

**ORDINANCE TO ADOPT THE 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE AND TO MAKE CERTAIN AMENDMENTS, SUBSTITUTIONS AND CHANGES TO THE CODE AS ADOPTED**

WHEREAS, the City of Ridgeland in Madison County, Mississippi did on a prior date adopt the 2003 International Property Maintenance Code and has enforced it in all respects since adopted; and,

WHEREAS, the Mayor and Board of Aldermen did observe that the enforcement of the 2003 International Property Maintenance Code could be improved with certain clarifications and that certain sections did not apply to the City of Ridgeland, Mississippi; and,

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi find that it would be in the best interest of the city to adopt the 2006 International Property Maintenance Code with the changes that are provided hereinafter.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI that the following is hereby adopted:

Section I

The Mayor and Board of Aldermen of the City of Ridgeland, Mississippi hereby adopt the 2006 International Property Maintenance Code as an ordinance of the City of Ridgeland, Mississippi in all respects, except as hereinafter modified, amended, substituted and changed.

Section II

The following amendments to the 2006 Property Maintenance Code are hereby adopted:

A. Amend Section 101 – General

In Section 101.1 – substitute “name of jurisdiction” with “City of Ridgeland”.

B. Amend Section 103 – Department of Property Maintenance Inspection

Delete Sections 103.1, 103.2, 103.3, 103.5.

C. Amend Section 111 – Means of Appeal

1. In Section 111.1 – substitute “board of appeals” with “Board of Aldermen”.

2. Delete Sections 111.2 and 111.3.

D. Amend Section 112 – Rental Inspections

Add the following Section 112:

SECTION 112  
RENTAL INSPECTIONS

112.1 General. All residential property for rent or lease in the City of Ridgeland shall comply with this section.

112.2 Apartments. All apartment communities in the City of Ridgeland shall cause twenty percent of their total number of units to pass inspection every year. The criteria for inspection will be the provisions of this code.

112.3 Rental houses. All persons or companies that own single family or two family dwellings, for the purpose of rent or lease in the City of Ridgeland, shall cause each unit to pass inspection every time the unit is vacated. The criteria for inspection will be the provisions of this code.

Exception: If the unit has passed inspection within the last twelve months, the inspection is not required.

112.4 Violations. Failure to have the required units pass inspection can result in a delay in the transfer of electrical service from the owners account to the tenants account, as deemed necessary by the building official.

112.5 Multiple Rental Units. Any property owner who owns multiple rental units of the same address shall be allowed a reduced inspection fee per Section Four (4) of the Fee Ordinance for multiple inspections on the same inspection visit.

- E. Amend Section 201.3 Terms defined in other codes: by substituting the words “Official Zoning Ordinance of the City of Ridgeland, Mississippi” for the words “International Zoning Code”.

F. Amend Section 301 – General

1. Add Section 301.4 – Nuisance. The existence of any condition(s) on buildings, accessory structures, or property, which has an adverse impact on the safety, health, environment, aesthetics or property values of properties in the near vicinity as a result of being visible from outside the property, is declared to be a nuisance. Any property that is damaged or destroyed by fire or acts of nature shall be demolished or repairs must begin within three months of the damage or destruction.
2. Add Section 301.5 – Hazardous Materials. It shall be unlawful for any owner or tenant to store hazardous materials such as, but not limited to oil, grease, paint, petroleum products, hazardous materials, volatile chemicals, pesticides, herbicides, fungicides, or waste (solid, liquid, or gaseous) that constitute a fire or environmental hazard, or are detrimental to human life, health, or safety. Any other condition existing on or in a building, accessory structure, or

property that is determined to be a safety or health hazard whether or not visible from outside the property shall be unlawful.

It shall be unlawful for any owner or tenant to store any items such as, but not limited to, washers, dryers, refrigerators, ovens, freezers, lawn mowers, string trimmers, edgers, tillers, rakes, shovels, other gardening supplies, toys, recliners, ice chest, boxes, crates, storage bins, storage tubs, file cabinets, grills, kennels, barrels, drums, cans, bottles, wood, metal, plastic, rags, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; scrap iron, tin, and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation on a porch, breezeway, balcony, front yard or side yard if the porch, breezeway, balcony, front yard or side yard is visible from any street.

3. Add Section 301.6 – Garage or Carports. All materials, equipment, or other items of personal property shall not be stored inside a carport to the extent that such storage prevents the use of a carport for the parking of the number of motor vehicles for which the carport is designed. Garages used for the accumulation or storage of personal property that are unsightly when viewed from outside the property, shall be kept closed except during ingress and egress. Concrete blocks, lumber, or buckets, and other accumulations of items shall be stored in a storage building, garage, or may not be visible from the street and shall be behind a fence or wall.

G. Amend Section 302 – Exterior Property Areas

1. Modify Section to 302.4 – Weeds. Insert “18 inches or hereinafter provided” for “(jurisdiction to insert height in inches)”
2. Add the Following Sections to 302.4 – Weeds.
  - 302.4.1 Vegetation planted and maintained for landscaping purposes or for erosion control shall be exempt from the requirements of this section.
  - 302.4.2 Vegetation located beyond fifty feet (50’) from the back of curb or edge of pavement on a lot over one acre that is in a natural state shall be exempt from the requirements of this section.
  - 302.4.3 Vegetation located on an unimproved, cleared lot shall be maintained to prohibit vegetation over 48 inches high.
3. Add to Section 302.7 – Accessory Structures. Fences and walls shall be free from loose, missing, broken or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices.

4. Add Section 302.7.1 – Mailboxes. All mailboxes shall be maintained structurally sound and in good repair, to include the box, post, and all attachments.
5. Change the title of 302.8 - Motor Vehicles, lawn mowers and other motorized equipment and add the following section:
  - 302.8.1 Minor repairs such as changing oil, or the replacement of the air filter, spark plugs, brakes, tires, shocks, ect. are permitted in the residentially zoned districts. Minor repairs of any vehicle performed other than within a fully enclosed building shall not exceed a seventy-two (72) hour period of time.
  - 302.8.2 Major repairs such as, but not limited to, replacing or overhauling of engine, transmission, or auto bodywork or other repairs that exceed a seventy-two (72) hour period are only permitted in a residentially zoned district if such work is being conducted within a fully enclosed building.
  - 302.8.3 Minor or major repairs as stated are only permitted on vehicles registered to the property owner or tenant of the said property on which the repairs are conducted. Vehicle repair shops are prohibited within any residential district.
6. Add Section 302.10 – Construction Projects. The following conditions shall be prohibited in residentially zoned districts:
  - 302.10.1 Construction projects that are on-going for more that twelve months (exceptions: construction projects with valid building permit may request a time extension due to extenuating circumstances, such as natural disasters.)
  - 302.10.2 Scattered building or repair materials in a yard.
  - 302.10.3 Storage of construction, repair, or maintenance materials or equipment that are not to be used on the premises.
  - 302.10.4 Construction debris and refuse remaining on property for more than thirty days.
  - 302.10.5 Lumber or construction materials (excluding materials for construction project on the property with a current valid permit), salvage items (junk), including, but not limited to, auto parts, scrap metals, tires, and the like stored on property in excess of seventy-two hours and visible from a public street, walkway or alley or other public property.
  - 302.10.6 Abandoned, dismantled, wrecked, inoperable, unlicensed, and discarded objects, equipment or appliances such as, but not limited to vehicles, boats, water heater, refrigerators, furniture which is not designed for outdoor use, household fixtures, machinery, equipment, cans, or containers standing or stored on property or on sidewalks or streets which can be viewed from a public street or walkway, alley, or other public property.
  - 302.10.7 Building or repair materials and building, maintenance, or repair equipment stored for more than thirty days.
  - 302.10.8 Piles of dirt, sand, gravel, rock, mulch in excess of fourteen (14) days.

7. Add Section 302.11 – Maintenance of Right-of-way. It is the responsibility of the property owner to keep any alley or adjoining street right of way, excluding ditches, that abuts owner’s property mowed and free of trash and debris including edging, weed eating, and excess clipping removal. In the case of alleys, the property owner is responsible only for the half of the alley that abuts owner’s property from the centerline of the alley.

H. Amend Section 304 – Exterior Structure

Add to Section 304.13 the following language: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. No windows, door, or building exteriors shall be covered with but not limited to, aluminum foil, cardboard, plywood, or plastic, except during construction or pending repairs not exceeding thirty (30) days.

Existing screens on doors or windows shall not be torn or in need of repair or replacement.

I. Amend Section 307 – Rubbish and Garbage

1. Add Section 307.4 Garbage or Refuse Containers. Garbage or refuse containers shall be stored behind the front line of the building and shall not be visible from the street, except when placed for collection. Garbage or refuse containers shall be returned to the storage location not later than 8:00 am the day following collection.
2. Add Section 307.5. It shall be unlawful for any person to dispose of or cause to be disposed of any garbage, rubbish or other waste materials upon property other than a lawfully operated garbage dump or sanitary landfill. Excessive amounts of cuttings and clippings shall be removed immediately following the mowing or pruning activity. Leaves and other yard debris shall not be allowed to accumulate in the lawn area for more than fourteen (14) days.

J. Amend Section 402 Light

Add Section 402.4 – Exterior Lights. It shall be unlawful for any exterior light fixtures to shine directly toward adjacent property.

K. Amend Section 704 Fire Safety Requirements

Add Section 704.5 Fire Extinguishers. All multi-family dwelling units shall contain one 2:A 10:BC rated fire extinguisher, with a current inspection tag attached thereto, mounted to a wall in a conspicuous location.

Section III

Effective date of this Ordinance shall take effect and be enforced thirty (30) days from and after its passage.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

MOTION made to adopt the foregoing Ordinance was made by Alderman \_\_\_\_\_ and SECONDED by Alderman \_\_\_\_\_ and the foregoing, having first been reduced to writing, was submitted to a roll call vote, the result was as follows:

Alderman Ken Heard	_____
Alderman Chuck Gautier	_____
Alderman Kevin Holder	_____
Alderman Larry Roberts	_____
Alderman Scott Jones	_____
Alderman Linda S. Davis	_____
Alderman Gerald Steen	_____

Whereupon, the Mayor declared the Ordinance carried and the Ordinance adopted.

The foregoing Ordinance is approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

CITY OF RIDGELAND, MISSISSIPPI

By: \_\_\_\_\_  
Gene F. McGee, Mayor

ATTEST:

By: \_\_\_\_\_  
David Overby, City Clerk

PropertyMaintenanceCode2006-ORD  
11/2/2006-MMH  
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