

ORDINANCE NO.: 94 -2019  
INTRODUCED BY: Alexander

**AN ORDINANCE AMENDING CHAPTER 1309 OF THE PROPERTY MAINTENANCE CODE AT SECTION 1309.05, "GENERAL REQUIREMENTS", TO ADD SECTION 301.4, "SAFETY AND SECURITY", APPLICABLE TO MULTI-FAMILY BUILDINGS.**

WHEREAS, the Planning and Zoning Committee of this Council has reviewed the recommendation of the Commissioner of Building, Zoning and Housing and has determined that the City's Property Maintenance Code should be amended to add regulations to improve the safety and security of multi-family apartment buildings in the City based on incidents that have occurred at these buildings over the past few years and which are increasing in their frequency;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: Codified Ordinance Section 1309.05, "General Requirements", of Chapter 1309, the "Property Maintenance Code" of the City, is hereby amended to add new Section 301.4, "Safety and security", and its subparts to provide as follows:

"Section 301.4 **Safety and security (added).** The owners and managers of all multi-family residential properties shall provide locked security to the interior common areas of all such properties and shall provide a minimal level of safety and security to the properties' tenants. For purposes of this section, "multi-family residential properties" is defined as those buildings or properties with four or more living units per building accessed from a common entrance and shall be referred to as "property" and/or "properties" in this section 301.4 and all of its subparts. The safety and security required to be provided shall be at minimum the following:

**301.4.1 Exterior Property Areas.**

301.4.1.1 The owners or managers of all such properties shall make every reasonable and practical effort to remove the ice and snow from areas frequented by the properties' occupants, including but not limited to parking areas, sidewalks and walkways, trash dumpster areas, and the entire exit travel path -- the walkway or path from every required exit door to a public way.

301.4.1.2 All exterior property areas frequented by the properties' occupants, including but not limited to parking areas, sidewalks, trash dumpster areas, and the entire exit travel path from every required exit -- the walkway or path from the exit door to a public way -- shall be lit during all hours that the property is occupied by security lighting of an intensity of a minimum of 0.1 foot-

candles and a maximum of 0.3 foot-candles. Only fully-shielded fixtures shall be used for security lighting. Fixtures shall be located to minimize glare, hazards to drivers or light-trespass onto neighboring properties.

#### **301.4.2 Interior Property Areas.**

301.4.2.1 The owners or managers of all properties shall provide locked security to the interior common areas of all properties. Such common areas, including but not limited to lobbies, corridors, stairways, elevators, mail rooms, and other similar areas shall be accessed only with the use of a key or as approved by the City's code official, an equally-effective electronic means to prevent unauthorized persons from entering the building on the property. Exit doors shall always remain openable from the inside without any keys, tools or special knowledge required to open the door. A City Division of Fire lock box shall be provided at the entrance designated by the Division of Fire to every secured building.

301.4.2.2 The owners or managers of all properties shall provide and maintain in good working order the resources for emergency personnel, visitors and delivery personnel to notify each individual living unit of their arrival. The system may be either hard-wired or wireless and shall at the minimum provide a two-way voice intercom connection between the main entrance of the building and each individual apartment unit.

301.4.2.3 The owners or managers of all properties shall ensure that all corridors, stairways, lobby areas, and all other common areas of the building are properly lit whenever the building is occupied. Such areas are properly lit when the intensity of the lighting is not less than 1 foot-candle (11 lux) at the walking surface.

301.4.2.4 The owners or managers of all properties shall ensure that all corridors, stairways, lobby areas, and all other common areas of the building are provided with emergency illumination whenever the building is occupied. Such emergency illumination shall be of an intensity of not less than 1 foot-candle at the source, with no point along the path of egress from the building being less than 0.1 foot-candle at the walking surface. Emergency illumination shall be provided with a backup power source which shall be either an emergency generator or battery backup and that will power all emergency fixtures for a minimum period of not less than ninety minutes.

301.4.2.5 The owners or managers of all properties shall ensure that the means of egress elements from the building, which includes the exit access, the exit and the exit discharge as defined in the Ohio Building Code, corridors, stairways, lobbies, sidewalks and all other exit elements of the property shall be maintained at all times in a safe and sanitary manner and in the condition of their

original approval by the City. Areas shall be kept completely free of any stored materials, garbage or trash. No furniture, either temporary or permanent, shall be placed in a required exit pathway. Floor and stair coverings shall be noncombustible and shall have a slip-resistant surface and be securely attached to the floor and stair.”

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

Oct. 22, 2019

  
David H. Roche, Mayor

APPROVED:

Oct 22, 2019

ATTEST:

  
Betsy Traben  
Clerk of Council

  
Eloise Cotton-Henry  
President of Council