

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ORDINANCE NO. 23-004

**AMENDING ORDINANCE 22-021, THE ADOPTION OF
THE INTERNATIONAL PROPERTY MAINTENANCE CODE**

WHEREAS, Section 8-44(a)(7) of the City of Greenwood Code of Ordinances addresses adoption of the International Property Maintenance Code (IPMC) by reference; and

WHEREAS, the City Council of the City of Greenwood adopted the latest edition of the IPMC, as adopted by the State of South Carolina Building Codes Council, including Chapter 1, on October 17, 2022 by Ordinance 22-021; and

WHEREAS, the latest edition of the IPMC has been readopted separately via Ordinance 23-002 on February 27, 2023, but is readopted herein, along with several amendments thereto, for clarity, completeness, and ease of use; and

WHEREAS, by Ordinance 22-021, Council did also adopt several amendments to the IPMC to more proactively and reasonably address property maintenance issues in the City; and

WHEREAS, since that time, Council has determined that a few minor adjustments to Ordinance 22-021 are required to accurately reflect its intent; and

WHEREAS, City Staff recommends adoption of these amendments to the IPMC by amending Section 24-25 of the Code of Ordinances; and

WHEREAS, although Sections 8-20, 8-21, 8-22 contained no code language other than "Reserved", they were inadvertently deleted by Ordinance 22-021 and should be restored as "Reserved"; and

WHEREAS, Sections 18-20, 18-21, and 18-22 should have been repealed by Ordinance 22-021 but were omitted in error; and

WHEREAS, the text of Section 18-19 contains duplicate information that is now reflected in Section 24-25(l)(3) as adopted herein; and

WHEREAS, the City Council has thoroughly considered the recommendations of City Staff and concludes adopting these amendments will enhance the aesthetic image of the City; and

WHEREAS, City Council desires now to amend Sections 8-20, 8-21, 8-22, 18-23(a), and 24-25 and repeal sections 18-19, 18-20, 18-21, and 18-22 of the Code of Ordinances.

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Greenwood in meeting duly assembled that these sections be amended or repealed, as follows:

Sec. 18-23. Charges for abatement by city; notice; collection.

- (a) Charges for removal and abatement of public nuisances by the city as described in section 24-25(l)(3)(1) pursuant to this Article II and S.C. Code 1976, § 5-7-80, as amended, shall be a perfected lien upon the premises. Whenever a bill for such charges remains unpaid for 60 days after it has been rendered, the municipal clerk may file in the clerk's office a notice of lien claim. This statement shall contain a legal description of the premises, the expenses and cost incurred and the date the abatement was rendered and a notice that the city claims a lien for this amount.

Sec. 24-25 is hereby amended to read:

Sec. 24-25. Additions to the International Property Maintenance Code.

(a) Title. These regulations shall be known as the Property Maintenance Code of the City of Greenwood, S.C., hereinafter referred to as "this code." This Code shall be a subset of the Greenwood Code or the Greenwood City Code. See Sec. 1-1, *infra*.

(b) General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern. Where there is a conflict between provisions of this code and the Code of Ordinances for the City of Greenwood, the standards contained in this code shall govern.

(c) Department of Property Inspection.

(c)(1) General. The Department of Building & Code Inspection for the City of Greenwood shall be responsible for property maintenance inspection and enforcement of this code. The executive official in charge thereof shall be the Building Official of the City of Greenwood, hereinafter referenced as the code official.

(c)(2) Fees. The fees for activities and services by the City carrying out its responsibilities under this code shall be as indicated in the schedule of fees set forth in section 24-25(e)(2)(a).

(d) Temporary Roof Coverings. Temporary coverings on roofs due to storm damage, deterioration, repair work or renovation are permitted for a maximum of ninety (90) days, absent circumstances that would render the ninety (90) daytime limit unreasonable in the discretion of the code official. Temporary coverings, when in place, must be secured and installed to prevent water intrusion. Permit is issued for a time limitation to be established by the code official depending on the damage sustained by the structure.

(e) Violations.

(e)(1) Criminal Penalty Enforced. Criminal violations of any section of the International Property Maintenance Code, as adopted by the City of Greenwood, and this code shall be punishable in accordance with City Code of Ordinances section 1-13, along with any fees incurred by the City for the cost of abatement of the violation outlined in Table 24-25(e)(2).

(e)(2) Violation Penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by the State of South Carolina and this code. Each day that a violation continues after due notice has been served shall be deemed a separate infraction. Penalties incurred for any violation of this code may be assessed as prescribed in section 24-25(e)(2)(a).

(e)(2)(a) Penalties. Specific Penalty Provided for the Violation Thereof. Specific penalties for violations as described in Section 24-25(e)(2) shall be as follows:

1. For compliance with a notice to correct violations within the timeframe given in the first notice of violation, no penalty shall be charged.
2. If a violation is not corrected within the specific time printed on the notice of violation, a penalty shall be imposed as follows:
 - a. For the next 30 calendar days, a \$10 penalty shall be added for each day of continuing violation.
 - b. For each additional calendar day after the initial 30 days in (a) above, a \$25 penalty shall be added for continuing violation until the violation is corrected.
3. For a second offence of the same violation within one year, a \$25 penalty shall be assessed for each calendar day of continuing violation beginning with the first day of the second violation.
4. For the third offense of the same violation within one year, a \$50 penalty shall be assessed for each calendar day continuing violation beginning with the first day of the third violation.
5. For continuing violations, separate citations need not to be written for each calendar day they occur in order to establish separate violations, provided the single citation identifies reasonably the range of dates of each continuing violation.

TABLE 24-25(e)(1) CIVIL PENALTIES¹

Penalty Type	Amount
Non-compliance with Notice of Violation (1-30 days Post-compliance Period)*	\$10 each calendar day for continuous violation
Non-compliance with Notice of Violation (31+ days Post-compliance Period)*	\$300 + \$25 each calendar day for continuous violation
Second offence for same violation within one year*	\$25 each calendar day of continuous violation beginning with the first day of the second violation
Third offence for same violation within one year*	\$50 each calendar day of continuous violation beginning with the first day of the third violation
Recording of Lien Against the Property	Actual cost charged to the City

* Fees begin to accrue following the compliance period described by the notice

TABLE 24-25(e)(2) COST OF CITY ABATEMENT²

Cost of City Abatement (Grass, Rubbish, Nuisances, etc.):	
1. Labor, Equipment, and Administrative Surcharge	1. \$112.50 per hour (cost of city labor to resolve violation; minimum of 2 hours)
2. Supplies	2. Actual cost
3. Contracted Labor/Equipment	3. Actual cost
4. Late Fees	4. 1.5% per month

(e)(2)(b) Collection of Penalties; Lien. The cost and any accumulated interest for a violation, demolition, or enforcement under the code shall be charged against the subject real property, due within sixty (60) days of the initial invoice. The code official may allow the owner or owners agent to arrange a plan to pay said costs through monthly installments. The lien is perfected upon the subject real estate as described in sections 18-23 and 34-3 of the Greenwood City Code and may be collected in law or in equity.

(e)(2)(c) Waiver. However, upon determination of liability or conviction of an offender for one or more violations, no penalty assessed by the code official or their designee can be waived by the municipal court, it being the intent of the city council to secure prompt compliance and consistency in the administration of these provisions by ensuring mandatory penalties for delays and repeated occurrences.

(f) Notices and Orders.

(f)(1) Form. Notice of correction orders sent pursuant to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and sections 24-25(g)(1)(a) and (h)(1) shall provide the owner or owner's agent with the timeframes described in those sections to abate the issues identified on the premises.

(g) Unsafe Structures and Equipment.

(g)(1) Posting of Notice. Whenever the code official has ordered the correction or condemnation of a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, owner's authorized agent or the person or persons responsible for the structure or equipment (which may be occupants) in accordance with Section 24-25(f)(1). If the notice pertains to equipment, it shall be placed on the condemned equipment. Any notice sent under this section shall be in the form prescribed in Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(f)(1).

(g)(1)(a) Notice. Any notice sent pursuant to this section shall provide the owner of the premise or its authorized agent sixty (60) days to make repairs or otherwise rehabilitate the structure in compliance with the provisions of this code. If the owner or owner's agent fails to respond or otherwise rehabilitate the premises, the code official shall condemn the premises and may proceed with demolition according to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(i).

(g)(1)(b) Boarding of Structure. Upon receiving a notice from the code official that a structure has been condemned, the owner or owner's agent may elect to board up and otherwise secure the unsafe structure at the expense of the owner or owner agents. The unsafe structure may remain boarded up for a maximum of thirty (30) days beyond the period provided by the notice. Thereafter, the owner or owner's agent must apply for and receive a permit in accordance with Section 24-25(g)(1)(c).

(g)(1)(c) Permits. If the building is the subject of an active permit for repair or rehabilitation, such permit being approved at the discretion of the code official, and the owner is progressing diligently to complete the repair or rehabilitation, the owner or owner's agent shall bring the structure into compliance with this code before the expiration date of the building permit as provided by the code official. The code official shall administer the permit in accordance with the most recent editions of the international codes as adopted by the City of Greenwood under section 8-44. If a permit has been issued pursuant to this section and the owner or owner's agent fails to complete the required repairs within the time allotted by the permit, the code official may treat the owner's inaction as a failure to respond under section 24-25(g)(1)(a) and shall condemn the premises and proceed with demolition according to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(i).

(g)(2) Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned," a statement of the penalties provided for occupying or trespassing on the premises, operating the equipment or removing the placard, and contact information for the code official.

(g)(3) Volunteer Remedy Agreement. Notwithstanding the foregoing, the owner or owner's agent and the jurisdiction may enter into a volunteer remedy agreement to remedy the condition of the premises. Such an agreement must be signed within sixty (60) days of the first notice of violation and shall be entered by the parties pursuant to the requirements of sections 24-25(j)(2) – (j)(3) of this code.

(h) Emergency Measures.

(h)(1) Notice. Whenever the code official has ordered the correction or condemnation of a structure or equipment under the provisions of this section, notice shall be served on the owner, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with section 24-25(f). Service may be accomplished by mailing, personal service, publication or posting, as provided by law. The notice shall allow the owner or owner's agent fifteen (15) days to bring the structure into compliance with this code. If the owner or owner's agent fails to respond or otherwise rehabilitate the premises, the code official shall condemn the premises and proceed with demolition according to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(i).

(h)(2) Permits. If the owner or owner's agent applies for and the code official issues, in their discretion, an active permit for repair or rehabilitation of the premises and the owner is progressing diligently to complete the repair or rehabilitation, the owner or owner's agent shall bring the structure into compliance with this code before the expiration date of the building permit as provided by the code official. The code official shall administer the permit in accordance with the most recent editions of the international codes as adopted by the City of Greenwood under section 8-44. If a permit has been issued pursuant to this section and the owner or owner's agent fails to complete the required repairs within the time allotted by the permit, the code official may treat the owner's inaction as a failure to respond under section 24-25(h)(1) and shall condemn the premises and proceed with demolition according to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(i).

(h)(3) Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. A lien shall arise automatically upon the commencement of the jurisdiction's emergency repairs. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs including, but not limited to, the costs incurred by the City for abatement of the violation as provided in Table 24-25(e)(2) of this code.

(h)(4) Volunteer Remedy Agreement. Notwithstanding the foregoing, the owner or owner's agent and the jurisdiction may enter into a volunteer remedy agreement to remedy the condition of the premises. Such an agreement must be signed within fifteen (15) days of the first notice of violation and shall be entered by the parties pursuant to the requirements of sections 24-25(j)(2) – (j)(3) of this code.

(i) Demolition.

(i)(1) General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond thirty (30) days, unless approved by the building official.

(j) Maintenance of Vacant Structures.

(j)(1) Vacant Structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure boarded up as to not be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons. The cost and any accumulated interest to close and secure the premises shall be charged to the owner or owner's authorized agent pursuant to Section 24-25(e)(2)(b) of this code.

(j)(2) Enforcement and Remedies for Violation. A Building that is boarded or vacant in violation of this section is a public nuisance. In addition to the provisions in this section the jurisdiction is authorized to use the remedies set forth in Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(e). of this code, State law and the City of Greenwood Code of Ordinances. The remedies, procedures and penalties provided by this section are cumulative to each other and to any others available by State law or other city ordinances.

(j)(2)(a) Voluntary Remedy Agreement. Notwithstanding the foregoing, the owner or owner's agent and the jurisdiction may enter into a volunteer remedy agreement to remedy the condition of the premises. Such an agreement must be signed within sixty (60) days of the first notice of violation.

(j)(2)(a)(1) Obligations of Owner or Owner's Agent. Any such agreement shall be on a form provided by the jurisdiction and shall set forth, at minimum, the obligation of the owner or the owner's agent responsible for the property under the agreement, including:

- a. Time to complete repairs, rehabilitation, or demolition of the premises,
- b. A requirement to obtain a building permit for any repair, rehabilitation, or demolition of the premises, or
- c. Donation of the property to the jurisdiction.

(j)(2)(b) Donation of the Premises to the Jurisdiction. If donation of the premises is elected by the parties, such donation may be made to the jurisdiction or its designated land bank agent. Any such donation would be at the discretion of city council, which may authorize the city manager to accept donated properties on its behalf. The jurisdiction may then proceed with demolition of any structure on the premises once it or its land bank agent has obtained title to the premises.

(j)(2)(c) Failure to Comply with Terms of Agreement. Upon the failure of the owner or owner's agent to comply with the terms of a duly executed voluntary remedy agreement, the code official may treat that failure as if it had been a failure to comply with a rehabilitation or demolition order under Section 24-25(i) of this code. The code official may then order boarding of the premises under the provisions of this section and/or the demolition of the structure according to Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(i).

(j)(3) Owners Responsibilities. No person shall allow a building designed for human habitation to stand vacant for more than thirty (30) days or the time allowed under a Volunteer Remedy Agreement, unless the owner establishes by substantial evidence to the reasonable satisfaction of the code official one of the following applies:

(j)(3)(a) Permits. The building is the subject of an active permit for repair or rehabilitation and the owner is progressing diligently to complete the repair rehabilitation. The owner or owner's agent shall bring the structure into compliance with this code before the expiration date of the building permit as provided by the code official. The code official shall administer the permit in accordance with the most recent editions of the international codes as adopted by the City of Greenwood in section 8-44 of this code.

(j)(3)(b) Sale or Lease. The building meets all applicable codes, does not contribute to blight, is ready for occupancy and is actively being offered for sale, lease, or rent.

(j)(3)(c) Maintained. The building does not contribute to and is not likely to contribute to blight because the owner is actively maintaining and monitoring the building so that it does not contribute to blight. Active maintenance and monitoring shall include:

1. Maintenance of landscaping and plant material in good condition.
2. Maintenance of exterior of the building including but not limited to paint and finishes in good condition.
3. Prompt and regular removal of all exterior trash debris and graffiti.
4. Maintenance of the building in continuing compliance with all applicable codes and regulations.
5. Prevention of criminal activities on premises including but not limited to, use and sale of controlled substances, prostitution, criminal street gang activity, loitering, or trespassing.

(j)(3)(d) Natural Disasters. If the building is vacant due to fire, flood earthquake, or other form of natural disaster and the owner is actively pursuing assistance for demolition, rehabilitation, or restoration of the building and/or premises from local, State or Federal assistance programs or insurance agencies.

(j)(3)(e) Rehabilitation. The owner of any boarded building, whether by voluntary action of the owner or as a result of enforcement activity by the jurisdiction, shall ensure that the building satisfies board up standards provided in section 24-25(g)(1)(b) and 24-25(j)(4). In no case shall a structure remain boarded for a period longer than 30 days without the owner, owner's agent, or responsible party receiving an active building permit from the code official.

(j)(3)(e)(1) Exception: Commercial structures when the jurisdiction determines that it is in public interest and the owner provides substantial evidence to the reasonable satisfaction of the code official that the building complies with Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood.

(j)(4). Standards for Boarding a Vacant Building. The boarding of a vacant building shall be according to the specifications approved by the code official.

(j)(4)(a). Building Abated by the City. If the jurisdiction boards a vacant building, the building may be boarded in a manner which is determined to adequately prevent unauthorized entry or vandalism. All cost of boarding shall be recovered pursuant to the procedure in section 24-25(j)(1).

(j)(5). Notice Procedure for Vacant, Unsecured, or Boarded Buildings. Whenever the code official determines that a vacant, unsecured, or boarded building exists, a notice shall be sent to the owner or responsible party in accordance with Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Sections 24-25(f), (g)(1), and (g)(2) of this code.

(j)(6). Continuing Nuisance. When the owner of a boarded or vacant building fails to maintain the property in accordance with this section or when repeated violations of this section occur for the same property, the code official may seek other remedies as provided by this code, local ordinance or State law including but not limited to demolition of the structure.

(j)(7). Emergency Hazard Abatement. When any open building or structure such as an imminent threat to life, limb, or property such that it must be secured, closed, or barricaded and compliance with other provisions of this Code becomes infeasible as determined by the code official, the code official may summarily secure, close, or barricade the building without prior notice to the property owner. All cost of boarding shall be recovered pursuant to the procedures set forth in Section 24-25(j)(1).

(k) Additions to General Definitions.

(k)(1) Building. Any structure including, but not limited to, any residential, commercial, industrial, or assembly structure approved by the jurisdiction for occupancy.

(k)(2) Code Official. The Building Official for the City of Greenwood, or any duly authorized representative.

(k)(3) Jurisdiction or Local Jurisdiction. The City of Greenwood, S.C.

(k)(4) Premises. A lot, plot or parcel of land, easement, or public way, including any structures thereon and any open-air areas appurtenant thereto, including, but not limited to, porches, decks, or carports.

(k)(5) Rubbish. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, furniture, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar debris or materials.

(k)(6) Vacant building. Any structure or building that:

- a. Is unoccupied or occupied by unauthorized persons, and
- b. Is unsecured or boarded.

(k)(7) Watercraft. Any contrivance used or capable of being used as a means of transportation or recreation on water, powered by an internal or external combustion engine.

(l) Exterior Property Areas.

(l)(1) Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, poison ivy, kudzu, plants of obnoxious odors, weeds and grasses causing hay fever, those which serve as a breeding ground for mosquitoes or as a refuge for snakes and rats or any growth that creates a fire or traffic hazard or a nuisance to unsightliness, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. It shall be unlawful for to maintain or permit to be maintained kudzu, honeysuckle, ivy, or any other woody or vine-type plant, ornamental or otherwise, upon any premises, including vacant lots or land, when such plant grows beyond the premises so as to be entwined in fences, buildings, trees, public utilities or otherwise encroaches upon another's property.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after fifteen (15) days following service of a notice of violation, they shall be liable in accordance with Chapter 1 of the latest edition of the International Property Maintenance Code, as adopted by the City of Greenwood, and Section 24-25(e) if this code. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weed growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. Invoices for the abatement of nuisance shall be sent to the occupant and/or owner of the premises and shall be due and payable within thirty (30) days. After 30 days, any invoice not paid shall accrue interest at the rate of 1.5 percent per annum. Collection of any such fines, fees, or any associated interest not paid after sixty (60) days shall be in accordance with section 24-25(e)(2)(b).

(l)(2) Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles or watercraft shall not be parked, kept or stored on any premises, and vehicles or watercraft shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles or watercraft is prohibited unless conducted inside an approved spray booth.

(l)(2)(1) Exception: A vehicle or watercraft of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

(l)(3) Public Nuisances. It shall be unlawful for any person, including the owner or occupant of such premises, to permit or create a public nuisance on his premises or lot, or to allow a nuisance to remain on such premises or lot or to create a public nuisance adjacent to his premises or in any public place.

(l)(3)(1) Specific Examples. The following are declared to be specific examples of, but are not an exhaustive list for, such nuisances:

- a. Dead animals;
- b. Stagnant water;
- c. Decayed vegetables and fruits or other garbage;
- d. Trash, rubbish, or rotting wood;
- e. Poisonous plants;
- f. Offensive odor;
- g. Discarded appliances;
- h. Dead, dying or damaged trees that present an imminent danger to life or property;
- i. Anything that threatens or causes injury to the life or health of any person or significant damage to property;
- j. Growing weeds, undergrowth, grass or plants exceeding 12 inches in height, other than trees, bushes, or flowers which are ornamental plant growth; or
- k. Tarps or other temporary coverings used to screen stored items, rubbish, trash, or other clutter from view.

(l)(4) Insect screens. During the period from May 1 to October 1 , every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

(m) Heating Facilities.

(m)(1) Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory, or guestroom on terms, either expressed or implied, to furnish heat to occupants thereof shall supply heat during the period of October 1 to May 1 to maintain a temperature of not less than 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms.

(m)(2) Occupiable Work Spaces. Indoor occupiable workspaces shall be supplied with heat from the period from October 1 to May 1 to maintain a temperature of not less than 65 degrees F (18 degree. C) during the period the spaces are occupied.

Secs. 8-2 – 8-20 are hereby amended to read: Reserved.

Secs. 8-21 – 8-43 are hereby amended to read: Reserved.

And Sections 18-19, 18-20, 18-21, and 18-22 of the Code of Ordinances for the City of Greenwood are hereby repealed in their entirety.

Savings/Severability: If any provision of this Ordinance, an amendment made by this Ordinance, or the application of such provision or amendment to any person or circumstance is held to be unconstitutional, the remainder of this Ordinance, the amendments made by this Ordinance, and the application of the provisions of such to any person or circumstance shall not be affected thereby.

All other ordinances or parts of ordinances not consistent herewith are hereby repealed.

DONE this 27th day of February 2023, at Greenwood, South Carolina.


Brandon A. Smith, Mayor

ATTEST:


Tiffany L. Albert, Clerk

First Reading: January 23, 2023

Second Reading: February 27, 2023

