

North Canton City Council
Community and Economic Development Committee

ORDINANCE 56 - 2020

An ordinance amending and retitling Chapter 1301, Residential Building Code, of the Codified Ordinances of the City of North Canton.

WHEREAS, the City wishes to adopt the most current versions of the Residential Code of Ohio and Building Code of Ohio, and

WHEREAS, the City wishes to create clarifying provisions to address identification and plan review fees, and

WHEREAS, the City wishes to create provisions establishing standards for the sanitation of project sites.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That Chapter 1301, Residential Building Code, of the Codified Ordinances of the City of North Canton be, and is hereby, amended to read as follows:

SECTION 1301.01 ADOPTION OF RESIDENTIAL CODE OF OHIO

This chapter does hereby approve, adopt, and enact the most current edition of the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one-, two- and three-family dwellings, their appurtenances and accessory structures in the jurisdiction of the City; and providing for the issuance of permits therefor providing penalties for the violation thereof, and repealing all ordinances and parts of ordinances in conflict therewith.

SECTION 1301.02 ADOPTION OF OHIO BUILDING CODE

This chapter does hereby approve, adopt, and enact the most current edition of the Ohio Building Code of Ohio regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of all non-residential structures, their appurtenances and accessory structures in the jurisdiction of the City; and providing for the issuance of permits therefor providing penalties for the violation thereof, and repealing all ordinances and parts of ordinances in conflict therewith.

SECTION 1301.03 ADDRESS IDENTIFICATION

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than four (4) inches high with a minimum stroke width of ½ inch. Where required by the Fire Chief, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 1301.04 PLAN REVIEW FEES

The Plan Review Fee as required by Chapter 1171 shall be paid upon submittal of plans for Plan Review. After the initial plan review all fees incurred by the City shall be reimbursed by the applicant prior to issuance of the permit.

SECTION 1301.05 RUBBISH AND DEBRIS

(a) All residential construction sites shall provide approved containment system for all construction rubbish and debris. The construction site, both internal and external, shall be kept in a reasonable manner consistent with a safe and sanitary work site environment.

(b) All non-residential construction sites shall provide an approved containment system for all construction rubbish and debris. The construction site, both internal and external, shall be kept in a reasonable manner consistent with a safe and sanitary work site environment.

(c) Violations occurring as a result of noncompliance may result in the issuance of a stop work order until the site is brought into compliance.

SECTION 1301.06 PORTABLE/TEMPORARY SANITATION FACILITIES

All portable and temporary sanitation facilities shall be placed and contained within the construction property and shall not be located in the public right of way. No portable or temporary sanitation facility shall be located in proximity to any other adjacent structures so as to cause a nuisance. Portable and temporary sanitation facilities shall not cause noxious odors to affect adjacent properties.

Section 2. That Chapter 1301, Residential Building Code, of the Codified Ordinances of the City of North Canton be, and is hereby, retitled "Building Code".

Section 3. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this ordinance.

Section 4. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this 26th day of October 2020.

Attest: Benjamin R. Young
Benjamin R. Young, Clerk of Council

Stephan B. Wilder
Stephan B. Wilder, Mayor

Signed on: October 26, 2020