

**ORDINANCE NO. 2018-011**

**AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR THE SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE 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 THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF BLUFF CITY, TENNESSEE:**

1. Ordinance 2012-010 is hereby repealed and replaced with the following language:

**Section 1. Adoption of Property Maintenance Code.** That a certain document, one copy of which is on file in the office of the city recorder of the Town of Bluff City, Tennessee being marked and designated as "The International Property Maintenance Code" 2012 Edition as published by the International Code Council, Inc. be and is hereby adopted as the Property Maintenance Code of the Town of Bluff City, 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.

**Section 2. Supplemental Provisions.** The provisions of this ordinance are supplemental to other ordinances of the Town of Bluff City. The Code Official/Building Inspector is authorized to use whichever ordinance provisions he/she deems appropriate to obtain compliance with property standards.

**Section 3. Penalty Clause.** Any person who shall violate a provision of the building and property maintenance codes of the Town of Bluff City, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state and local laws. Such fines shall be a \$50.00 per day fine. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 4. Saving Clause.** That 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action acquired or existing, under any act or ordinance hereby repealed nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

2. That this Ordinance shall become effective immediately upon its final passage, the public welfare requiring it.

Irene Wells  
Irene Wells, Mayor

Attested: Sharon Greene  
Sharon Greene, City Recorder

Approved  
as to form: J. Paul Frye  
J. Paul Frye, City Attorney

Recommended by Planning Commission: 6-19-2018

Passed on First Reading: 12/4/18

Passed on Second Reading: 2/5/19

Public Hearing: 2/5/19