

## ORDINANCE NO. 113-17

BY: **DEBORAH LIME**  
(By Request – Building Commissioner)

AN ORDINANCE TO ADOPT THE OHIO BUILDING CODE, TO ADOPT THE RESIDENTIAL CODE OF OHIO, TO ADOPT THE OHIO MECHANICAL CODE, TO REPEAL EXISTING SECTION 1501.40 OF THE PARMA CODIFIED ORDINANCES, TO ENACT NEW SECTION 1501.011 OF THE PARMA CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO HEREBY ORDAINS:

Section 1. The Ohio Building Code, for which the designation “OBC” may be substituted, set forth in Chapters 4101:1-1 to 4101:1-35 of the Ohio Administrative Code, together with all amendments thereto promulgated by the Ohio Board of Building Standards, is hereby adopted and incorporated fully as if the OBC were written herein in its entirety. The purpose of adopting the OBC is to establish minimum standards and requirements for the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures, and appurtenances connected or attached thereto, that are governed under the OBC and proposed for use within the corporate limits of the City of Parma, Ohio.

Section 2. The Residential Code of Ohio, for which the designation “RCO” may be substituted, set forth in Chapters 4101:8-01 to 4101:8-25, 4101:8-29, 4101:8-34, and 4101:8-44 of the Ohio Administrative Code, together with all amendments thereto promulgated by the Ohio Board of Building Standards, is hereby adopted and incorporated fully as if the RCO were written herein in its entirety. The purpose of adopting the RCO is to establish standards and requirements for the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of one-, two-, and three-family dwellings, any appurtenances connected or attached to such buildings or structures, and any accessory structures that are governed under the RCO and proposed for use within the corporate limits of the City of Parma, Ohio.

Section 3. The Ohio Mechanical Code, for which the designation “OMC” may be substituted, set forth in Chapters 4101:2-1 to 4101:2-15 of the Ohio Administrative Code, together with all amendments thereto promulgated by the Ohio Board of Building Standards, is hereby adopted and incorporated fully as if the OMC were written herein in its entirety. The purpose of adopting the OMC is to establish standards and requirements for the design, installation, maintenance, alteration, repair, relocation, replacement, addition to, use and inspection of mechanical systems within buildings that are proposed for use within the corporate limits of the City of Parma, Ohio.

Section 4. Existing section 1501.40 of the Parma Codified Ordinances, titled “Application of Ohio Basic Building Code and State Law; Conflict of Laws; Energy Conservation.” is hereby repealed in its entirety.

Section 5. New section 1501.011 of the Parma Codified Ordinances, titled “Standards” is hereby enacted to read as the attached Exhibit “A”.

Section 6. In the event the provisions of the OBC, RCO, or OMC, as adopted herein, are in conflict with the provisions of the Parma Building Code, Part 15 of the Parma Codified Ordinances, the provisions of the OBC, RCO, or OMC shall control.

Section 7. A complete copy of the OBC, RCO, and OMC, as adopted herein, are on file with the Clerk of the Parma City Council for public inspection and distribution at cost. Copies of the OBC, RCO, and OMC are also on file in the Cuyahoga County Law Library located in the Cuyahoga County Court House, City of Cleveland, Ohio.

Section 8. Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 9. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 10. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare. The reason for such necessity is the City must employ current minimum standards for the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures within the corporate limits of the City of Parma, Ohio in order to effectively protect life and property. Therefore, this Ordinance shall go into immediate effect upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise at the earliest time allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_

FILED WITH  
THE MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR, CITY OF PARMA, OHIO