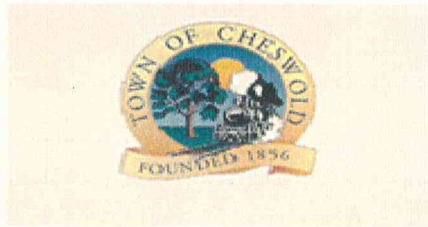


*Town of Cheswold*  
1856



*State of Delaware*  
1787

**Title 20**

**Ordinance No: 08-05-11-025**

**Date: 08-16-2011**

**Date: 01-03-2017**

**ORDINANCE  
for the  
ADOPTION of the 2012  
INTERNATIONAL PROPERTY MAINTENANCE CODE**

**DESCRIPTION:** An Ordinance of the Town of Cheswold adopting the 2012 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by repealing all other Ordinances and parts of Ordinances in conflict therewith, except for those of the State of Delaware and/or Kent County and/or the Land Use Ordinance and Comprehensive Plan of the Town of Cheswold, which shall have precedence in perpetuity.

**Section 1. PURPOSE**

This Ordinance and the 2012 edition of the International Property Maintenance Code provides 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 uses; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Town of Cheswold; providing for the issuance of permits and collections of fees therefor.

**Section 2. AUTHORITY to ACT**

The Town Council of the Town of Cheswold has been vested with all the power possible for a municipal corporation to have under the Constitution and laws of the State of Delaware, as specified by Section 4. Powers of the Town of the Town Charter and specifically with the ability to provide for and preserve the health, peace, safety, cleanliness, ornament, good order and public welfare of the Town and its inhabitants.

**Section 3. APPLICABILITY**

This Ordinance, No. 08-05-2011-025, shall apply except where it may conflict with the Building Ordinances, codes, statues, rules and regulations, set forth by the State of Delaware and/or Kent County and/or the Land Use Ordinance and/or Comprehensive Plan of the Town of Cheswold, in which case the Ordinances, codes, statutes, rules and regulations of the State of Delaware and/or Kent County and/or the Land Use Ordinance and/or Comprehensive Plan of the Town of Cheswold shall apply, as applicable to the situation.

## ADOPTION of THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

### Section 4. DEFINITIONS

All applicable definitions may be found in the 2012 edition of the *International Property Maintenance Code*.

### Section 5. The Town Council of the Town of Cheswold does ordain as follows:

That a certain document, two (2) copies of which are on file in the office of the Secretary/Treasurer and Town Clerk of the Town of Cheswold, being marked and designated as the *International Property Maintenance Code*, 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Town of Cheswold, 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 uses; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Town of Cheswold; providing for the issuance of permits and collections of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Town of Cheswold are hereby referred to, adopted and made a part thereof, 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 6. ADDITIONS; INSERTIONS; DELETIONS; CHANGES

The following sections are hereby revised, by the insertion of the following in the specified sections:

- Section 101.1    Town of Cheswold
- Section 103.5    See Town of Cheswold Public Work Fee Schedule & Instructions  
PW 09-13-2010-001 to PW 09-13-2010-009
- Section 112.4    Not less than \$50.00; and not more than \$150.00
- Section 302.4    Weed & Plant Growth Maximum = 6"
- Section 304.14   Insect Screens Are Not Required
- Section 602.3    October 15 to April 15 = Heat Requirement for Rental Properties
- Section 602.4    October 15 to April 15 = Heat Requirement for Work Properties



## ADOPTION of THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

### Section 7. VALIDITY

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 Town Council hereby declares that it would have passed this Ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

### Section 8. LEGAL RIGHTS

That nothing in this Ordinance or in the Building 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 9. POSTING

That the Town Clerk and/or Secretary/Treasurer is hereby ordered and directed to cause this Ordinance to be published by posting on the Town bulletin board, Town website and local Post Office, for a period no less than 10 business days.

### Section 10. EFFECTIVE DATE

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 February 9, 2017, from and after the date of its final passage and adoption.

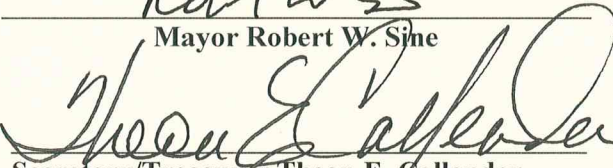
Ordinance No. 08-05-11-025, entitled, Adoption of the 2012 International Property Maintenance Code was presented for public comment at a Public Hearing meeting, held at 6:00 p.m., on Thursday, February 9, 2017, at the Nobles Pond Development, 13 Nobles Pond Crossing, Cheswold, Delaware, 19936,

**I, Robert W. Sine, Mayor, do hereby certify that the foregoing is a true and correct copy of the Ordinance duly adopted by a majority vote of all properly sworn quorum of members of the Cheswold Town Council, who were present and voting throughout, on Thursday, February 9, 2017, at the monthly Cheswold Town Council meeting, held at 6:30 p.m., at the Nobles Pond Development, 13 Nobles Pond Crossing, Cheswold, Delaware, 19936.**

**ADOPTION of THE 2012  
INTERNATIONAL PROPERTY  
MAINTENANCE CODE**

Certified:   
Mayor Robert W. Sine

Date: February 9, 2017

ATTEST:   
Secretary/Treasurer Theon E. Callender


Date: February 9 2017

Agreed: EXCUSED  
Vice-Mayor Larence Kirby

Date: February 9, 2017

Agreed:   
Councilperson Judith Johnson

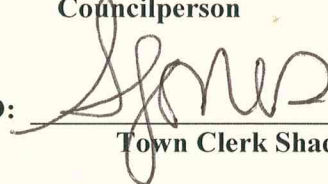
Date: February 9, 2017

Agreed:   
Councilperson Donald F. Tinari

Date: February 9, 2017

Agreed: Position Vacant  
Councilperson

Date: February 6, 2017

NOTARIZED:   
Town Clerk Shadina Jones

Date: February 9, 2017

Sponsored by: Theon E. Callender  
Land Use Administrator

Date: October 19, 2016

**REVISION LOG**

<u>Revision Date</u>	<u>REVISION REASON</u>
10/19/2016	Approval of Update of Residential Code from 2006 to 2012