

Chapter 178

PROPERTY MAINTENANCE

§ 178-1. Adoption of standards.

§ 178-3. Modifications and amendments to code.

§ 178-2. Repealer.

§ 178-4. Construal of provisions.

[**HISTORY:** Adopted by the Board of Commissioners of the City of Ventnor City 1-28-1999 by Ord. No. 9901. Amendments noted where applicable.]

GENERAL REFERENCES

Unfit buildings — See Ch. 89.

Housing standards — See Ch. 138.

Garbage, rubbish and refuse — See Ch. 132.

Nuisances — See Ch. 158.

§ 178-1. Adoption of standards.

A certain document, three copies of which are on file in the office of the City Clerk of the City of Ventnor City, marked and designated as the "BOCA National Property Maintenance Code, Fifth Edition, 1996," as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Ventnor City, State of New Jersey, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted and made part hereof, as if fully set forth in this chapter, with the additions, insertions, deletions and changes prescribed in § 178-3 of this chapter.

§ 178-2. Repealer.

All ordinances or parts of ordinances in conflict herewith are herewith repealed.

§ 178-3. Modifications and amendments to code.

The BOCA National Property Maintenance Code, Fifth Edition, 1996, is amended and revised as follows:

A. Section PM-106.2, Penalty, is amended to read as follows:

PM-106.2 Penalty: Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not less than \$30 nor more than \$1,000, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense. In addition to or as a substitute for the previously mentioned fine, the imposition of community service shall be authorized as an additional penalty, which community service shall not exceed 90 days.

- B. Section PM-111.0, Means of Appeal, consisting of PM-111.1 through PM-111.7, inclusive, is deleted in its entirety.
- C. Section PM-304.15, Insect screens, is amended to read as follows:

PM-304.15 Insect screens: During the period from May 15 to October 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

- D. Section PM-602.2.1, Heat supply, is deleted in its entirety.
- E. Section PM-602.3, Nonresidential structures, is amended to read as follows:

PM-602.3 Nonresidential structures: Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1 to May 1 to maintain a temperature of not less than 65° F. (18° C.) during all working hours.

§ 178-4. Construal of provisions.

Nothing in this chapter 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 § 178-2 of this chapter; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.