

ORDINANCE NUMBER 20231114-4

AN ORDINANCE OF THE TOWN OF BRIGHTON, TENNESSEE ADOPTING THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

WHEREAS, the Town wishes to update and amend the property maintenance codes now enforced in the Town of Brighton; and

WHEREAS, 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 Town of Brighton, Tennessee; providing for the issuance of permits and collection of fees therefore; and

WHEREAS, the existing Title 13 of the Brighton Municipal Code of Ordinances had not adopted the International Property Maintenance Code 2018 Edition to govern property maintenance codes within the Town:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE TOWN OF BRIGHTON, THAT:

Section 1. That a certain document, one (1) copy of which are on file in the office of the Town Recorder of the Town of Brighton, Tennessee, being marked and designated as the *International Property Maintenance Code, 2018 Edition*, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is herein referred to as the Property Maintenance Code.

Section 2. Modifications. The following sections of the International Property Maintenance Code, 2018 Edition, are hereby revised as follows:

1. The Town of Brighton will be inserted in all blanks referring to the name of the jurisdiction.
2. Add the following text Inserts:
 - 1) In Section 103.5, Insert the Fee Schedule available at the Town of Brighton.
 - 2) In Section 108.1.5 Omit 1. Any door, aisle, passageway, etc.

- 3) In Section 112.4, Insert \$2 or not more than \$50.
- 4) In Section 302.4, Insert 8 inches
3. Section 305, 309 adopt entirely
4. Chapter 4 and Chapter 6 omitted in their entirety
5. Chapter 5 adopt Section 506 and 507 entirely
6. Chapter 7 reference Fire Code 2018 adopted

Section 3. That if any section, subsection, sentence, clause, or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Brighton, Tennessee, Mayor and Board of Alderman hereby declares that it would have passed this law, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 4. That nothing in this legislation or in the Property Maintenance 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, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

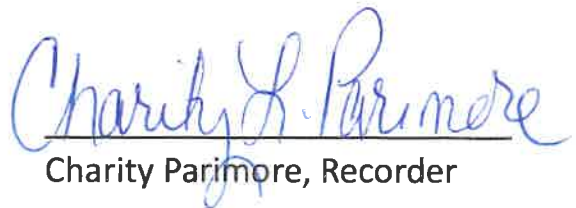
Section 5. This Ordinance shall become effective upon final passage, the public welfare requiring it.

Passed First Reading 11/14/2023

Passed Second Reading 12/12/2023



Stephanie Chapman-Washam,
Mayor



Charity Parimore, Recorder