

CHAPTER 1303
Residential Code of Ohio

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CROSS REFERENCES

Construction hours - see GEN. OFF. 558.04(A) & (B)
Rat harboring in stored building supplies - see GEN. OFF. 521.10(A)(5)
Sidewalk protection during building operations - see S.U. & P.S. Ch. 907
Obstructing tree lawns, streets and sidewalks - see S.U. & P.S. Ch. 909
Care of trees during building operations - see S.U. & P.S. 945.08
Residential districts - see DEV. Ch. 1141 et seq.
Drainage and grade establishment - see BLDG. Ch. 1337
Garbage disposal required - see BLDG. Ch. 1345
Artificial lighting devices - see BLDG. Ch. 1351
Property Maintenance Code - see BLDG. Ch. 1370

1303.01 PURPOSE AND ADOPTION.

Pursuant to the Ohio Revised Code 731.231, there is hereby adopted for the purpose of establishing Rules and Regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, equipment, use, occupancy, or maintenance of one, two and three-family dwellings which are not constructed as industrialized units, and their accessory structures, that certain Code known as the *Residential Code of Ohio for One, Two and Three Family Dwellings*. A complete copy of such Code shall be kept on file at the office of the Clerk of Council, the office of the Building Commissioner and in the County Law Library. The Clerk of Council shall keep copies available for distribution to the public at cost.

1303.02 DEFINITIONS.

Wherever the term "Building Official" is used in this Code it shall mean the City of Rocky River Building Commissioner and/or Building Inspector of Rocky River.

1303.03 ENFORCEMENT.

The Residential Code of Ohio for One, Two and Three Family Dwellings, shall be enforced by the Building Commissioner of the City of Rocky River.

1303.04 AMENDMENTS.

The Residential Code of Ohio for One, Two and Three Family Dwellings adopted herein is hereby amended and changed in the following respects:

(a) Sec. R101.1 Insert: City of Rocky River.

(b) Table R301.2(1) Insert:

Ground Snow Load:	20 Pounds/Foot
Wind Speed	90 MPH
Seismic Design Category:	D1

Subject to Damage from:

Weathering - Severe

Frost Line Depth - 36 inches

Termite - Moderate to Heavy

Decay - Slight to Moderate

Winter Design Temp - 5 Degree Fahrenheit

Flood Hazards - Map Panel #390100 0001 C, Revised December 4, 1981

(c) Right of Appeal.

All persons shall have the right to appeal the Building Official's decision concerning matters pertaining to building construction and local zoning decisions to the City of Rocky Board of Zoning and Building Appeals.

(d) Violations and Penalties.

No person, firm or corporation, whether as owner, lessee, sublessee or occupant shall erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any one, two or three-family dwelling in the City or cause or permit the same to be done, contrary to or in violation of any provision of this Code. Whoever violates any provision of this Chapter or any Code adopted herein or fails to comply with any lawful order issued pursuant thereto is guilty of a minor misdemeanor. Each day during which non-compliance or a violation continues shall constitute a separate offense. The City may institute injunction proceedings in Common Pleas Court to abate the nuisance of any violation or failure to cease work after receipt of a Stop Work Order.

(Ord. No. 19-07. Passed 2/26/07.)