

COUNCIL CHAMBER
VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2024 – O - 17

INTRODUCED BY: MAYOR RONALD E EHRBAR

**AN ORDINANCE ENACTING A NEW CHAPTER ENTITLED RESIDENTIAL CODE
FOR ONE-TWO-AND THREE- FAMILY DWELLINGS**

WHEREAS, the Village Council of the Village of Kelleys Island, Ohio deems it necessary regulate and ensure the peace, health, safety and wellness of the public by adopting a residential code for one-two and three family dwellings which does not presently exist on the Island.;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

CHAPTER 1325

**Residential Code of Ohio for One-, Two-
and Three-Family Dwellings**

1325.01 Adoption.

1325.02 File and distribution copies.

1325.03 Conflict.

1325.04 Definitions.

CROSS REFERENCES

Adoption by reference - see Ohio R.C. 731.231

1325.01 ADOPTION.

Pursuant to Ohio R.C. 731.231, there is hereby adopted and incorporated by reference as if set out at length herein, for the purposes of establishing rules and regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, equipment, use, occupancy or maintenance of one, two and three-family dwelling houses which are not constructed of industrialized units, and their accessory structures, that certain code known as the Residential Code of Ohio for One, Two and Three-Family Dwellings, including all appendices, promulgated by the Ohio Building Officials Association, 2004 edition, as the same may from time to time be amended or replaced by the Ohio Building Officials Association, or any successor organization.

1325.02 FILE AND DISTRIBUTION COPIES.

Copies of the Residential Code of Ohio for One-, Two- and Three-Family Dwellings adopted herein are on file with the Clerk of the Legislative Authority and the Erie County Law Library for inspection by the public. The Clerk of the Legislative Authority, shall also have copies available for distribution to the public at cost.

1325.03 CONFLICT.

(a) In the event of a conflict between any of the provisions of the Residential Code of Ohio for One, Two and Three Family Dwellings, as adopted in Section 1325.01, and a provision of any state law or regulation, the state law or regulation shall control.

(b) In the event of a conflict between any of the provisions of the Residential Code of Ohio for One, Two and Three Family Dwellings, as adopted in Section 1325.01, and a local ordinance, resolution, rule or regulation, the local ordinance, resolution, rule or regulation shall control.

(c) In the event of a conflict between any of the provisions of the Residential Code of Ohio for One, Two and Three-Family Dwellings, as adopted in Section 1325.01, and a provision of any other technical Code adopted by the Village, the stricter or higher standard shall control.

1325.04 DEFINITIONS.

Wherever titles, words and phrases are used in portions of the Residential Code of Ohio for One-, Two- and Three-Family Dwellings, as adopted in Section 1325.01, such terms shall be construed to mean the equivalent officer, word or phrase applicable to the Village.

"

SECTION 2. That it is found and determined that all formal actions of the Council of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance shall be in effect from and after the earliest period allowed by law.

DATED THIS 14th DAY OF SEPTEMBER, 2024


MAYOR RONALD E. EHRBAR

ATTEST: 
LISA M. KLONARIS, CLERK-TREASURER