

**ORDINANCE NUMBER 2019-010**

**An ordinance adopting the 2015 edition of the International Property Maintenance Code establishing the minimum regulations 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 the demolition of such structures; known as the Property Maintenance Code.**

**Be it Ordained** by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee as follows:

**Section 1.** That a certain document, a copy of which is on file in the office of the Town Recorder of the Town of Thompson's Station, being marked and designated as the International Property Maintenance Code, 2015 edition, as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the Town of Thompson's Station, in the State of Tennessee; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part thereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised:

Section 101.1. Insert: Town of Thompson's Station

Section 103.5. Insert: Schedule of fees.

Section 111.2. Delete and substitute the following: The Board of Appeals shall consist three members of the Town's Planning Commission appointed by the Mayor.

Section 111.2.1 Delete and substitute the following: The Mayor shall appoint two (2) members of the Planning Commission to serve as an alternate member who shall be called by the board chairman to hear appeals during the absence or disqualification of a member.

Section 112.4. Insert: \$50.00 and \$1,000.00.

Section 302.2. Delete.

Section 302.4. Delete.

Section 302.5. Delete.

Section 302.8. Delete.

Section 302.9. Delete.

Section 303. Delete.

Section 304.3. Delete.

Section 304.12. Delete.

Section 304.13. Delete.

Section 304.13.2. Delete.

Section 304.14. Delete.

Section 304.15. Delete: Section 702.3; Insert: *International Building Code*.  
Section 305. Delete.  
Section 307. Delete.  
Chapter 4. Delete.  
Chapter 5. Delete.  
Chapter 6. Delete.  
Chapter 7. Delete.

**Section 3.** That any ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** Nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending 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 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 5. Penalties.** Any person who shall violate a provision of the building and property maintenance code of the city, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Such fines shall be \$50.00 per day of violation, and shall hereafter be cited as the Town of Thompson's Station general penalty clause. Each day of violation after due notice has been served shall be deemed as a separate offense.

**Section 6.** That the Town Recorder shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

\_\_\_\_\_  
**Corey Napier, Mayor**

ATTEST:

\_\_\_\_\_  
Regina Fowler, Town Recorder

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

Submitted to Public Hearing on the \_\_\_\_ day of \_\_\_\_\_, 2019, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED AS TO FORM AND LEGALITY:

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Town Attorney