

ORDINANCE NO. 2020-11
CITY OF FAYETTEVILLE, TENNESSEE

Property Maintenance

An ordinance of the City of Fayetteville adopting the 2018 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 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 in the City of Fayetteville; providing for the issuance of permits and collection of fees therefor; repealing **Ordinance No. 2014-23** of the City of Fayetteville and all other ordinances or parts of laws in conflict therewith.

The Mayor and Aldermen of the City of Fayetteville do ordain as follows:

Section 1. That a certain document, one (1) copy of which is on file in the office of the Planning and Codes Enforcement Department of the City of Fayetteville, being marked and designated as the *International Property Maintenance Code*, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Fayetteville, in the State of Tennessee 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 Property Maintenance Code on file in the office of the City of Fayetteville are hereby referred to, adopted, and made a part hereof, 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 2. The following sections are hereby revised:

Section 101.1. **City of Fayetteville**

Section 103.5. **Schedule of permit fees as adopted by the Mayor and Alderman of the City of Fayetteville, Ordinance No. 2006-8.**

Section 302.4. **8 Inches**

Section 304.14. **June 9, until this ordinance is repealed**

Section 602.3. **June 9, until this ordinance is repealed**

Section 602.4. **June 9, until this ordinance is repealed**

Section 3. That **Ordinance No. 2014-23** of the City of Fayetteville and all other ordinances or parts of laws 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.

Section 5. That nothing in this ordinance or in the *Property Maintenance Code* hereby adopted shall be construed to affect any suit or proceeding pending 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 City Administrator is hereby ordered and directed to cause this ordinance to be published.

Section 7. 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 from and after the date of its final passage and adoption.

Adopted this 9th day of June, 2020



Scott Collins, City Clerk



Michael T. Whisenant, Mayor