

**Franklin County Public Health
Regulation 102
Property Health and Sanitation**

Scope. The provisions of this regulation shall govern the minimum conditions and responsibilities of Persons for the maintenance of Exterior Property, Premises, Structures, Dwellings, Dwelling Units, Rooming Houses or Rooming Units within the jurisdiction of the Franklin County District Board of Health so as to not create a Nuisance.

Effective: 1/1/2015

Section 102.01
Exterior Property Areas and Structures

102.01(A) Scope. The provisions of this section shall govern the minimum conditions and responsibilities of Persons for the maintenance of clean and sanitary conditions of Structures and Exterior Property.

102.01(B) Responsibility. The Owner, Occupant, or both, of a Premise shall maintain the clean and sanitary condition of Structures and Exterior Property in compliance with the requirements of this section.

102.01(B)(1) Exterior Property and Structure condition. All Exterior Property, vacant Structures and land, Yards and Premises thereof shall be maintained in a clean and sanitary condition, and shall be free from any accumulation of Garbage, Rubbish, Solid Waste, Hazardous Substances, Hazardous Waste, Infectious Waste, and Construction and Demolition Debris, so as to not adversely affect public health.

102.01(B)(2) Grading and drainage. All Premises shall be graded to prevent the accumulation of stagnant water. All Premises shall be maintained to prevent the infiltration of water within or upon a Structure.

Exception: Approved retention area and reservoirs.

102.01(B)(3) Weeds and vegetation. All Premises, Exterior Property and Yards shall be maintained free from excessive grass, weeds and/or vegetative growth so as not to adversely affect public health.

102.01(B)(4) Animal waste and manure. All Exterior Property, Yards, and Structures shall be free from any accumulation of animal waste, animal feces or manure that causes a rank odor, Insect breeding or Infestation, Rodent Infestation, pollutes surface water or a private water system, or may adversely affect public health.

102.01(B)(5) Dead animals. The carcass of a dead animal shall not be placed on any Premises or Exterior Property. The carcass shall be removed and properly disposed of at a licensed municipal Solid Waste disposal facility, or by cremation, rendering, composting or burial. Rendering shall be performed only by a facility licensed by the Ohio Department of Agriculture. Composting shall comply with Ohio Revised Code 1511.022. Burial is permitted if the animal carcass is buried under soil at least four (4) feet deep, and not less than fifty (50) feet from any private or public water system, occupied Structure, road, stream or body of water.

Section 102.01
Exterior Property Areas and Structures (Continued)

102.01(B)(6) Unsecured Structures. Structures shall be maintained, repaired, secured and weather-tight. Structures shall be secured to prevent entry by unauthorized Persons and Infestation. If windows, doors, or other openings of Structures cannot be secured, they shall be boarded using half (½) inch thick pressure treated plywood that is tightly fitted to the opening, and attached with screws of such length or carriage bolts and back framing to properly secure the boarding to the Structure.

Effective: 1/1/2015

Section 102.02
Interior Structure

102.02(A) Scope. The provisions of this section shall govern the minimum conditions and responsibilities of Persons for the maintenance of clean and sanitary conditions of Structures and the interior of Structures.

102.02(B) Responsibility. The Owner, Occupant, or both, of a Premise shall maintain the clean and sanitary condition of Structures and the interior of Structures in compliance with the requirements of this section.

102.02(B)(1) Prohibited occupancy. No Person shall maintain, provide or occupy a Premises, Dwelling, Dwelling Unit, Rooming House or Rooming Unit that is not in compliance with 102.02(B)(2).

102.02(B)(2) Interior condition. The interior of a Structure shall be maintained in a clean and sanitary condition, and shall be free from any accumulation of Garbage, Rubbish, Solid Waste, Hazardous Substances, Hazardous Waste, Infectious Waste, and Construction and Demolition Debris, so as to not adversely affect public health.

Effective: 1/1/2015

Section 102.03
Rubbish, Garbage and Solid Waste

102.03(A) Scope. The provisions of this section shall govern the minimum conditions and responsibilities of Persons for storage and removal of Rubbish, Garbage and Solid Waste from Exterior Property and Premises, and the interior of every Structure.

102.03(B) Responsibility. The Owner, Occupant, or both, of a Premise shall be responsible for proper storage and removal of Rubbish, Garbage and Solid Waste, in compliance with the requirements of this section.

102.03(B)(1) Prohibited occupancy. No Person shall maintain, provide or occupy a Premises, Dwelling, Dwelling Unit, Rooming House or Rooming Unit that is not in compliance with 102.03(B)(2).

102.03(B)(2) Accumulation. All Exterior Property and Premises, Yards and the interior of every Structure, shall be free from any accumulation of Rubbish, Garbage and Solid Waste.

102.03(B)(3) Storage and Removal. Rubbish, Garbage and Solid Waste shall be placed and stored in leak-proof containers provided with close-fitting covers and shall be removed from the Premises every seven (7) days to a licensed municipal Solid Waste landfill facility.

102.03(B)(4) Containers. The container(s) shall be of adequate size to hold the amount of Rubbish, Garbage and Solid Waste produced upon the Premises and maintained to prevent offensive odors, Infestation and Nuisances.

Effective: 1/1/2015

Section 102.04
Insect, Rodent and Vermin Elimination

102.04(A) Scope. The provisions of this section shall govern the minimum conditions and responsibilities of Persons for Insect, Rodent and Vermin elimination from Exterior Property and Premises, and the interior of every Structure.

102.04(B) Responsibility. The Owner, Occupant, or both, of a Premise shall prevent or abate Infestations, in compliance with the requirements of this section.

102.04(B)(1) Prohibited occupancy. No Person shall maintain, provide or occupy a Premises, Dwelling, Dwelling Unit, Rooming House or Rooming Unit that is not in compliance with 102.04(B)(2).

102.04(B)(2) Infestation. Infestation is prohibited and shall be promptly abated in a manner that will not be injurious to human health. After abatement, action shall be taken to prevent re-Infestation.

102.04(B)(3) Common Areas. The Owner of Premises containing two or more Dwelling Units or a Rooming House shall prevent or abate Infestation in Common Areas.

102.04(B)(4) Harborage. All Premises and Exterior Property shall be kept free from harborage to prevent Infestation.

102.04(B)(5) Food and water sources. In areas where there is evidence of Infestation, any and all materials that serve as food or water sources shall be removed or made inaccessible to Insects, Rodents and/or Vermin.

102.04(B)(6) Mosquito breeding. All Premises shall be maintained to prevent the accumulation of stagnant water which provides mosquito breeding habitat.

Effective: 1/1/2015

Section 102.05
Plumbing and Heating System Requirements

102.05(A) Scope. The provisions of this section shall govern the Plumbing systems and Plumbing Fixtures, water supply, waste water system and heating facilities to be provided to a Dwelling, Dwelling Unit, Rooming House or Rooming Unit.

102.05(B) Responsibility. The Owner, Occupant, or both, of the Structure shall provide and maintain the Plumbing systems and Plumbing Fixtures, water supply, waste water system, water heating facilities and heat supply in compliance with the requirements of this section.

102.05(B)(1) Prohibited occupancy. No Person shall maintain, provide or occupy a Premises, Dwelling, Dwelling Unit, Rooming House or Rooming Unit that is not in compliance with 102.05(B)(2) through 102.05(B)(5).

102.05(B)(2) Water supply system and maintenance. Every sink, lavatory, toilet, bathtub or shower, water closet or other Plumbing Fixture shall be properly connected to either a public water system or to an approved private water system. The water supply system shall be installed and maintained to provide a supply of water to the Plumbing Fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the Plumbing Fixtures to function properly and be kept free from obstructions, defects, and leaks. No Owner, Occupant, or both shall cause the water supply to be discontinued to a Structure due to non-payment.

102.05(B)(3) Waste water system and maintenance. The waste water system shall be properly connected to a public sewer system or an approved household sewage treatment system. Every Plumbing stack, vent, waste water and sewer line shall function properly and be kept free from obstructions, leaks and defects.

102.05(B)(4) Water heating facilities. Water heating facilities shall provide an adequate amount of water to be drawn at every sink, lavatory, bathtub, shower and laundry Facility at temperature of not less than 110° F.

102.05(B)(5) Heat supply. Every Owner shall provide heating facilities capable of maintaining a room temperature of 68° F in all habitable rooms, Bathrooms and Toilet Rooms from September 1st through May 30th. No Owner or Occupant shall cause the utility(ies) necessary to operate the heating facilities to be discontinued due to non-payment.

Effective: 1/1/2015

Section 102.06

Nuisance

102.05(A) Scope. The provisions of this section shall govern the building, land, or Premises within the jurisdiction of Franklin County General Health District as it relates to Nuisances, excepting Nuisances as declared in Ohio Revised Code Chapter 3718.

102.06(B) Order to abate Nuisance. Where a Nuisance, as declared pursuant to Chapter 3707 or as defined in Chapter 3767 of the Ohio Revised Code, is found in any building or upon any ground or Premises, a written order to abate such Nuisance may be issued by the Board of Health to the Owner, Occupant, or both of such building, land, or Premises. The time for compliance shall be specified in the order.

Effective: 1/1/2015