

Town of Camden

P.O. DRAWER 1002
CAMDEN, DELAWARE 19934

Mayor Robert A. Mooney
Town Manager Donald H. Mulrine, Jr.

Ordinance #88

“AN ORDINANCE FOR THE ADOPTION OF THE 2006 EDITION OF THE INTERNATIONAL *PROPERTY MAINTENANCE* CODE”

An ordinance of the Town of Camden adopting the 2006 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 structure 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 in the Town of Camden; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No. 54 of the Town of Camden and all other ordinances and parts of the ordinances in conflict therewith.

The Mayor and Council of the Town of Camden does ordain as follows:

Section 1. That certain documents, two (2) copies of which are on file in the office of the Town Manager of the Town of Camden, being marked and designated as the International Property Maintenance Code, 2006 edition, as published by the International Code Council be and is hereby adopted as the Property Maintenance Code of the Town of Camden in the state of Delaware 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 occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Camden are hereby referred to, adopted, and made a part hereof, as it fully set out n 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: The Mayor and Council of the Town of Camden
Section 103.5	Insert: 1 st \$35, 2 nd \$75, 3 rd \$150
Section 202	Insert: General Definition <ul style="list-style-type: none">• Occupancy – The Town of Camden regulates the number of unrelated persons living in a residence to two (2) families
Section 302.4	Insert: 6 inches
Section 302.4	Insert: Weeds <ul style="list-style-type: none">• It shall be the responsibility of the Property Owner or Agent’s to remove all grass clippings, weeds, and all debris from roadway, right-of-way and/or sidewalks at all times
Section 304.14	Insert: March 15 th to October 15 th
Section 602.3	Insert: October 15 th to March 15 th
Section 602.4	Insert: October 15 th to March 15 th

Section 3. That Ordinance No. 54 of the Town of Camden entitled [The Town of Camden Property Maintenance Code 2003] and all other ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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 Mayor and Council of the Town of Camden 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 5. 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 as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the Town Manager of the Town of Camden is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

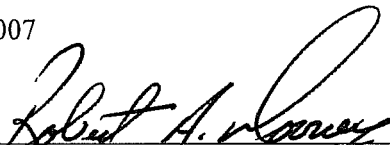
Section 7. That this ordinance and rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect July 2, 2007 from and after the date of its final passage and adoption.

Section 8. The Town of Camden will utilize State of Delaware Unified Fire Code as the Primary Fire Code for Inspections and all Construction Projects. The International Fire Code 2006 shall be the document of reference.

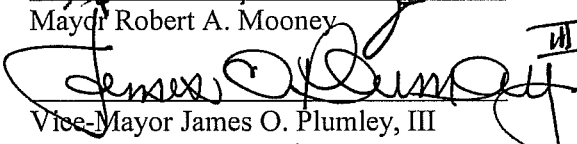
ENACTED AND ORDAINED THIS 2nd DAY OF JULY 2007

APPROVED AS TO FORM:

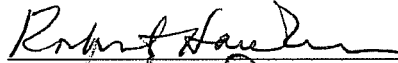
Town Solicitor



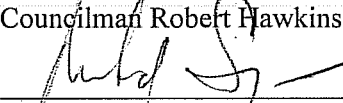
Mayor Robert A. Mooney



Vice Mayor James O. Plumley, III



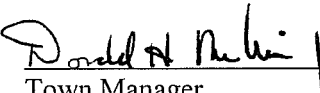
Councilman Robert Hawkins



Councilman Richard Snyder

Councilman Mark Babbitt

ATTEST:



Town Manager

1st reading 6/14/07
2nd reading 7/02/07
Public Hearing 7/02/07
Adopted 7/02/07

