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FOR IMMEDIATE RELEASE

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Middletown Releases Additional Details on Code Enforcement Sweep

MIDDLETOWN, Ohio – As previously announced, the City of Middletown will implement a Code Enforcement Sweep of the five districts in Middletown beginning on July 8. Per the requests from residents, the City issues the following additional details.

There will be two separate checks: one for Nuisance violations and another for violations of the Middletown Development Code and Property Maintenance. The Code Specialists will be following the International Property Maintenance Code (IPMC) for their property maintenance inspections. Below are the most common violations of the property maintenance code:

- IPMC 302.3 Sidewalks & Driveways
- IPMC 302.7 Accessory Structures
- IPMC 304.2 Protective Treatments
- IPMC 304.3 Premises Identification
- IPMC 304.5 Foundation
- IPMC 304.6 Walls-Exterior
- IPMC 304.7 Roofs/Gutters/Drainage
- IPMC 304.8 Decorative Features
- IPMC 304.9 Overhang Extension
- IPMC 304.10 Stairways/Deck/Porch
- IPMC 304.11 Chimneys & Towers
- IPMC 304.12 Handrails & Guardrails
- IPMC 304.13 Window/Skylights/Door Frame
- IPMC 304.13.1 Glazing
- IPMC 304.15 Doors
- IPMC 304.16 Basement Hatchways

The full International Property Maintenance Code can be found HERE:

<https://codes.iccsafe.org/content/IPMC2021P1>

The Middletown Development (ZONING) Code can be found HERE:

<https://www.cityofmiddletown.org/DocumentCenter/View/6686/Middletown-Development-Code---Effective---October-20-2023>



Separately, the Code Specialists will also be looking at nuisance violations. Below are the most common violations of nuisance violations:

- Tall grass/weeds (no higher than six inches)
- Accumulation of garbage
- Litter/rubbish
- Trees/shrubbery

NOTE: The Middletown ordinance addressing **trees and shrubbery** is specific to their impact on the **public right-of-way**. The City's ordinance **DOES NOT** require the cutting, trimming, or removal of trees or bushes on private property except for maintenance to a specific height over the street, sidewalk, or right-of-way.

FULL PROCESS OF CODE ENFORCEMENT SWEEP

Beginning on July 8 in District 1, Code Enforcement will be going building-to-building inspecting each property for property maintenance and nuisance violations, no matter whether it is residential, commercial, or industrial. The Code Enforcement specialists will only be inspecting from the sidewalk, alley ways, or driveway. Specialists will not be going onto lawns, into homes, or into backyards. However, if a backyard backs up into an alley, the backyard can be inspected that way. **NO DRONES WILL BE USED TO INSPECT AREAS THAT A SPECIALIST CAN'T SEE.**

GENERAL RULE OF THUMB: The places in which a UPS or Amazon delivery person can go, a Code Enforcement Specialist can go.

The districts and their sweep dates are as follows.

- District 1 (July 8 - July 19): Airport/Riverfront, Harlan Park, Downtown, Church, Oakland, Lakeside, Roselawn.
- District 2 (July 22 - Aug. 2): South, Prospect, Douglass, Meadowlawn, Amanda/Oneida
- District 3 (Aug. 5 - Aug. 16): Sherman, Highlands, Barbara Park, Mayfield
- District 4 (Aug. 19 - Aug. 30): Sunset/Park Place, El Dorado/Williamsdale, University, Wildwood, Avalon, Riverside Village, Dixie Heights, Springhill, Northeast, Manchester Meadows
- District 5 (Sept. 2 - Sept. 13): Sawyer's Mill, Rosedale/The Oaks, Creekview, Euclid Heights/Runnymede, Lewis/Clifton Farms, Greenfields, Far Hills, Thorny Acres/Burnham Woods, Towne Mall, New England Heights, Renaissance

This code enforcement sweep is the latest effort in Middletown's commitment to the beautification of the City and making Middletown a better place to live, work and play.



WHAT HAPPENS IF A PROPERTY IS FOUND IN VIOLATION?

If a property is found to either have a property maintenance, zoning, or nuisance violation, a Notice of Violation for Property Maintenance, Zoning, and/or Nuisance will be served by posting the notice in a conspicuous place on the property and sending a copy of the notice by regular mail to the property (if owner-occupied or to the occupant if rental) and to the tax mailing address for the owner as listed on the County Auditor's website.

In a VAST MAJORITY of cases, there will be an abatement period beginning when the City received official word that the Notice has been served – either by contact with the owner and/or occupant, by posting the notice at the property, or by receipt of a signed certified green card returned by the USPS. During this abatement period – the violations are expected to be corrected before a recheck by a Code Specialist.

IF THE VIOLATION HAS BEEN ABATED – the violation and file are closed as resolved.

IF THE VIOLATION HAS NOT BEEN ABATED – a civil penalty or court summons can be issued against the responsible parties.

NOTE: The exception is for **PROPERTY MAINTENANCE**. Property Maintenance penalties will only be assessed to property owners. Tenants of rentals will not be fined or cited into court for property maintenance violations – only nuisance and zoning violations.

THE ABATEMENT PERIODS ARE AS FOLLOWS:

Nuisance (tall grass, trees, trash): **7 DAYS**

Zoning (parking on grass, illegal expansion of driveway, etc.): **20 DAYS**

Property Maintenance: **30 DAYS**

WHEN AN ABATEMENT PERIOD DOES NOT APPLY

While the Middletown Code of Ordinances does not require notification of violation before implementing a civil penalty, the City has historically allowed for abatement periods to correct violations without civil penalty. However, civil penalties are typically assessed for CHRONIC OFFENDERS.



RESOURCES FOR THOSE IN NEED OF ABATEMENT ASSISTANCE

There are several resources for residents who need assistance in coming into compliance with any type of violation. More information about each of these can be found on the City of Middletown Website.

- The Home Improvement Repair Program (HIRP)
 - The City of Middletown has launched a Home Improvement Repair Program to assist homeowners with necessary repairs and improvements to the exterior of their homes. Applications for Round 1 closed on July 3. Round 2, which expands the grant amount and eligible area, will roll out in mid-to-late July. Under this program, homeowners can receive up to \$8,500.00 in grant funding for costs incurred during the repair/improvement process. The funds will be allocated on a first-come, first-served basis. Up to 50% of the grant award may be requested to be paid in advance of the project with the remaining 50% to be paid as a reimbursement after verified completion. Only one approved application allowed per year. All residents WEST of Breiel Blvd. are eligible.
- Trash Bash Event
 - On July 13, 2024, the City of Middletown will be holding a Summer Trash Bash City-wide community cleanup event at three locations across town. Trash, furniture, and tires will be accepted at all locations - limit of ten (10) tires per address, car and passenger truck tires only (no semi tires), all tires must be OFF THE RIM. Appliances including Freon appliance will NOT be accepted at the Trash Bash. Vouchers for Freon appliance disposal at Cohen Recycling will be available upon request.
 - Email trashbash@cityofmiddletown.org for more information or to request a voucher. Vouchers will be valid from July 15th-July19th at Cohen's location at 3120 S. Verity Parkway.

For more information on HIRP or the Trash Bash, visit

<https://www.cityofmiddletown.org/651/Neighborhood-Improvement-Projects> or contact Cyndi Peters at 513-725-7939 or by email at cyndip@cityofmiddletown.org.

- The City of Middletown also used a portion of CDBG dollars every year to help fund People Working Cooperatively (PWC) and Supports to Encourage Low-Income Families (SELF). Both of these entities assist low-income home owners with various home repairs such as painting, garage/shed demolition, furnace/hot water heater repair, etc.



- For more information on these entities, including contact info, visit [Community Development Block Grant | Middletown, OH \(cityofmiddletown.org\)](https://cityofmiddletown.org).

About the City of Middletown: Middletown is a vibrant city of over 50,000 residents located in Butler and Warren Counties between the cities of Cincinnati and Dayton. Incorporated in 1833, Middletown is known for its dynamic culture, growing economy, and storied history in manufacturing. Designated an All-America City, Middletown is home to one of the most active regional airports in the State of Ohio at the Middletown Municipal Airport. Learn more about Middletown at cityofmiddletown.org.