

VILLAGE OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 03-16

PASSED: February 22, 2016

AN ORDINANCE ADOPTING OBETZ CODE SECTION 1301.17 REGARDING THE REQUIREMENT FOR A FOUNDATION OR SLAB

WHEREAS, it is necessary to update the Building Department regulations to ensure that roofs over decks, existing decks that may be converted to a screened-in porch, and factory built three season rooms are built in a way that ensures that they are safe; and,

WHEREAS, without a foundation or slab, converting a deck into a three season room may not be safe if the deck cannot handle the additional load.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:

Section 1: Section 1301.17 of the Codified Ordinances of the Village of Obetz is hereby adopted to read as follows:

1301.07 FOUNDATION OR SLAB REQUIRED; CONVERSION OF DECKS TO SCREENED IN PORCH OR THREE SEASON ROOM

(a) All new structures with the exception of accessory structures shall have a continuous foundation or shall be constructed on a monolithic slab unless otherwise approved by the Chief Building Official.

(b) Roofs constructed over decks shall be independent of the deck unless the Chief Building Official can determine that the deck can handle the additional load.

(c) An existing deck may be converted to a screened in porch with permanent screens and no windows provided the Chief Building Official determines that the deck can handle the additional load.

(d) A three season room that is unheated and separated from the principal structure by a solid door may only be constructed on a deck if the Chief Building Official determines that the deck can handle the additional load.

Section 2. This Ordinance shall take effect at the earliest time permitted by law.

Passed this 22 day of February, 2016.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

D. Greg Scott
D. Greg Scott, Mayor

Louise W. Crabtree
Louise Crabtree, Council Pres. Pro-Tem

APPROVED AS TO FORM

[Signature]
Eve M. Ellinger, Esq., Law Director
Stephan Smith

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 03-16 was duly posted at 9:00 AM (time) on the 23 day of February, 2016, at the Obetz Government Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

2/23/2016
Date