

AN ORDINANCE AMENDING *CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS* OF THE HAZELWOOD CITY CODE BY THE ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND ALL MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES THERETO

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HAZELWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. *Section 500.150: International Property Maintenance Code Adopted of Article VI. Minimum Property Maintenance Standards of Chapter 500 Building Codes and Building Regulations of Title V. Building Code of the Hazelwood City Code is hereby repealed and a new Section 500.150 is enacted in lieu thereof to read as follows:*

SECTION 500.150: INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED

- A. The 2021 International Property Maintenance Code, as published by the International Code Council, Inc., is on file in the office of the City Clerk and is hereby adopted as the Property Maintenance Code of the City of Hazelwood, Missouri, with the modifications, additions, insertions and changes prescribed below, and is made a part hereof as if more fully set forth herein.
- B. There are hereby established the following modifications, additions, insertions and changes to the 2021 International Property Maintenance Code:

MODIFICATIONS, ADDITIONS, INSERTIONS AND CHANGES TO THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

Section 101.1. TITLE

101.1 Title:

insert: *the City of Hazelwood, Missouri* in lieu of the phrase "[name of jurisdiction]."

Section 104 FEES, delete in its entirety and replace with;

104.1 Fees:

Section 500.140 of the Hazelwood City Code.

Section 104.2. FEE REFUNDS, delete in its entirety;

Section 109.4 VIOLATION PENALTIES, delete in its entirety and replace with:

109.4 Violation Penalties.

Any person who shall violate any provisions of this code, or fail to comply therewith, or with any of the requirements thereof, or failing to comply with a notice of violation or order of the enforcement official served as provided by law, shall be guilty of a misdemeanor and punished as provided in Section 100.130 of the Hazelwood City Code.

Section 110 STOP WORK ORDERS, Insert the following:

110.5 Stop work orders.

Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to re-move a violation or unsafe condition, shall be subject to the violation penalties as set forth in Section 108.4.

Section 108 BOARD OF APPEALS, delete in its entirety and replace with the following:

108.1 Appeals

Appeals shall be made in accordance with Chapter 500, Article II of the Hazelwood Municipal Code.

SECTION 2. Exhibit A, the 2021 International Property Maintenance Code, is attached hereto and made a part hereof as if more fully set forth herein.

SECTION 3. A copy of the 2021 International Property Maintenance Code was on file in the City Clerk's Office and kept available for public use, review, and examination for a period of ninety (90) days.

SECTION 4. If any section, subsection, provision, sentence, clause or phrase of this Ordinance or of the 2021 International Property Maintenance Code is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or of said Code, and the City of Hazelwood, Missouri, hereby declares that it would have passed the same, even though such portions so held to be unconstitutional had not been included therein.

SECTION 5. This Ordinance shall be in full force and effect from and after the date of its passage and adoption.

PASSED this _____ day of _____, 2024, by the Council of the City of Hazelwood, Missouri.

ATTEST:

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

Julie Lowery, CMC - City Clerk
City of Hazelwood, Missouri

APPROVED AS TO FORM:

Kevin O'Keefe - City Attorney
City of Hazelwood, Missouri