

MINIMUM PROPERTY STANDARDS

CHAPTER 6: BUILDINGS AND BUILDING REGULATIONS ARTICLE VIII. PROPERTY MAINTENANCE

Sec. 6-356. Responsibilities of occupant.

An occupant shall be responsible for the following:

- (1) Maintain those portions of the interior of a structure under his control free from rubbish, garbage and other conditions that would encourage infestation of insects, rodents or vermin.
- (2) Remove an animal or animals from a structure if the presence of the animal or animals is a health hazard to an occupant.
- (3) Connect plumbing fixtures and heating equipment that the occupant supplies in accordance with the plumbing code and mechanical code of the city.
- (4) Provide solid waste receptacles or containers, when required by the city.
- (5) Keep the interior of the structure free from insects, rodents and vermin.
- (6) Keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- (7) Not occupy as owner-occupant, or shall not let to another for occupancy, any building or structure which does not comply with the applicable provisions of any code of the city.
- (8) Keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof which he occupies or which is provided for his particular use.
- (9) Dispose of all his garbage and any other organic waste which might provide food for rodents and all rubbish in a clean and sanitary manner by placing it in the garbage disposal facilities or garbage or rubbish storage containers.

(Code 1966, § 5-135)

Sec. 6-357. - Temporary Lighting.

Electric power and lighting installations rated for temporary use shall be permitted for a period not to exceed 90 days for decorative lighting and similar purposes.

(Ord. No. 3492, § 1, 11-8-04; Ord. No. 4437, 09-26-22)

Secs. 6-358--6-365. Reserved.

Sec. 6-366. Property standards.

An owner shall:

- (1) Eliminate a hole, excavation, sharp protrusion and any other object or condition that exists on the land and is reasonably capable of causing injury to a person.
- (2) Securely cover or close a well, cesspool or cistern.
- (3) Provide solid waste receptacles or containers when required by the city.
- (4) Provide drainage to prevent standing water and flooding on the land.
- (5) Remove dead trees and tree limbs that are reasonably capable of causing injury to a person.
- (6) Keep the doors and windows of a vacant structure or vacant portion of a structure securely closed to prevent unauthorized entry.

(Code 1966, § 5-134(a))

Sec. 6-367. Structural standards.

An owner shall:

- (1) Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating.
- (2) Fill hollow, masonry supporting piers, if used, with concrete and anchor the piers to concrete footings with a five-eighths-inch steel dowel.
- (3) Provide and maintain railings for stairs, steps, balconies, porches and elsewhere as specified in the building code.
- (4) Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies.
- (5) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition.
- (6) Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely.
- (7) Provide cross ventilation as prescribed in chapter 13 of the city building code.
- (8) Repair or replace chimney flue and attachments that do not function properly.
- (9) Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings.
- (10) Provide and maintain a moisture resistant finish or material for the flooring or subflooring of each bathroom, shower room and toilet room.

(11) Provide every habitable room with at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be eight percent of the floor area of such room. Whenever walls or other portions of structures face a window of any such room and such light-obstruction structures are located less than three feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least 15 percent of the total floor area of such room.

(12) Provide every habitable room with at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall equal to at least 45 percent of the minimum window area size or minimum skylight-type window size, as required, or shall have other approved, equivalent ventilation.

(13) Year round mechanically ventilating conditioned air systems may be substituted for windows in rooms other than rooms used for sleeping purposes. Window type air conditioning units are not included in this exception.

(14) Provide every bathroom with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilating system.

(15) When there is electric service available to the building structure, provide every habitable room or space with at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, three separate and remote receptacle outlets shall be provided, and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

(16) Provide that every common hall and inside stairway in every building, other than one family dwellings, be adequately lighted at all times with an illumination of at least one footcandle intensity at the floor in the darkest portion of the normally traveled stairs and passageways.

(17) Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.

(18) Provide every exterior wall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair.

(19) Provide roofs which are structurally sound and maintained in a safe manner and which have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

(20) Provide and maintain all portions, additions or sections of a roof including, but not limited to: fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item

shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.

(21) Provide and maintain every dwelling unit with safe, unobstructed means of egress with a minimum ceiling height of seven feet leading to a safe and open space at ground level. Stairs shall have a minimum head room of six feet, eight inches.

(22) Provide and maintain every inside and outside stair, porch and any appurtenance thereto for safe use. It shall be capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.

(23) Provide and maintain protective railings on any unenclosed structure over 30 inches from the ground level or on any steps containing four risers or more.

(24) Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in sound working condition and good repair.

(25) Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sash shall be properly fitted and weathertight within the window frame.

(26) Provide every window required for light and ventilation for habitable rooms to be capable of being easily opened and secured in position by window hardware.

(27) Provide every exterior door, basement or cellar door and hatchway to be substantially weathertight, watertight and rodentproof, and keep in sound working condition and good repair.

(28) Provide every exterior door with properly installed hardware that is maintained to insure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

(29) Provide that exterior door frames be properly maintained and affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

(30) Provide exterior door jambs, stops, headers and moldings securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

(31) Provide dwelling units which do not have a properly working central air conditioning system with screens on all exterior openable windows and have a screen door with a self-closing device on all exterior doors except for the main entrance door.

(32) Provide that all exterior wood surfaces, other than decay resistant woods, be protected from the elements and decay by painting or other protective covering or treatment. All siding shall be weather resistant and watertight. All masonry joints shall be sufficiently tuck pointed to insure water and air tightness.

(33) Provide and maintain garages, storage buildings and all other accessory structures in good repair and sound structural condition.

(34) Provide that every floor, interior wall and ceiling be substantially rodent-proof, kept in sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(35) Provide that every toilet, bathroom and kitchen floor surface be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

(36) Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

(37) Provide and maintain interior stairs and stairwells more than four risers high with handrails located in accordance with the requirements of the Standard Building Code. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.

(38) Provide firestopping maintained to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space. Draftstopping shall be maintained to cut off all concealed draft openings in floor/ceiling assemblies and in attics.

(39) Provide every existing interior door to fit reasonably well within its frame and be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

(40) Provide every interior door with proper hardware, securely attached and maintained in good condition. Hasp lock assemblies are not permitted on the exterior side of the door of habitable rooms.

(41) Provide and maintain the privacy of bathrooms afforded by doors complete with privacy hardware intended by manufacturer for that purpose.

(42) Provide existing skirting maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure. Replacement or new skirting shall be constructed of materials intended for exterior use and properly sized and mounted to prevent free access to the crawl space of the structure. Crawl space access grille or door and ventilation grilles shall be sized according to local code requirements.

...

...

(45) Provide habitable (space) rooms other than kitchens, storage rooms and laundry rooms with a ceiling height of not less than seven feet, six inches (or seven feet to the lowest projection). Hallways, corridors, bathrooms, water closet rooms and kitchens shall have a ceiling height of not less than seven feet measured to the lowest projection from the ceiling. If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the room area. No portion of the room measuring less than five feet

from the finished floor to the finished ceiling shall be included in any computation of the minimum room area.

(46) In the event the basement or cellar space is used as a habitable room or dwelling unit, provide and maintain the following:

- a. The floor and walls impervious to leakage of underground and surface runoff water and insulated against dampness.
- b. The total window area in each room equal to at least the minimum required window area size.
- c. The required minimum window area entirely above the grade of the ground adjoining such window area.
- d. The total of openable window area in each room shall be equal to at least the minimum area as required by subsection (12) of this section.

...

(52) Exterior surfaces which are painted shall be free of flaking, chipping, peeling and fading paint. All substandard portions shall be repaired with comparable materials of comparable color to the remaining portions.

...

(54) Cornices, belt courses, corbels, terra cotta trim, shutters, beams, columns, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition."

(Code 1966, § 5-134(b); Ord. No. 4437, 09-26-22)

(Code 1966, § 5-134(b); Ord. No. 3432-A, § 2, 8-25-03; Ord. No. 3476, § 1, 8-23-04)

Sec. 6-368. Utility standards.

An owner shall:

- (1) Provide and maintain in operating condition connections to discharge sewage from a structure or land into a public sewer system.
- (2) Provide and maintain in operating condition a toilet connected to a water source and to a public sewer, where available, in or within each structure intended for human habitation.
- (3) Provide and maintain in operating condition connections and pipes to supply potable water at adequate pressure to a structure intended for human occupancy.
- (4) Provide and maintain in operating condition a device to supply hot water of a minimum temperature of 120 degrees Fahrenheit within each structure intended for human habitation.
- (5) Provide and connect a kitchen sink, bathtub or shower, and lavatory to a cold and hot water source in each structure intended for human habitation.
- (6) Connect plumbing fixtures and heating equipment that the owner supplies in accordance with the plumbing code and mechanical code of the city.

- (7) If screens are not provided, provide and maintain in operating condition, from May 1 through October 15, refrigeration equipment capable of maintaining a maximum inside temperature that is 20 degrees lower than the outside temperature or 85 degrees Fahrenheit, whichever is warmer, in each room of a structure intended for human occupancy.
- (8) Provide and maintain in operating condition supply lines for electrical service to each structure intended for human occupancy.
- (9) Provide and maintain in operating condition electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures.
- (10) Locate all required plumbing fixtures within the dwelling unit to be accessible to the occupants of same. The water closet, tub or shower and lavatory shall be located in a room affording privacy to the user and such room shall have a minimum floor space of 30 square feet with no dimension less than four feet. Bathrooms shall be accessible from habitable rooms, hallways, corridors or other protected or enclosed areas, not including kitchens or other food preparation areas.
- (11) Provide heating facilities which are properly installed, are maintained in safe and good working conditions, and are capable of safely and adequately heating all habitable rooms, and bathrooms in every dwelling unit located therein to a temperature of at least 68 degrees Fahrenheit (20 degrees Celsius) at a distance three feet above floor level.
- (12) In the event a central heating system is not provided, provide each dwelling unit with facilities whereby heating appliances may be connected.
- (13) Unvented fuel burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than 30 Btu per hour per cubic foot of room content. Unvented fuel burning heaters shall be prohibited in bedrooms and bathrooms.
- (14) Provide that all cooking and heating equipment and facilities be installed in accordance with the building, mechanical, gas and electrical code and be maintained in a safe and good working condition. Portable cooking equipment employing flame is prohibited.
- (15) Provide every dwelling unit with adequate garbage disposal facilities or garbage storage containers, of a type and location approved by the city.
- (16) Provide each dwelling unit with an approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm. The detector shall be tested in accordance with and meet the requirements of UL 217, Single and Multiple Station Smoke Detectors.
- (17) Provide every electrical outlet and fixture required by this chapter to be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the city.

(Code 1966, § 5-134(c))

Sec. 6-369. Health standards.

An owner shall:

- (1) Keep the interior and exterior of a property free from rodent and insect harborage and infestation. Where rodents or insects are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate harborage and prevent reinfestation.
- (2) Provide a structure intended for human habitation with a screen for keeping out insects at each opening of the structure if the structure is not cooled with refrigerated air.
- (3) Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage.
- (4) Keep the interior of a structure free from insects, rodents and vermin.
- (5) Be responsible for maintaining in a clean and sanitary condition the shared or common areas of the dwelling and premises thereof.
- (6) Keep the premises clean and remove from the premises abandoned items such as abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the chief building official.

(Code 1966, § 5-134(d); Ord. No. 4437, 09-26-22)