

**CITY OF LAKESIDE PARK, KENTUCKY  
ORDINANCE NO. 07-2021**

**AN ORDINANCE ADOPTING THE INTERNATIONAL CODE COUNCIL, INC., INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, AND SUBSEQUENT AMENDMENTS AND FUTURE EDITIONS THERETO, SUBJECT TO THE CHANGES, DELETIONS, AND AMENDMENTS CONTAINED HEREIN, TO BE CODIFIED AS CHAPTER 71A OF THE CITY OF LAKESIDE PARK, KENTUCKY CODE OF ORDINANCES.**

*WHEREAS*, the City Council of the City of Lakeside Park, Kentucky, finds and declares that there exists a need to create the Ordinance establishing minimum regulations governing the conditions and maintenance of all property, buildings, and structures; providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures and buildings are safe, sanitary, and fit for occupation and use; and providing procedures for the condemnation of buildings and structures unfit for human occupancy and use and for the demolition of such buildings or structures; and,

*WHEREAS*, the City Council of the City of Lakeside, Kentucky has determined that it is in the best interest of the City of Lakeside, Kentucky and the best interest of the safety and welfare of Lakeside Park citizens to update the adoption such Property Maintenance Code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKESIDE PARK, KENTON COUNTY, KENTUCKY THAT CHAPTER 71A OF THE CITY OF LAKESIDE PARK, KENTUCKY CODE OF ORDINANCES SHALL BE UPDATED AS CREATED:**

**SECTION 1**

**CHAPTER 71A: PROPERTY MAINTENANCE CODE**

Sections

71.001A: International Code Council, Inc., International Property Maintenance Code, 2021 Edition hereby adopted.

**71.001A: INTERNATIONAL CODE COUNCIL, INC., INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, HEREBY ADOPTED.**

Pursuant to the authority of the Kentucky Revised Statutes (KRS) 83.A.060(5) the International Code Council, Inc., International Property Maintenance Code, 2021 Edition, and subsequent amendments and future editions thereto, subject to the changes, deletions, and amendments contained in this subchapter (hereinafter the "Property Maintenance Code" or "this Code"). The Property Maintenance Code shall apply to the maintenance of any and all buildings and structures in the city. The Property Maintenance Code, as promulgated by the International Code Council, Inc., is hereby incorporated by reference, subject to the changes, deletions, and amendments contained in this subchapter. A copy of the Property Maintenance Code shall be available for inspection and copying in the office of the City Clerk for the City of Lakeside Park, Kentucky. The title of this subchapter shall be "Property Maintenance Code" and shall be codified as Chapter 71A of the Lakeside Park Code of

Ordinances.

#### **71.002A: AMENDMENTS TO THIS CODE.**

The following sections and subsections of this Code are hereby revised as stated below.

Section 101.1. Title. "City of Lakeside Park, Kentucky".

Section 102.3. Application of other codes. This subsection is replaced as follows: "Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with procedures and provisions of the Kentucky Building Code, Kentucky Residential Code, Kentucky Plumbing Code, Kentucky Mechanical Code, Kentucky Standards of Safety, National fire Code, and the National Electric Code, as well as any other codes adopted by the Commonwealth of Kentucky now and in the future. Nothing in this Code shall be construed to cancel, modify, or set aside any provision of the Zoning Ordinance of the City of Lakeside Park, Kentucky. "

Section 103.1 General. This subsection is replaced as follows: "The Kenton County Code Enforcement Department shall be responsible for the enforcement of the Property Maintenance Code. The Code Enforcement Department Director, if any, the City Administrative Officer/City Administrator, and the Code Enforcement Officer(s) shall be known as "code officials" or "Code Enforcement Officer" under this Code."

Section 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority have jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Section 304.14 Insect Screens. During the period from March 15 to October 15, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition,

**Exception:** Screen shall not be required where other approved means such as air curtains or insect repellent fans are employed.

Section 602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units on terms, either expressed or implied, to furnish heat to the occupants thereto shall supply heat during the period from October 15 to April 15 to maintain a minimum temperature of 68° (20° C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the

locality shall be indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30° F (-1°C) a minimum temperature of 65° F (18° C) shall be maintained.

Section 602.4 Occupiable work space. Indoor occupiable work spaces shall be supplied with heat during the period from October 15 to April 15 to maintain a minimum temperature of 65° F (18° C) during the period the spaces are occupied.

Exceptions: 1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

## SECTION 2

Any ordinance or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, including not limited to Ordinance 04-2009.

## SECTION 3

Any section or part of a section or any provision of this ordinance which is declared by a court of appropriate jurisdiction, for any reason, to be invalid, such decision shall not affect or invalidate the remainder of this ordinance.

## SECTION 4

This ordinance shall take effect and be in full force when read, passed and published according to law, which may be in summary form.

**FIRST READING:** August 9, 2021

**SECOND READING:** September 13, 2021

**APPROVED:**

  
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**HON. DAVID JANSING, MAYOR**

**ATTEST:**

  
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**DIANA DAVIS**  
**CITY CLERK/TREASURER**

**AYES:** 5

**NAYES:** 0