

COMMONWEALTH OF KENTUCKY  
CITY OF SOUTHGATE  
CAMPBELL, KENTUCKY  
ORDINANCE 26-01

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SOUTHGATE, CAMPBELL COUNTY, KENTUCKY AMENDING CHAPTER 152 OF THE CITY CODE OF ORDINANCES IN ORDER TO ADOPT THE NFPA 1 FIRECODE, 2012 EDITION, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION**

**WHEREAS**, it is the purpose and policy of the City of Southgate to protect and promote the public health, safety and welfare of its citizens and to establish rights and obligations,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOUTHGATE OF THE COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:**

Section I

That Chapter 152.18 of the City of Southgate Code of Ordinances be amended as follows:

**§ 152.18 NATIONAL FIRE CODE, 2012 ~~1978~~ EDITION, ADOPTED.**

The city, by and through the City Council, approves and adopts the ~~1978~~ 2012 National Fire Code by reference ~~and all subsequent revisions and amendments thereto~~. The Code shall be applicable to and control the construction, alteration, removal, demolition, equipment, use, occupancy, location, and maintenance of all structures and/or premises within the city. A copy of the ~~1978~~ 2012 National Fire Code is available for inspection at the City Building at 122 Electric Avenue, Southgate, Kentucky. The primary responsibility for the enforcement of the code herein adopted is placed with the Fire Department.

Section II

That Chapter 152.17 of the City of Southgate Code of Ordinances be amended as follows:

**§ 152.17 INTERNATIONAL PROPERTY MAINTENANCE CODE, ~~2006~~ 2021 EDITION, ADOPTED.**

- (A) A certain document, one copy of which is on file in the office of the City Clerk, being marked and designated as the International Property Maintenance Code, ~~2006~~ 2021 Edition, as published by the International Code Council, is hereby adopted as the property maintenance code of the city for 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 any existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of the property maintenance code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in division (B) below.
- (B) **Amendments to Property Maintenance Code.** Under the Property Maintenance Code the term “code official refers to the City of Southgate Code Enforcement Officer and/or his or her designees or deputies. The following sections are revised as follows:

1. Section 101.1, insert “the City of Southgate, Campbell County Kentucky

2. Section 102.3, Delete in its entirety and replace with “repairs, additions or alterations to a structure or changes of occupancy, shall be done in accordance with the procedures and provisions of the Kentucky Building Code, Kentucky Residential Code, the Uniform State Building Code, as is established by the Board of Housing, Buildings, and Construction of the Commonwealth of Kentucky, national Electrical Safety Code, the National Electric Code and City of Southgate Code of Ordinances.
3. Section 103.2, Delete “chief appointing authority” and replace with “Mayor”
4. Section 107.1 Delete in its entirety and replace with “Any person directly affected by a decision of the code official or a notice or order issued under this code shall be subject to the civil penalties outlined in Section 32.50-32.99 of the City of Southgate Code of Ordinances (“City Code”) and shall have the right to appeal to the City Code Enforcement Board, provided that the applicant complies with the deadlines for appeal in the City Code.
5. Section 107, including subsections 1, 2, 3 and 4 delete
6. Section 108 delete and replace with “Nothing in this Code shall prohibit the city from taking immediate action, consistent with Kentucky Statutes and Section 32.64 of the City Code of Ordinances, to remedy a violation when there is reason to believe that the violation presents a serious threat to the public health, safety and welfare, or if in the absence of immediate action, the effects of the violation will be irreparable or irreversible.
7. Section 201.3, delete in its entirety and replace with “Where terms are not defined in this code and are defined in the Kentucky Building Code, Kentucky Residential Code, City of Southgate Code of Ordinances, National Electrical Code or any applicable code adopted and enforced by the Commonwealth of Kentucky, Campbell County, Kentucky, and the City of Southgate, such terms shall have the meanings ascribed to them as stated in those codes.
8. Section 202, Insert the following definition: “OUTDOOR STORAGE. The keeping of personal or business property in any open space or outdoor area outside of a building or structure. For the purpose of this definition, property shall not include items that were originally designed for continuous outdoor use (e.g. law furniture, grills, playground equipment).”
9. Section 202, Insert the following definition: “MOTOR VEHICLE is any vehicle as defined in Section 92.01 of the City Code of Ordinances”.
10. Section 302.1 Insert. “and all outdoor storage shall be removed.”
11. Section 302.4 Insert. “six (6) inches”
12. Section 302.8 Delete and replace with “No inoperative, abandoned or unlicensed motor vehicle, trailer, recreational vehicle, camper, boat or similar equipment shall be parked, kept, or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. All motor vehicles, trailers, recreational vehicles, campers, boats, and similar equipment shall be parked, kept, or stored on a paved surface. All trailers, recreational vehicles, campers, boats and similar equipment shall be parked on a drive way or marked and dedicated parking spot, or stored in the rear yard, and may be parked, kept, or stored in the side yard behind a front structure line of the principal structure if approved by the Board of Adjustment.
13. Section 303.2 Delete in its entirety and replace with “Enclosures for swimming pools, hot tubs, and spas shall be regulated by the Kentucky Building Code, Kentucky Residential Code, the City Zoning Ordinance and any applicable codes adopted and enforced by the Commonwealth of Kentucky.
14. Section 304.14, Insert: “April 1 to October 31”.
15. Section 401.3 Replace “International Building Code” with “Kentucky Building Code, Kentucky Residential Code, or any applicable code adopted and enforced by the Commonwealth of Kentucky.
16. Section 304.14, Insert “April 1 to October 31
17. Section 602.3, Insert: “October 1 to April 1”
18. Section 602.4, Insert “October 1 to April 1”
19. Section 702.2 Delete “International Fire Code” and replace with “Kentucky Building Code, City of Southgate Code of Ordinances, and the NFPA 1 as adopted by the City.
20. Section 702.3 Delete “International Building Code” and replace with “Kentucky Building Code, City of Southgate Code of Ordinances, and NFPA 1, as adopted by the City.
21. Section 702.4 Delete “International Building Code” and replace with “Kentucky Building Code, City of Southgate Code of Ordinances, and the NFPA 1 as adopted by the City.

22. Section 704.2. Delete in its entirety and replace with "Shall be installed and maintained in accordance with Chapter 94 of the City of Southgate Code of Ordinances."
23. Section 704.1 Delete "International Fire Code" and replace with "Kentucky Building Code, City of Southgate Code of Ordinances, and the NFPA 1 as adopted by the City."
24. Section 704.1.2 Delete: "International Building Code" and replace with "Kentucky Building Code, City of Southgate Code of Ordinances and the NFPA 1 as adopted by the City."
25. Section 704.4.2 Delete "International Building Code and replace with "Kentucky Building Code, City of Southgate Code of Ordinances, and the NFPA 1 as adopted by the City."
26. Section 705.1 Delete "International Residential Code" and replace with "Kentucky Building Code, Kentucky Residential Code, City of Southgate Code of Ordinances, and the NFPA 1 as adopted by the City."

~~(B) The following sections of the International Property Maintenance Code, 2006 Edition, are hereby revised as follows:~~

- ~~— (1) Section 101.1. Insert: "the City of Southgate, Campbell County, Kentucky";~~
- ~~— (2) Section 102.3.~~
  - ~~— (a) Delete: "International Building Code";~~
  - ~~— (b) Delete: "and the ICC Electrical Code";~~
  - ~~— (c) Delete: "International Zoning Code";~~
  - ~~— (d) Insert: "Kentucky Building Code, Kentucky Residential Code, NFPA 70 National Electrical Code, Kentucky Plumbing Code, International Energy Conservation Code or any applicable code adopted and enforced by the State of Kentucky."; and~~
  - ~~— (e) Insert: "City of Southgate Zoning Ordinance."~~
- ~~— (3) Section 103.2.~~
  - ~~— (a) Delete "chief appointing authority" and replace with "Mayor."; and~~
  - ~~— (b) Delete "appointing authority" and replace with "Mayor."~~
- ~~— (4) Section 103.3. Delete in its entirety;~~
- ~~— (5) Section 103.5. Delete in its entirety;~~
- ~~— (6) Section 106.2. Insert: ", citation";~~
- ~~— (7) Section 106.3.~~
  - ~~— (a) Insert: ", citation"; and~~
  - ~~— (b) Insert: "either" and "class B" in second line.~~
- ~~— (8) Section 106.4. Insert: "Only one Notice of Violation shall be sent to the owner and/or occupant of a certain property regarding a specified violation or violations per calendar year. All subsequent notices will be in the form of a citation. Unless otherwise specified by Federal, state, county or local law, the violation of any section of the International Property Maintenance Code is a civil offense and shall be enforced pursuant to Chapter 32 of the city code of ordinances;~~
- ~~— (9) Section 111.2.~~
  - ~~— (a) Delete: "chief appointing authority"; and~~
  - ~~— (b) Insert: "Mayor with approval from City Council."~~
- ~~— (10) Section 111.2.1.~~
  - ~~— (a) Delete: "chief appointing authority"; and~~
  - ~~— (b) Insert: "Mayor with approval from City Council."~~
- ~~— (11) Section 111.7.~~
  - ~~— (a) Delete: "appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer."; and~~
  - ~~— (b) Insert: "Campbell County Circuit Court within thirty (30) days of the final decision of the appeals board."~~
- ~~— (12) Section 201.3.~~

- ~~— (a) Insert: “Kentucky Building Code, Kentucky Residential Code, City of Southgate Zoning Ordinance, Kentucky Plumbing Code, NFPA 70 National Electrical Code or any applicable code adopted and enforced by the State of Kentucky”;~~
- ~~— (b) Delete: “International Zoning Code”;~~
- ~~— (c) Delete: “International Plumbing Code”; and~~
- ~~— (d) Delete: “or the ICC Electrical Code.”~~
- ~~— (13) Section 202.~~
- ~~— (a) Insert: “MOTOR VEHICLE. As defined in § 92.01(A) of the City of Southgate Code of Ordinances.”; and~~
- ~~— (b) Insert: “OUTDOOR STORAGE. The keeping of personal or business property in any open space or outdoor area outside of a building or structure. For the purpose of this definition, property shall not include items that were originally designed for continuous outdoor use (ex: lawn furniture, grills, playground equipment).”~~
- ~~— (14) Section 302.1. Insert: “and all outdoor storage shall be removed”;~~
- ~~— (15) Section 302.4. Insert: ten (10) inches”;~~
- ~~— (16) Section 302.8. Delete in its entirety and replace with “No inoperative, abandoned or unlicensed motor vehicle, trailer, recreational vehicle, camper, boat or similar equipment shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. All motor vehicles, trailers, recreational vehicles, campers, boats and similar equipment shall be parked, kept or stored on a paved surface. All trailers, recreational vehicles, campers, boats and similar equipment shall be parked, kept or stored in the rear yard and may be parked, kept or stored in the side yard behind the front structure line of the principal structure if approved by the Board of Adjustment. In no case shall more than one trailer, recreational vehicle, camper, boat or similar equipment be permitted outside of an enclosed building on any premises. Exception: A vehicle 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.”;~~
- ~~— (17) Section 303.2. Delete in its entirety and replace with “Enclosures for swimming pools, hot tubs and spas shall be regulated by the Kentucky Building Code, Kentucky Residential Code, the City of Southgate Zoning Ordinance and any applicable codes adopted and enforced by the State of Kentucky.”;~~
- ~~— (18) Section 304.14. Insert: “April 1 to October 31”;~~
- ~~— (19) Section 401.3. Insert: “Kentucky Building Code, Kentucky Residential Code or any applicable code adopted and enforced by the State of Kentucky”;~~
- ~~— (20) Section 505.1.~~
- ~~— (a) Delete: “International Plumbing Code”; and~~
- ~~— (b) Insert: “Kentucky Plumbing Code.”~~
- ~~— (21) Section 602.2.~~
- ~~— (a) Delete: “Appendix D of . . . International”;~~
- ~~— (b) Insert: “Kentucky.”~~
- ~~— (22) Section 602.3.~~
- ~~— (a) Insert: “October 1 to April 1”;~~
- ~~— (b) Delete: “Appendix D of . . . International”;~~
- ~~— (c) Insert: “Kentucky.”~~
- ~~— (23) Section 602.4. Insert: “October 1 to April 1”;~~
- ~~— (24) Section 604.2.~~
- ~~— (a) Delete: “ICC Electrical Code”;~~
- ~~— (b) Insert: “Kentucky Building Code, Kentucky Residential Code, City of Southgate Zoning Ordinance, Kentucky Plumbing Code, NFPA 70 National Electrical Code or any applicable code adopted and enforced by the State of Kentucky”;~~

~~— (b) Insert: “NFPA 70 National Electrical Code.”~~

~~— (25) Section 702.1.~~

~~— (a) Delete: “International Fire Code”; and~~

~~— (b) Insert: “Kentucky Building Code and the International Fire Code.”~~

~~— (26) Section 702.2.~~

~~— (a) Delete: “International Fire Code”; and~~

~~— (b) Insert: “Kentucky Building Code and the International Fire Code.”~~

~~— (27) Section 702.3.~~

~~— (a) Delete: “International Building Code”; and~~

~~— (b) Insert: “Kentucky Building Code.”~~

~~— (28) Section 704.1.~~

~~— (a) Delete: “International Fire Code”; and~~

~~— (b) Insert: “Kentucky Building Code and the International Fire Code.”~~

~~— (29) Section 704.2. Delete in its entirety and replace with “Shall be installed and maintained in accordance with Chapter 94 of the City of Southgate Code of Ordinances.”~~

~~— (C) Nothing in this section 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 section.~~

(C) Nothing in this section 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 section.

### SECTION III

That this ordinance shall take effect and be in force from and after its date of passage, approval, and publication as required by law.

Passed this 4th day of March 2026.

  
\_\_\_\_\_  
JAMES HAMBERG  
Mayor

ATTESTED:

  
\_\_\_\_\_  
BRANDI BARTON  
City Clerk

First reading: 2/18/26

Second reading: 3/4/26

