



## AN ORDINANCE #600

### ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR FAIRFIELD COUNTY, SOUTH CAROLINA

An Ordinance Of Fairfield County, South Carolina Adopting The 2009 Edition Of The International Property Maintenance Code, 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 The Demolition Of Such Existing Structures In The Unincorporated Area Of Fairfield County; Providing For The Issuance Of Permits And Collection Of Fees Therefore; Repealing All Other Ordinances And Parts Of Ordinances In Conflict Therewith.

The Fairfield County Council does ordain as follows:

**Section 1.** That the *International Property Maintenance Code, 2009 Edition*, as published by the international Code Council, is hereby adopted as the Property Maintenance Code of Fairfield County, South Carolina, 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 occupation and use, and 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 Planning Department are hereby referred to, adopted, and made a part hereof, 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 **Fairfield County, South Carolina**

Section 103.5 **Fees.** The fees, established by Fairfield County Council, for activities and services performed in carrying out the responsibilities under this code shall be maintained in the Planning Department.

Section 112.4 **Failure to Comply.** Any person who shall continue any work after having been served with a stop work order shall be subject to the provisions of Section 18.18, Penalties for Violations, contained in the County's Land Management Ordinance.

Section 302.4 **Height of weeds** not to exceed six inches.

Section 304.14 **Required Insect screens** from May 1 to October 15

Section 602.3 **Required Heat supply period** from October 1 to April 30

Section 602.4 **Occupied Work Space** - Not Applicable

**Section 3.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Fairfield County Council hereby declares that it would have passed this ordinance, 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 4.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

DONE, RATIFIED, AND ADOPTED THIS 27<sup>th</sup> DAY OF February, 2012.

First Reading: January 9, 2012  
Second Reading: February 13, 2012  
Public Hearing: February 13, 2012  
Third Reading: February 27, 2012

FAIRFIELD COUNTY, SOUTH CAROLINA

  
David L. Ferguson, Sr.,  
Chairman of County Council

ATTEST:

  
Shryll M. Brown, Clerk to County Council