

## ORDINANCE NO. 27B

### AN ORDINANCE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT VALLEY:

This ordinance adopts the 2015 edition of the International Property Maintenance Code, as adopted and/or amended by the State of West Virginia, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and for the demolition of such existing structures in the City of Pleasant Valley, providing for the issuance of permits and collection of fees therefore; repealing all other ordinances or parts of laws in conflict therewith.

**SECTION ONE.** A certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Pleasant Valley being marked and designated as the International Property Maintenance Code, 2015 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Pleasant Valley, West Virginia, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and for the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Pleasant Valley are hereby referred to, adopted and made a part hereof, as if fully set out in the legislation, with the additions, insertions, deletions, and changes; if any, prescribed in Section 2 of this ordinance.

**SECTION TWO.** All ordinances or parts of law in conflict herewith are hereby repealed.

**SECTION THREE.** In addition to any other provisions of this ordinance, the Property Maintenance Code Official shall have authority to enforce the provisions of this ordinance.

**SECTION FOUR.** If any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION FIVE.** Nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in SECTION TWO of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

**SECTION SIX.** The City Clerk is hereby ordered and directed to cause this legislation to be published once a week for two consecutive weeks in the Times-West Virginian, a newspaper of general circulation in Marion County, West Virginia.

**SECTION SEVEN.** Ordinance No. 27A of the City of Pleasant Valley is hereby repealed.

**SECTION EIGHT.** This law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby, shall take effect and be in full force and effect upon passage.

Passed by the City Council this 21st day of May, 2019.

Barbara Mentealpe  
Mayor

ATTEST:

Kamela Foster  
City Clerk