

CHAPTER 29

PROPERTY MAINTENANCE CODE

ARTICLE I - GENERALLY

29-1-1 **PROPERTY MAINTENANCE CODE ADOPTION.** The 2003 Property Maintenance Code, published by the International Code Council, Inc., including the additions, insertions and deletions contained in this Article is hereby adopted as the "Property Maintenance Code of the Village of New Baden, Illinois" ("Property Maintenance Code").
(Ord. No. 711; 10-3-05)

29-1-2 **AMENDMENTS.** The Property Maintenance Code is hereby amended as follows:

- (A) Section 101.1 is hereby amended by substituting "Village of New Baden, Illinois" for the words "[NAME OF JURISDICTION]";
 - (B) Section 103 shall be entitled "BUILDING OFFICIAL";
 - (C) Section 103.1 is deleted and a new Section 103.1 is adopted in lieu thereof
- as follows:

"103.1 Building Official defined. The term "building official" or "building code official" as used in this code shall mean the Village of New Baden Chief Building and Zoning Official.";

- (D) Sections 103.2, 103.3 and 103.5 are deleted in their entirety;
 - (E) Sections 104.2 and 104.4 are deleted in their entirety;
 - (F) Section 110 is deleted in its entirety;
 - (G) Section 111.1 is deleted and a new Section 111.1 is adopted in lieu thereof
- as follows:

"111.1 Appeals. The Village of New Baden Zoning Hearing Officer shall hear any appeals of orders, decisions or determinations of the building official relative to the application and interpretation of this code. After such hearing the Zoning Hearing Officer shall issue an advisory report to the Village Board of Trustees. The Village Board of Trustees shall have final authority to act upon any appeals filed hereunder."

- (H) Section 111.2 through 111.8 are deleted in their entirety.
 - (I) Section 307.3.2 is deleted and a new Section 307.3.2 is adopted in lieu thereof
- as follows:

"307.3.2 Containers. The owner, manager or operator of every establishment, residence or otherwise, producing garbage, vegetable wastes or other putrescible materials shall provide, and at all times, cause to be used, leak-proof containers having close-fitting covers for storage of such

materials until such time as the waste is removed from the premises for disposal.

Any trash dumpster ("Dumpster"), or other garbage refuse container exceeding four (4) cubic yards in size ("Container"), that is situated in a commercial or business zoning classification, or is situated on property that also contains a business, shall be governed by the following regulations:

- (a) If the Dumpster or Container is located at the rear of the business, and is not in public view from the street, the Dumpster or Container is not required to be enclosed;
- (b) If the Dumpster or Container is located on the side of the business and is in public view from a street, the Dumpster or Container must be contained within an enclosure.

Any Dumpster or Container that is utilized by a residential dwelling containing two (2) or more units shall be fully enclosed with gated access. **(Ord. No. 711; 10-3-05; Ord. No. 2012-05-07-B; 5-7-12)**