

REQUESTED BY:
RUCKER-WHITE-GREATHOUSE-JOHNSON

LAW DEPARTMENT
DRAFT NO. 0479

TITLE

AN ORDINANCE FOR THE PURPOSE OF REPEALING PART THIRTEEN – BUILDING CODE, TITLE SIX – PROPERTY MAINTENANCE CODE, CHAPTER 1339 – VIOLATIONS AND PERMITS, SECTION 1339.07 - DEMOLITION; FAILURE TO COMPLY, WITHIN THE CODIFIED ORDINANCES OF THE CITY OF WARREN, OHIO IN ITS ENTIRETY, AND ENACTING SECTION 1339.07 DEMOLITION; FAILURE TO COMPLY, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 13323/2024

WHEREAS, Section 1339.07 (Demolition; Failure to Comply) of Part Thirteen – Building Code, Title Six – Property Maintenance, Chapter 1339 – Violations and Permits, Part Thirteen – Building Code, of the Codified Ordinances of the City of Warren, Ohio, provides for the necessary or mandatory demolition by City order under certain circumstances; and

WHEREAS, this Council deems it to be in the best interests of the City of Warren to update Section 1339.07 (Demolition; Failure to Comply) of the Codified Ordinances of the City of Warren, Ohio, to fully implement a fair and equitable method; NOW THEREFORE

BE IT ORDAINED by the Council of the City of Warren, State of Ohio:

Section 1: That Section 1339.07 (Demolition; Failure to Comply) of Title Six – Property Maintenance, Chapter 1339 (Violations and Permits), within Part Thirteen – Building Code, of the Codified Ordinances of the City of Warren, Ohio, be and hereby is repealed in its entirety.

Section 2: That Section 1339.07 (Demolition; Failure to Comply) of Title Six – Property Maintenance, Chapter 1339 (Violations and Permits), within Part Thirteen – Building Code, of the Codified Ordinances of the City of Warren, Ohio, be and hereby is enacted as follows:

“CHAPTER 1339 – Violations and Permits”
SECTION 1339.07 Demolition; Failure To Comply

“If the owner of a premises fails to comply with a demolition order within the time prescribed, the Code Official may cause the structure to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razings and removal may be charged against the real estate upon which the structure is located and may be filed as a lien upon such real estate, all in accordance with Chapter 1323.

If a structure is razed and removed pursuant to this section, and the owner(s) of the premises fails to reimburse the City for the cost thereof within thirty days after the completion of the razing and removal, the City Director of Law may pursue, or cause to be pursued, such reimbursement from the owner(s). The City Director of Law may also pursue any available lien(s).”

Section 3: That this City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of the City Council, and that all deliberations of the City Council and its committees, if any, which resulted in formal action, were taken in meetings open to the public, and in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code of Ohio.

Section 4: That this Ordinance is hereby a necessary measure for the immediate preservation of the public peace, health, welfare, and safety. The further reason for this emergency measure is for the integrity and efficiency of the City of Warren's Codified Ordinances in general, and the Warren Building Code in particular, to be more fully ensured at the earliest possible time and without undue delay. WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this 27TH day of MARCH, 2024.

SIGNED: [Signature] ATTEST: [Signature]
President of Council Clerk

FILED WITH THE MAYOR: 3-27-2024

DATE APPROVED: 3-27-2024

[Signature]
MAYOR, CITY OF WARREN, OHIO