorrectly applied, or the code is not applicable.

Sections 111.2 through 111.6.2- Delete entire section

Section 112.4- Amended to read as follows: Any person(s) of firm(s) who shall continue any work after having been served with a stop work order, except such work as that person(s) or firm(s) has been directed to perform to remove a violation or unsafe condition, shall be guilty of an offense and upon conviction shall be punished in accordance with Section 1-108 of the Moore City Code. Each violation of said stop work order shall be considered a separate offense.

Section 302.4- Amended to read as follows: Premises and exterior property shall be maintained free from weeds or plant growth in accordance with Part 8 of the Moore City Code.

Section 302.5- Amended to read as follows: Premises and exterior property shall be kept free from rodent harborage and infestation in accordance with Part 8 of the Moore City Code.

Section 302.8- Amended to read as follows: Inoperative or unlicensed vehicles shall be in accordance with Part 8 of the Moore City Code.

Section 304.3- Delete 4 inches Insert 3 inches

Section 304.14- Insert: March 15 to November 15

Section 309.3 Single Occupant: Delete existing language and replace with the following:
Reserved

Section 402.2- Amended to read as follows: Every common hall and stairway shall be lighted at all times with not less than the equivalent of a 60-watt standard bulb for each

200 square feet of floor area, provided the spacing between light sources does not exceed 30 feet.

Section 404.4.1 Room Area. Delete existing language and replace with the following:
Every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 70 square feet.

Section 404.5 Overcrowding: Delete sections 404.5, 404.5.1 and 404.5.2 and replace with the following:

Reserved

Section 502.2 through 502.3- Delete entire section

Section 503.2- Delete entire section

Section 506.1- Delete: *an approved private sewage disposal system*

Section 506.3- Add the following language to the end of the section: *Grease interceptors shall be maintained in accordance with the Moore Municipal Code*

Section 602.3- Amended to read as follows: *Every owner or operator of any building covered by this code, shall supply heat to the occupants thereof to maintain a minimum temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms.*

Section 602.4- Amended to read as follows: *Indoor occupiable work space shall be supplied with heat to maintain a minimum temperature of 68 degrees Fahrenheit while the space is occupied.*

Exceptions

- 1. Processing, storage and operation areas that require cooling or special temperature conditions.*
- 2. Areas in which persons are primarily engaged in physical activities.*

Section 604.3.1.1- Amend section by deleting Exceptions 1-4, 6-13, 15, 1-18

SECTION 8-1303- NOTICE

Nothing in the Multi-Family Code shall be construed to negate the applicability of the Moore City Code to any and all structures subject to the provisions of the Multi-Family Code. All structures under the regulations set out in the Multi-Family Code shall also fall under the other requirements as set out in the Moore City Code. In situations where there is conflict, the more

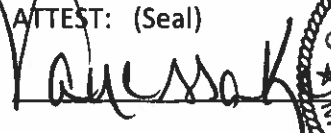
stringent code shall apply as determined by the Community Development Director or their designee.

Severability: If any of the provisions of this ordinance are determined to be unconstitutional or unlawful by any court of competent jurisdiction, the remainder shall be severable and unaffected.

Repealer: Any ordinance or parts thereof in conflict with this section are hereby repealed.

PASSED AND APPROVED this 5th day of August, 2019.

ATTEST: (Seal)


VANESSA KEMP, City Clerk




GLENN LEWIS, Mayor

APPROVED AS TO FORM & LEGALITY:



RANDY BRINK, City Attorney

PROOF OF PUBLICATION

In the District Court of Cleveland County,
~~State of Oklahoma~~

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Affidavit of Publication

State of Oklahoma, County of Cleveland, ss:
I, the undersigned publisher, editor or Authorized
Agent of the Norman Transcript, do solemnly swear
that the attached advertisement was published in
said paper as follows:

(Published in The Norman Transcript
August 13, 2019, 11)

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OKLAHOMA; AND REPEALING ANY IN-
CONSISTENT ORDINANCES OF THE
CITY OF MOORE, STATE OF OKLA-
HOMA.

Glenn Lewis, Mayor
Vanessa Kemp, City Clerk

1st Publication August 13, 2019
2nd Publication _____
3rd Publication _____
4th Publication _____

That said newspaper is Daily, in the city of Norman,
Cleveland County, Oklahoma, a Daily newspaper
qualified to publish legal notices, advertisements
and publications as provided in Section 106 of Title
25, Oklahoma Statutes 1971, as amended, and
complies with all other requirements of the laws of
Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached
hereto, was published in the regular edition of said
newspaper during the period and time of
publications and not in a supplement, on the above
noted dates.

Kathrina Bennett

Signature

Subscribed and sworn before me on this 13th day of
August, 2019.

Ashley Huff

My commission expires
09/29/19

Notary Public
Commission #
15009120

Cost of Publication \$ 12.30

PAY TO:

The Norman Transcript
P.O. Drawer 1058
Norman, OK 73070

A copy of this affidavit of publication
was delivered to the Office of the
Cleveland County Clerk
on August 13, 2019.

Please include the case number on your check.

