

Codified Ordinances of Pickerington, Ohio

1490.12 STRUCTURAL REQUIREMENTS.

(a) Foundations, Walls and Roofs. Every foundation, exterior wall and roof shall be substantially watertight and weathertight and in sound condition.

(b) Windows, Doors and Hatchways. Every window, exterior door and basement hatchway shall be substantially weathertight and shall be maintained in sound working condition and good repair.

(c) Stairs and Porches. Every exterior stairway, porch and stoop, and every appurtenance thereto, shall be constructed so as to be safe to use and capable of supporting a normal load and shall be maintained in good repair.

(d) Interior Stairways. Every interior stairway shall be capable of supporting a normal load and maintained in good repair. Stairways having a total rise of thirty-six inches or more shall have a handrail on at least one side. Stairways extending between two floors shall have handrails on all unenclosed sides.

(e) Equipment, Utilities and Facilities. Every piece of equipment, utility or facility which is supplied or required shall be so constructed or installed that it will function safely and effectively and shall be maintained in satisfactory working condition.

(f) Rain Carriers. Gutters, downspouts and conductor lines shall be installed and maintained where the absence thereof creates a structural hazard or nuisance run-off onto neighboring property. Such gutters, downspouts and conductor lines shall be maintained in a sound condition, with no significant leakage, holes or rust.

(g) Exterior Siding and Trim. All exterior siding and trim shall be maintained in good condition, free from significant peeling or chipping paint, loose or sagging material, decay or damage.

(h) Driveways, Approaches and Parking Areas. All paved driveways, approaches and parking areas shall be free of significant potholes, damage or deterioration and maintained in a reasonably clean condition.

(i) Yards, Porches, Areas and Exterior Premises. All yards, porches, areas and the entire exterior premises of a property shall be reasonably free from refuse, garbage, trash, debris, weeds, tall grass, accumulations of items tending to litter, and excessive storage of items detracting from the character of the neighborhood or development.

(j) Fences.

(1) All fences, gates and appurtenances thereto shall be maintained in good condition, with no significant leaning, sagging, damage, decay or peeling paint.

(2) No person shall erect or maintain any electric fence, barbed wire fence, razor wire fence, or a fence having metal prongs or spikes, within a residential district or on property which abuts residential property.

(k) Concrete, Brick, Block and Masonry. Structural concrete, brick, block and masonry work, including decorative walls and retaining walls, shall be sound, free of extensive mortar voids, holes, cracks and loose components.

(Ord. 92-51. Passed 9-15-92.)