ARTICLE III. RESIDENTIAL REQUIREMENTS

DIVISION 1. GENERALLY

Sec. 19-46. Scope.

(a) This article shall apply to residential premises as follows:

(1) Lots, plots or parcels of land on which residential buildings, buildings of mixed occupancy or accessory structures are located.

(2) Residential buildings, including one- and two-family dwellings and multiple dwellings, except as specifically excluded in subsection (b);

(3) Residential occupancies in buildings of mixed occupancy; and

(4) Accessory structures, accessory to residential occupancies.

(b) This article shall not apply to mobile homes and mobile home courts, or to transient type occupancies and uses including, but not limited to, nursing and convalescent homes, hotels, motels, tourist camps, farm labor camps, travel trailers and trailer parks, and other forms of temporary housing.

(Ord. No. 312, §§ A 104, A 105, 3-25-63)

Sec. 19-47. Definitions.

As used in this article the following words and phrases shall have the meanings respectively ascribed to them in this section:

Accessory structure: A structure, the use of which is incidental to that of the residential building, and which is located on the same premises.

Accessory use: A use, occupancy or tenancy customarily incidental to the principal use or occupancy of a residential building. Such accessory uses may include, among others, the following:

(a) Offices for the building management;

(b) Dining rooms, banquet rooms, public kitchens, and ballrooms;

(c) Recreation and play rooms;

(d) Laundries for the use of tenants and occupants, and in connection with the management and operation of a residential buildings;

(e) Maintenance and workshops, storage rooms for linen, bedding, furniture, supplies and tenants' equipment and effects;

(f) Rooms or space for the incidental sale or display of merchandise to occupants and tenants, such as newspaper, candy and cigar stands;

(g) Garages within a residential building or on the premises thereof used primarily for the storage of passenger-type motor vehicles.

Approved: Approved by the administrative officer under the regulations of this article, or approved by an authority designated by law or this chapter.
**Basement:** That space of a building that is partly below grade which has more than half its height, measured from floor to ceiling, above the average established curb level or finished grade of the ground adjoining the building.

**Bathroom:** An enclosed space containing one or more bathtubs, or showers, or both, and which may also contain water closets, lavatories, or fixtures serving similar purposes.

**Building:** A structure wholly or partially enclosed within exterior walls, or within exterior or party walls, and a roof, affording shelter to persons, animals or property.

**Cellar:** That space of a building that is partly or entirely below grade, which has more than half of its height, measured from floor to ceiling, below the average established curb level or finished grade of the ground adjoining the building.

**Dwelling, one-family:** A building containing not more than one dwelling unit occupied exclusively for residential purposes.

**Dwelling, two-family:** A building containing not more than two (2) dwelling units occupied exclusively for residential purposes.

**Dwelling unit:** One or more rooms with provision for living, cooking, sanitary and sleeping facilities arranged for the use of one family.

**Exit:** A way of departure from the interior of a building or structure, to the exterior at street or grade, including doorways, passageways, hallways, corridors, stairways, ramps, fire escapes, and all other elements necessary for egress or escape.

**Family:** A household constituting a single housekeeping unit occupied by one or more persons.

**Generally accepted standard:** A specification, code, rule, guide or procedure in the field of construction or related thereto, recognized and accepted as authoritative.

**Grade, finished:** Natural surface of the ground, or surface of ground after completion of any change in contour, abutting building or premises.

**Habitable space:** Space occupied by one or more persons for living, sleeping, eating or cooking. Kitchenettes shall not be deemed to be habitable space.

**Infestation:** The presence, within or contiguous to a dwelling, dwelling unit, lodging house, lodging unit, or premises, of insects, rodents, vermin or other pests.

**Kitchen:** Space, sixty (60) square feet or more in floor area, with a minimum width of five (5) feet, used for cooking or preparation of food.

**Kitchenette:** Space, less than sixty (60) square feet in floor area, used for cooking or preparation of food.

**Lodging house:** A multiple dwelling used primarily for the purpose of furnishing lodging with or without meals, for compensation.

**Lodging unit:** A room or group of rooms forming a single habitable unit, used or intended to be used for lodging.

**Mixed occupancy:** Occupancy of a building in part for residential use and in part for some other use not accessory thereto.

**Multiple dwelling:** Any of the following:

1. A building containing three (3) or more dwelling units;
2. A building containing living, sanitary, and sleeping facilities occupied by one or two families and more than four (4) lodgers residing with either one of such families;
3. A building with one or more sleeping rooms, other than a one- or two-family
dwelling, used or occupied by permanent or transient paying guests or tenants;

(4) A building with sleeping accommodations for more than five (5) persons used or occupied as a club, dormitory, fraternity or sorority house, or for similar uses;

(5) A building used or occupied as a convalescent, old-age or nursing home but not including private or public hospitals or public institutions.

Nonhabitable space: Space used as kitchenettes, pantries, bath, toilet, laundry, rest, dressing, locker, storage, utility, heater and boiler rooms, closets and other spaces for service and maintenance of the building, and those spaces for access and vertical travel between stories.

Plumbing system: The water supply system, the drainage system, the vent system, fixtures and traps, including their respective connections, devices and appurtenances within the property lines of the premises.

Potable water: Water which is approved for drinking, culinary, and domestic purposes.

Public space: Space within a residential building for public use, such as lobbies, lounges, reception, ball, meeting, lecture and recreation rooms, banquet and dining rooms and their kitchens and swimming pools.

Sewage: Liquid waste containing animal or vegetable matter in suspension or solution, and which may include industrial wastes and liquids containing chemicals.

Structure: An assembly of materials, forming a construction framed of component structural parts for occupancy or use, including buildings.

Toilet room: Enclosed space, containing one or more water closets, which may also contain one or more lavatories, urinals and other plumbing fixtures.

Ventilation: Supply and removal of air to and from a space by natural or mechanical means.

Ventilation, mechanical: Ventilation by power-driven devices.

Ventilation, natural: Ventilation by opening to outer air through windows, skylights, doors, louvers, or stacks with or without wind-driven devices.

(Ord. No. 312, § A 109, 3-25-63)


Buildings occupied in whole or in part shall comply with the requirements hereinafter set forth concerning occupancy, size, light and ventilation in order to provide safe and healthful environment.

(Ord. No. 312, § A 201, 3-25-63)

Sec. 19-49. Occupancy classification of buildings.

For the purpose of this division building shall be classified in respect to their occupancies as follows:

(1) One- and two-family dwellings, which are buildings containing one or two (2) dwelling units with two (2) or less lodgers residing with a family in either one of such dwelling units;

(2) Multiple dwellings, which are:

a. Buildings containing one or two (2) dwelling units with more than two (2) lodgers with a family in either one of such dwelling units;
b. Buildings containing three (3) or more dwelling units; apartment houses and apartment hotels;

c. Lodging houses;

d. Buildings with sleeping accommodations for more than five (5) persons used or occupied as a club, dormitory, fraternity or sorority house, or for similar uses;

e. Garden apartments; and

(3) Accessory structures, which are garages, carports and similar type structures on residential premises.

(Ord. No. 312, § A 202, 3-25-63)

Sec. 19-50. Access and vertical travel between stories.

(a) Stairs, both interior and exterior, shall be of sufficient width in conformity with generally accepted standards so as to serve the occupants.

(b) Railings shall be provided on open portions of stairs, balconies, landings and stairwells.

(Ord. No. 312, § A 208, 3-25-63)

Sec. 19-51. Equipment requirements generally.

(a) Plumbing, heating, electrical, ventilating, air conditioning, refrigerating, cooking, fire protection and radiation production equipment, elevators, dumbwaiters, escalators, and other mechanical additions, installations, or systems for the use of the building shall be installed, located and maintained so that under normal conditions of use such equipment and systems will not be a danger to health or welfare, a danger because of structural defects, or a source of ignition, or a radiation hazard, and will not create excessive noise, or otherwise become a nuisance. Equipment and systems include, but are not limited to, apparatus, devices, fixtures, piping, pipe hangers, pipe covering, wiring, fittings, and materials used as part of, or in connection with, such installations.

(b) Equipment and systems subject to damage from freezing shall be adequately protected against freezing.

(c) Moving parts of equipment which may be a potential hazard shall be guarded to protect against accidental contact.

(Ord. No. 312, § A 501, 3-25-63)

Sec. 19-52. Exits.

(a) Safe, continuous and unobstructed exit shall be provided from the interior of the building to the exterior at street or grade level.

(b) Exits shall be arranged, constructed and proportioned to that occupants may escape safely from the building in case of emergency.

(c) In one- and two-family dwellings, in addition to primary exit from building, there shall be provided a secondary exit or, in lieu thereof, one or more exit openings for emergency use.

(d) In multiple dwellings approved exits shall be provided.
Sec. 19-53. Air conditioning and mechanical ventilation in one- and two-family dwellings.
   (a) Exhaust air from a dwelling unit shall not be circulated to another dwelling unit.
   (b) Ducts shall be securely fastened in place and appropriately firestopped.

Sec. 19-54. Elevators, dumbwaiters and escalators in multiple dwellings.
   (a) Elevators, dumbwaiters and escalators shall be maintained so as to be free from physical and fire hazards.
   (b) Elevator and power operated dumbwaiter cars shall be provided with durable signs in conspicuous locations on which the rated capacity shall be indicated.
   (c) Elevator cars shall be provided with approved means for transmitting a signal outside the hoistway in case of emergency.
   (d) Hoistways and pits shall be maintained free of refuse.
   (e) Machine rooms shall be maintained free of oil and grease and shall not be used for storage of articles or materials unnecessary for the maintenance of the elevator or dumbwaiter. Flammable liquids shall not be kept in such rooms.
   (f) No person shall at any time make any required safety device or electrical protective device inoperative, except where necessary during tests, inspections or maintenance.

Sec. 19-55. Premises to be reasonably safe; compliance with other laws.
   Installations, alterations and repairs to residential premises, and materials, assemblies and equipment utilized in connection therewith, shall be reasonably safe to persons and property and in conformity with applicable ordinances and codes of the city, and resolutions, orders, rules and regulations issued by authority thereof. Conformity of such work, materials, assemblies or equipment with the applicable requirements of the city's building code shall be prima facie evidence that the same is reasonably safe to person and property.

Cross references: Building code, Ch. 7.

Sec. 19-56. Interpretation.
   Where a provision of this article conflicts with a provision of a zoning, building, electrical, plumbing, fire safety, health, water supply or sewage disposal law or ordinance, or regulation adopted pursuant thereto, or other local law, ordinance, code or regulation, the provision or requirement which is the more restrictive or which establishes the higher standard shall prevail.
Sec. 19-57. Maximum occupancy.

(a) In dwelling units, the maximum number of occupants shall be limited to the number determined on the basis of the floor areas of habitable rooms, other than kitchens, as follows:

1) One occupant per room having floor area of at least eighty (80) but less than one hundred twenty (120) square feet;

2) Two (2) occupants per room having floor area of at least one hundred twenty (120) but less than one hundred eighty (180) square feet; and

3) Three (3) occupants per room having floor area of one hundred eighty (180) or more square feet.

(b) In lodging units, the maximum number of occupants shall be limited to the number determined on the same basis as for dwelling units.

(c) In buildings occupied as clubs, dormitories, sorority or fraternity houses and providing sleeping accommodations for more than five (5) persons, the maximum number of occupants so accommodated in any habitable room shall be limited to the number determined on the basis of the floor area, in square feet, of the room divided by fifty (50) square feet per occupant.

(Ord. No. 312, § A 203, 3-25-63)

Secs. 19-58--19-60. Reserved.

DIVISION 2. HABITABLE SPACE

Sec. 19-61. Prohibited uses.

(a) It shall be prohibited to use for sleeping purposes any kitchen, nonhabitable space, or public space.

(b) It shall be prohibited, in lodging houses, to use for dining purposes any communal kitchen containing less than one hundred (100) square feet of floor area, or any nonhabitable space or public space other than dining space.

(c) It shall be prohibited to prepare or eat meals in lodging units.

(d) It shall be prohibited to use any cellar space as habitable space.

(Ord. No. 312, § A 204, 3-25-63)

Sec. 19-62. Size.

(a) Habitable space shall have a minimum ceiling height of seven (7) feet six (6) inches over fifty (50) per cent of the floor area; the floor area where the ceiling height is less than five (5) feet shall not be considered in computing floor area.

(b) A dwelling unit shall contain at least one habitable room having a minimum of one hundred fifty (150) square feet of floor area and a minimum horizontal dimension of ten (10) feet.

(c) Kitchens shall have a minimum of sixty (60) square feet of floor area, and other habitable spaces shall contain not less than eighty (80) square feet of floor area and shall have a
minimum horizontal dimension of seven (7) feet.

(d) Every alcove less than sixty (60) square feet in area, except a cooking space or foyer, shall be deemed to be part of a habitable room. The area of the opening in the dividing partition between the alcove and the room shall be at least eighty (80) per cent of the wall area of such partition, measured on the alcove side, but not less than forty (40) square feet. The depth of such alcove shall not exceed half its width. The floor area of the alcove shall be added to the floor area of the room in determining light and ventilation requirements for the room. An alcove with an area of sixty (60) square feet or more, but less than the required area of a habitable room, shall be separately lighted and ventilated as required for habitable space.

(Ord. No. 312, § A 205-1, 3-25-63)

Sec. 19-63. Basements.

Basements shall not be deemed habitable space where required windows are located only on one wall and the depth of the basement space exceeds four (4) times its clear height.

(Ord. No. 312, § A 205-2, 3-25-63)

Sec. 19-64. Light and ventilation.

(a) Habitable space shall be provided with natural light through one or more windows, skylights, transparent, or translucent panels, or any combinations thereof, that face directly on legal open spaces at least six (6) inches above the adjoining finished grade, or are above a roof. The amount of light shall be equivalent to that transmitted through clear glass equal in area to ten (10) per cent of the floor area of the habitable space.

(b) Habitable space shall be provided with artificial light.

(c) Habitable space shall be provided with natural ventilation through openable parts of windows or other openings in exterior walls that face legal open spaces above the adjoining finished grade or above a roof, or through openable parts of skylights, providing total clear ventilation area equal to not less than five (5) per cent of the total floor area of each habitable space.

(d) Habitable space may also be provided with mechanical ventilation, in addition to natural ventilation.

(Ord. No. 312, § A 205-3, 3-25-63)

Sec. 19-65. Miscellaneous requirements.

(a) Dwellings units shall be separated from each other and from other spaces outside the dwelling unit by an approved partition.

(b) Sleeping rooms within dwelling units shall be separated from each other and from other spaces outside the sleeping rooms to provide privacy by an approved partition.

(c) Lodging units shall be separated from each other and from other spaces outside the lodging units by an approved partition.

(d) A communal kitchen or dining room in a lodging house shall be accessible to the occupants sharing such kitchen or dining room without going through a dwelling unit or lodging unit of another occupant.

(Ord. No. 312, § A 205-4, 3-25-63)
DIVISION 3. PUBLIC SPACES

Sec. 19-76. Height.
Public space shall have a minimum height of seven (7) feet six (6) inches measured from finished floor to finished ceiling.
(Ord. No. 312, § A 206-1, 3-25-63)

Sec. 19-77. Light and ventilation.
(a) Public spaces shall be provided with artificial light.
(b) In public stairs, stairways and passageways artificial light shall be electric lighting available at all times so as to afford safe passage for occupants and users. Such lighting shall conform to the following:

(1) A sufficient number of fixtures shall be provided so that the distance between fixtures is not more than thirty (30) feet and so that no wall is more than fifteen (15) feet distant from a fixture.

(2) Incandescent lighting shall be based on not less than one-fourth watt per square foot of floor area, except that each fixture shall have a lamp or lamps with a total of not less than twenty-five (25) watts.

(3) Fluorescent lighting shall be based on not less than one-tenth watt per square foot of floor area, except that each fixture shall have a lamp or lamps with a total of not less than fifteen (15) watts.

(4) Where under these formulas the calculated wattage does not correspond to that of a standard lamp, the next larger size shall be used.

(c) Public spaces shall be provided with either natural ventilation, conforming to the requirements for habitable space, or with mechanical ventilation.
(Ord. No. 312, § A 206-2, 3-25-63)

Secs. 19-78--19-85. Reserved.

DIVISION 4. NONHABITABLE SPACE

Sec. 19-86. Height.
Nonhabitable space, except crawl spaces and attics, in multiple dwellings shall have a minimum height of seven (7) feet measured from floor to ceiling.
(Ord. No. 312, § A 207-1, 3-25-63)
Sec. 19-87. Toilet rooms and bathrooms.

(a) Toilet rooms and bathrooms in one- and two-family dwellings shall have provisions for privacy.

(b) Toilet rooms and bathrooms for dwelling units in multiple dwellings shall be located within the dwelling units and shall be accessible from any sleeping room without passing through any other sleeping room.

(c) Unless located within dwelling units or directly connected with sleeping rooms, toilet rooms and bathrooms in multiple dwellings shall be provided in each story containing habitable space, and shall be accessible thereto.

(d) Toilet rooms for employees in multiple dwellings shall be in separate rooms for each sex where there are five (5) or more employees, shall be readily accessible to such employees and shall not open directly into any public kitchen or other public space used for the cooking or preparation of food.

(e) In one- and two-family dwellings, bathrooms and toilet rooms shall be provided with floors of moisture resistant material.

(f) In multiple dwellings, floors of bathrooms, toilet rooms and similar spaces shall be waterproof; such waterproofing shall extend six (6) inches or more above floors except at doors, so that floors can be flushed or washed without leaking.

(Ord. No. 312, § A 207-2, 3-25-63)

Sec. 19-88. Light and ventilation.

(a) Kitchenettes, bathrooms and toilet rooms shall be provided with artificial light appropriate for the use of such rooms.

(b) Laundry rooms, furnace rooms and similar nonhabitable space shall be provided with artificial light appropriate for the intended use of such rooms.

(c) Stairs shall be provided with artificial light to allow safe ascent or descent.

(d) Kitchenettes, bathrooms and toilet rooms shall be provided with ventilation in accordance with either of the following:

1. Natural ventilation as required for habitable space, except that such openable areas shall be not less than one and one-half (1 1/2) square feet for bathrooms or toilet rooms and not less than three (3) square feet for kitchenettes; or

2. Mechanical ventilation exhausting not less than twenty-five (25) cubic feet per minute for bathrooms and toilet rooms and not less than one hundred (100) cubic feet per minute for kitchenettes.

(e) Spaces in multiple dwellings which contain central heat producing, air conditioning and other equipment, shall be ventilated to the outer air, and air from these spaces shall not be recirculated to other parts of the building.

(f) Ventilation shall be provided in unheated attics, spaces below flat roofs, and crawl spaces. Location and net areas of ventilation openings shall be such as to minimize deterioration of structural members from condensation or other causes, in conformity with generally accepted standards.

(Ord. No. 312, § A 207-3, 3-25-63)
DIVISION 5. STRUCTURAL REQUIREMENTS


(a) Buildings and parts thereof shall be maintained so as to be capable of sustaining safely their own weight and the loads to which they may be subject.

(b) Buildings shall be maintained so that loads are transmitted to the soil without undue differential settlement, unsafe deformation or movement of the building or of any structural part.

(c) Buildings shall be maintained so that protection is provided for all structural members which may become structurally unsound if left unprotected. Causes of such deterioration include, among others, action of freezing and thawing, dampness, corrosion, wetting and drying, and termites and other destructive insects.

(d) Buildings built in soil which is water bearing at any season of the year shall be maintained so that ground and surface water will not penetrate into habitable spaces, basements and cellars.

(Ord. No. 312, § A 301, 3-25-63)

Sec. 19-102. Exterior protection.

(a) Foundation walls shall be maintained so as to be structurally sound and to prevent entrance of moisture, termites and vermin. Such protection shall consist of shoring where necessary, subsoil drains at footings, grouting of masonry cracks, waterproofing of walls and joists and other suitable means.

(b) Exterior walls and wall components shall be maintained so as to prevent deterioration due to the elements and destructive insects. Such maintenance shall consist of painting, installation or repair of walls, copings and flashings, waterproofing of joints, waterproof coatings, installation or repair of termite shields, poison treatment of soil, or other suitable means.

(c) Roofing shall be maintained in watertight condition so as to prevent leakage into the building. Such maintenance shall consist of repairs of roofing, flashings, waterproof coatings or other suitable means.

(Ord. No. 312, § A 302, 3-25-63)

Sec. 19-103. Interior protection.

(a) Crawl spaces shall be maintained free of moisture and the flow of air from such spaces into walls above shall be effectively barred so as to prevent deterioration of structural members. Such provisions shall consist of maintenance of openings in foundation walls to provide adequate circulation or air in the crawl space, covering the ground in the crawl space with a moisture barrier, installation of drains outside the structure if the crawl space is below surrounding grade, blocking openings in stud walls to prevent flow of air and moisture into walls, frequent destruction of termite tubes from the soil to wood floor members above, poison treatment of soil, and other suitable means.
(b) Structural members shall be maintained so as to be structurally sound. Such protection shall consist of shoring, reinforcement, or repair where necessary, frequent destruction of termite tubes or other appropriate means.

(c) Chimneys and flues shall be maintained so as to be structurally sound and to prevent leakage of gases into the structure. Such maintenance shall consist of clearing flue toppages, sealing open joints, repairing masonry where necessary and other suitable means.

(d) Ceilings and walls shall be maintained so that parts which become loose or defective do not constitute a hazard to occupants. Such maintenance shall consist of removing and replacing loose or defective sections.

(e) Toilet room and bathroom floors shall be maintained so as to prevent leakage of water through the floor, under normal conditions of use and floor washing, and resultant deterioration or defects in structural members and ceilings below. Maintenance shall consist of repairs which effectively provide the moisture and waterproof qualities required for the particular floor.

(Ord. No. 312, § A 303, 3-25-63)

Secs. 19-104--19-115. Reserved.

DIVISION 6. GENERAL FIRE-SAFETY REQUIREMENTS

Sec. 19-116. Prohibited accumulations and storage.

It shall be prohibited:

(1) To accumulate or store on residential premises, except in approved locations, any highly flammable or explosive matter, such as paints, volatile oils, cleaning fluids and similar materials, or any combustible refuse liable to spontaneous combustion, such as wastepaper, boxes, rags or similar materials; or

(2) To accumulate or store materials on fire escapes or stairs, in stairways or passageways, at doors or windows, or in any other location where in the event of fire such materials may obstruct egress of occupants or interfere with firefighting operations.

(Ord. No. 312, § A 401, 3-25-63)

Sec. 19-117. Prevention of fire spread.

(a) Walls and ceilings shall be maintained free from cracks and openings which would permit flame or excessive heat to enter the concealed space.

(b) In buildings of mixed occupancy, nonresidential space shall be separated from residential space by approved fire separations which will retard the spread of fire.

(c) Garages in or attached to a residential building shall be separated from other spaces in the building by approved fire separations which will regard the spread of fire and prevent flammable or toxic vapors originating within the garage from being transmitted to other parts of the building.

(Ord. No. 312, § A 402, 3-25-63)

Sec. 19-118. Interior finishes, trim and decorative materials.
Interior finish materials for acoustical correction, surface insulation and decorative treatment on the surfaces of walls and ceilings, and interior trim shall be of materials that will not, in burning, give off excessive amounts of smoke or objectionable gases.

(Ord. No. 312, § A 403, 3-25-63)

**Sec. 19-119. Fireplaces.**

(a) Fireplaces and similar construction used, or intended to be used, for burning fuel in open fires shall be connected to approved chimneys and shall be installed so that nearby or adjacent combustible material and structural members shall not be heated to unsafe temperatures.

(b) Hearths and linings or other parts of fireplaces exposed directly to flame shall be of materials that will not melt, disintegrate, spall, or shatter at high temperatures.

(c) Wood mantels and trim on fireplaces shall be placed and attached so that they cannot be heated to unsafe temperatures or ignited by sparks or embers from the fire.

(Ord. No. 312, § A 404, 3-25-63)

Secs. 19-120--19-130. Reserved.

**DIVISION 7. FIRE PROTECTION IN MULTIPLE DWELLINGS**

**Sec. 19-131. Fire alarm systems.**

Required fire alarm systems shall be maintained in proper operating condition at all times.

(Ord. No. 312, § A 512-1, 3-25-63)

**Sec. 19-132. Sprinkler equipment.**

(a) Required sprinkler equipment shall be maintained in proper operating condition at all times. Storage of materials shall cause minimum interference to effective discharge of water.

(b) Valves controlling water supply to sprinklers shall be secure in the open position.

(c) Sprinkler heads shall be maintained free of corrosion and paint.

(Ord. No. 312, § A 512-2, 3-25-63)

**Sec. 19-133. Standpipe systems.**

(a) Standpipe systems shall be maintained in proper operating condition at all times.

(b) Gate valves at hose stations shall be maintained tight against leaks.

(c) Hose shall be in proper position ready for operation, dry and free of deterioration.

(Ord. No. 312, § A 512-3, 3-25-63)
Sec. 19-134. Portable extinguishers.
(a) Each oil burner for boiler, furnace or central hot water heater shall be provided with an approved hand fire extinguisher or two (2) rounded-bottom pails filled with sand.
(b) Portable extinguishers required for fire protection shall be in their designated locations and in a condition which will permit efficient operation without delay.

(Ord. No. 312, § A 512-4, 3-25-63)


DIVISION 8. PLUMBING

Sec. 19-146. Generally.
(a) Plumbing systems shall be maintained in sanitary and serviceable condition.
(b) Plumbing systems shall be maintained so as not to weaken structural members nor cause damage or deterioration to any part of the building through fixture usage.

(Ord. No. 312, § A 502-1, 3-25-63)

Sec. 19-147. Water supply; cross connection.
(a) Water supply.
   (1) Potable water from an approved source shall be available at all times in residential buildings. The domestic water supply system of the building shall be connected to such approved source, and shall not be subject to contamination. When supplied from a public source, the potable water supply system shall not be connected to private or unsafe water supplies.
   (2) Water supply systems shall be installed and maintained so as to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable them to function satisfactorily and without undue noise under all normal conditions of use.
   (3) Water supply systems shall be installed and maintained so that water used for purposes of cooling or heating shall not be reintroduced into the domestic water supply system nor be distributed through such equipment to plumbing fixtures.
   (4) Hot water supply systems shall be provided with safety devices arranged to relieve hazardous pressures and excessive temperatures.
(b) Cross connection.
   (2) It shall be the duty of the Wyandotte Water Department to cause inspections to be made of all properties served by the public water supply where cross connections with the public water supply is deemed possible. The frequency of inspections and reinspections based on potential health hazards involved shall be as established by the Wyandotte Water Department and as approved by the Michigan Department of
Environmental Quality.

(3) The representative of the Wyandotte Water Department shall have the right to enter at any reasonable time any property served by a connection to the public water supply system of the city for the purpose of inspecting the piping system or systems thereof for cross connections. On request, the owner, lessees, or occupants of any property so served shall furnish to the inspection agency any pertinent information regarding the piping system or systems on such property. The refusal of such information or refusal of access, when requested, shall be deemed evidence of the presence of cross connection.

(4) The Wyandotte Water Department is hereby authorized and directed to discontinue water service after reasonable notice to any property wherein any connection in violation of this section exists and to take such other precautionary measures deemed necessary to eliminate any danger of contamination of the public water supply system. Water service to such property shall not be restored until the cross connection(s) has been eliminated in compliance with the provisions of this section.

(5) All testable backflow prevention devices shall be tested initially upon installation to be sure that the device is working properly. Subsequent testing of devices shall be conducted at a time interval specified by the Wyandotte Water Department and in accordance with Michigan Department of Environmental Quality requirements. Only individuals approved by the Wyandotte Water Department shall be qualified to perform such testing. That individual(s) shall certify the results of his/her testing.

(6) The potable water supply made available on the properties served by the public water supply shall be protected from possible contamination as specified by this section and by the state and the City of Wyandotte's plumbing code. Any water outlet which could be used for potable or domestic purposes and which is not supplied by the potable system must be labeled in a conspicuous manner as:

**WATER UNSAFE FOR DRINKING**

(7) This section does not supersede the State Plumbing Code and City of Wyandotte Plumbing Ordinance, but is supplementary to them.

(8) Any person or customer found guilty of violating any of the provisions of this section or any written order of the Wyandotte Water Department or inspection agency, in pursuance thereof, shall be deemed responsible for a municipal civil infraction punishable by a fine not exceeding five hundred dollars ($500.00), plus costs as allowed by law. Each day upon which a violation of the provision of this section shall occur shall be deemed a separate offense and violation.

(Ord. No. 312, § A 502-2, 3-25-63; Ord. No. 1245, § 1, 10-17-05)

**Sec. 19-148. Sewage drainage system.**

(a) Plumbing fixtures shall be drained to a sewage drainage system and such system shall be connected to a public sewer or to an adequate and approved system of sewage disposal.

(b) Where a public sewer is not available, a system shall be provided to receive and dispose of sewage without health hazard or nuisance.

(c) Sewage or other waste which may be deleterious to surface or subsurface waters, shall not be discharged into the ground or into a waterway unless it has first been rendered harmless through subjection to treatment in conformity with generally accepted standards.

(d) Substances which will clog the pipes, produce explosive mixtures, destroy the pipes or their
joints or interfere unduly with the sewage disposal process, shall not be discharged into the building drainage system unless it is provided with approved devices suitable for intercepting such substances.

(e) Each fixture directly connected to the sewage drainage system shall be equipped with a water seal trap.

(f) Adequate cleanouts shall be provided and maintained so that the pipes may be readily cleaned.

(g) The drainage system and its attendant vent piping shall be maintained so as to provide adequate circulation of air in all pipes in order that siphonage, aspiration, or pressure will not cause a loss of trap seal under ordinary conditions of use.

(h) Each vent terminal to the outer air shall be installed and maintained so as to minimize the possibilities of clogging, frost closure, the return of foul air to the building, or the creation of a nuisance to adjacent premises.

(i) Drains provided for fixtures, devices, appliances or apparatus containing food, water, sterile goods or similar materials, shall be equipped with air breaks, adequate to prevent contamination of such contents from any possible backup of sewage through the direct or indirect drainage piping.

(Ord. No. 312, § A 502-3, 3-25-63)

Sec. 19-149. Storm drainage.

(a) Roofs and paved areas, including yards and courts, shall be drained. Storm drainage shall be conveyed to an adequate and approved system of storm water disposal where available. Storm drains shall be discharged in such manner that water will not flow onto sidewalks.

(b) Where a drainage system may be subject to backwater, suitable provision shall be made to prevent its overflow into the building.

(c) Leaders and gutters, if used, shall be constructed of noncombustible material, except that wood leaders and gutters may be used for buildings not more than three (3) stories high.

(Ord. No. 312, § A 502-4, 3-25-63)

Sec. 19-150. Plumbing facilities.

(a) Buildings and portions thereof shall be provided with plumbing systems designed to dispose of the sewage from all fixtures and to furnish cold water to every water closet and urinal, and hot and cold water to every sink, lavatory, bathtub, and shower required therein. In multiple dwellings, hot water shall be furnished at one hundred thirty (130) degrees Fahrenheit to one hundred forty (140) degrees Fahrenheit temperature range from 6:00 a.m. to midnight.

(b) There shall be provided within each dwelling unit, plumbing, fixtures consisting of at least:

(1) One (1) kitchen sink;

(2) One (1) water closet;

(3) One (1) bathtub or shower; and

(4) One (1) lavatory.

(c) Where multiple dwellings contain sleeping accommodations arranged as individual rooms or suites, for each multiple of six (6) sleeping rooms or fraction thereof, there shall be provided plumbing fixtures consisting of at least:
(1) One (1) water closet;
(2) One (1) bathtub or shower; and
(3) One (1) lavatory.

(d) Where multiple dwellings contain sleeping accommodations arranged as a dormitory, for each multiple of fifteen (15) persons or fraction thereof so accommodated there shall be provided and located adjacent thereto, plumbing fixtures consisting of at least:
(1) One (1) water closet;
(2) One (1) bathtub or shower; and
(3) One (1) lavatory.

(e) Urinals may be substituted in men’s toilet rooms for not more than one-third of the required number of water closets.

(f) Privies, privy vaults and outhouses shall be prohibited on residential premises.

(Ord. No. 312, § A 502-6, 3-25-63)

Sec. 19-151. Plumbing fixtures.

(a) Plumbing fixtures shall be made of smooth nonabsorbent material and shall be free from concealed fouling surfaces.

(b) Plumbing fixtures shall be so spaced as to be reasonably accessible for their intended use.

(c) Plumbing fixtures shall be located in spaces that are accessible, lighted and ventilated.

(Ord. No. 312, § A 502-6, 3-25-63)

Sec. 19-152. Swimming pools.

(a) Water supply used for filling or for cleaning of a swimming pool shall be clean. Water supply shall be protected against potential pollution from all sources, including cross-connection and backflow.

(b) Drains shall be provided so that the pool can be safely and adequately drained. Drains shall be provided in floors surrounding the swimming pool, and arranged so that water from such areas will drain without entering the pool.

(c) Filtering, sterilizing, and auxiliary equipment, where required, shall be adequate to maintain the sanitary quality of water during each period the pool is in use. Equipment containing gases or disinfectants capable of giving off irritating, toxic or flammable fumes shall be located in ventilated rooms.

(d) The installation shall be arranged and maintained to prevent dirt, sand or other foreign matter from entering the bathing area.

(Ord. No. 312, § A 502-7, 3-25-63)

Cross references: Swimming pools, Ch. 33.

Sec. 19-153. Water supply tanks.

(a) Water supply tanks shall be installed and maintained so as to be watertight, verminproof,
rodentproof, resistant to corrosion, and capable of withstanding the working pressures under normal operation.

(b) Supports for tanks shall be of noncombustible construction.

(c) Tanks and their supports shall not be used to support equipment or structures other than for tank use, except where specially designed for such other use.

(d) Means for emptying water supply tanks shall be provided and maintained in proper working condition.

(e) Potable water supply tanks for domestic supply and standpipe or automatic sprinkler systems shall be installed and maintained to furnish water in sufficient quantity and pressure for such systems.

(Ord. No. 312, § A 502-8, 3-25-63)

Secs. 19-154--19-164. Reserved.

DIVISION 9. FUEL GAS

Sec. 19-165. Generally.

(a) Fuel gas piping systems shall be installed and maintained so as to remain gastight, safe and operative under conditions of use.

(b) Fuel gas piping systems shall provide a supply of gas sufficient to meet the maximum expected demand of the installed gas-burning appliances connected thereto.

(Ord. No. 312, § A 503-1, 3-25-63)

Sec. 19-166. Shutoff valves.

(a) Gas piping systems shall have at least one accessible means for shutting off all gas supply and such means shall be maintained in good operating condition.

(b) An easily accessible shutoff valve or cock shall be provided in the piping in close proximity to, and ahead of every outlet for gas appliance.

(Ord. No. 312, § A 503-2, 3-25-63)

Sec. 19-167. Service equipment for gas supplied from utility mains.

Gas services, gas meters, and gas pressure regulators shall be located so that they are protected from damage.

(Ord. No. 312, § A 503-3, 3-25-63)

Sec. 19-168. Gas refrigerators and ranges.

Gas refrigerators and ranges shall be installed with clearance for ventilation and shall be maintained in good operating condition.
Sec. 19-169. High pressure gas.

Any service connection supplying gas at a pressure in excess of one pound per square inch gage shall be provided with a device to reduce such pressure to not more than one-half a pound per square inch gage prior to entering the meter, except where such service supplies equipment using gas at high pressures.

Sec. 19-170. LP gas.

(a) Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in buildings.

(b) Liquefied petroleum gas shall not be vaporized by devices utilizing open flame or open electrical coil.

(c) Where two (2) or more containers are installed, connection shall be arranged so that containers can be replaced without shutting off the flow of gas to equipment.

(d) Containers shall be designed, stored and located so as to be a hazard to the premises served, or to the surrounding property.

(e) Systems shall be provided with safety devices to relieve excessive pressures, and shall be arranged so that the discharge terminates at a safe location.

(f) Systems shall have at least one accessible means for shutting off the gas. Such means shall be located outside the building, and shall be maintained in good operating condition.


DIVISION 10. HEATING

Sec. 19-182. Generally.

(a) Residential buildings intended for occupancy between the first day of November and the first day of May of the following year shall be provided with heating equipment designed to maintain a temperature of not less than seventy (70) degrees Fahrenheit at a distance of three (3) feet and more from exterior walls, and at a level of five (5) feet above the floor, in habitable spaces, kitchenettes, bathrooms and toilet rooms. The capability of the heating equipment to maintain such indoor temperature shall be based on the average of the recorded annual minimum outside temperatures for the locality.

(b) In multiple dwellings, adequate heat shall be provided to maintain the indoor temperature in habitable spaces, kitchenettes, bathrooms and toilet rooms, at seventy (70) degrees Fahrenheit from 6:00 a.m. to 11:00 p.m. when the outside temperature falls below fifty-five (55) degrees Fahrenheit.

(Ord. No. 312, § A 503-4, 3-25-63)

(Ord. No. 312, § A 503-5, 3-25-63)

(Ord. No. 312, § A 503-6, 3-25-63)

(Ord. No. 312, § A 504-1, 3-25-63)
Sec. 19-183. Smoke control.

Fuel-burning heat producing equipment shall be installed and maintained so that the emission or discharge into the atmosphere of smoke, dust, particles, odors or other products of combustion will not create a nuisance or be detrimental to the health, comfort, safety or property of any person.

(Ord. No. 312, § A 504-2, 3-25-63)

Sec. 19-184. Warm air heating.

Ducts and other air handling equipment used for heating shall conform to the requirements of such equipment used for ventilating purposes.

(Ord. No. 312, § A 504-3, 3-25-63)

Sec. 19-185. Prohibited locations for heat producing equipment.

Fuel-burning water heaters shall not be located in sleeping rooms, bathrooms or toilet rooms.

(Ord. No. 312, § A 504-4, 3-25-63)

Sec. 19-186. Fuel supply connection.

Fuel-burning equipment shall be permanently fastened and connected in place. Fuel supply connection to such equipment shall be made with pipe or tubing of solid metal.

(Ord. No. 312, § A 504-5, 3-25-63)

Sec. 19-187. Installation and clearance.

Where heat producing equipment is installed on, or adjacent to, combustible materials, the location, insulation, clearance and the control of the equipment shall be such that the temperature on the surface of the combustible materials will not exceed a safe temperature.

(Ord. No. 312, § A 504-6, 3-25-63)

Sec. 19-188. Air supply.

(a) Direct-fired heat producing equipment and the enclosure in which it is located shall be provided with a supply of air adequate both for complete combustion at the rated gross output of the equipment and for the ventilation of the enclosure to prevent the accumulation of heat.

(b) Rooms containing fuel-burning equipment shall have such air supply provided by means of one or more openings to the exterior, or by means of fixed openings to interior spaces which open to the exterior.

(Ord. No. 312, § A 504-7, 3-25-63)

(a) Equipment for burning solid or liquid fuel shall be connected to suitable chimneys or flues and shall not be connected to gas vents. Unvented heaters burning liquid fuel shall be prohibited.

(b) Fuel-burning space heaters located in sleeping rooms or rooms normally kept closed shall be connected to a suitable chimney, flue or gas vent.

(c) Gas-fired equipment shall be connected to a suitable chimney, flue or gas vent when the discharge of products of combustion into the space where the equipment is installed would be a hazard.

(Ord. No. 312, § A 504-8, 3-25-63)

Sec. 19-190. Safety devices.

(a) Equipment capable of developing hazardous pressures or temperatures shall be provided with means to relieve safely such pressures and temperatures.

(b) Controls for the safe operation of automatically operated heat producing equipment shall be provided to function as follows:

(1) When failure or interruption of flame or ignition occurs, the fuel supply shall be cut off.

(2) When a predetermined temperature or pressure is exceeded, the input of additional heat shall be prevented or reduced to a safe rate.

(3) When the water level in a steam boiler drops below a predetermined level, the fuel supply shall be cut off.

(4) When failure or interruption of pilot light or main burner of liquefied petroleum gas equipment occurs, the fuel supply to each pilot light and main burner shall be cut off.

(Ord. No. 312, § A 504-9, 3-25-63)

Sec. 19-191. Heating of garages.

Fuel-burning equipment for garages servicing multiple dwellings shall be located in heater rooms, except that equipment burning gas or liquid fuel, located in the vehicle storage space, shall be permitted in stories at or above grade where elevated so as not to be exposed to possible accumulation of flammable gases.

(Ord. No. 312, § A 504-10, 3-25-63)


DIVISION 11. CHIMNEYS, FLUES AND GAS VENTS

Sec. 19-203. Generally.

(a) Chimneys, flues, gas vents and their supports shall be installed and maintained so as to be structurally safe, durable, smoketight, noncombustible, and capable of withstanding the action of
flue gases without softening, cracking, corroding, or spalling.

(b) Such facilities shall effectively convey the products of combustion to the outer air.

(c) Masonry chimneys, except approved prefabricated chimneys, shall have noncombustible foundations.

(d) Flue linings shall be capable of withstanding the action of flue gas without softening, cracking, corroding, or spalling at the temperature to which they will be subjected.

(e) Openings for smoke pipes or gas vent connections shall be provided with means for easy connection without restriction of flue.

(f) No flue shall have smoke pipe or gas vent connections in more than one story of a building.

(g) Fuel-burning equipment and fireplaces located in different tenancies shall not be connected to the same flue.

(Ord. No. 312, § A 505-1, 3-25-63)

Sec. 19-204. Fire-safety.

Chimneys, flues and gas vents shall be installed and maintained so that under conditions of use, the temperature of any combustible material adjacent thereto, insulated therefrom or in contact therewith, does not exceed a safe temperature.

(Ord. No. 312, § A 505-2, 3-25-63)

Sec. 19-205. Spark arresters.

A chimney or flue connected to an incinerator and a chimney or flue which may emit sparks, shall be provided with a spark arrester of noncombustible construction. Spark arresters shall have sufficient total clear area to permit unrestricted passage of flue gases. Openings in spark arresters shall be of such size as to prevent passage of embers and to minimize clogging by soot.

(Ord. No. 312, § A 505-3, 3-25-63)

Secs. 19-206--19-216. Reserved.

DIVISION 12. INCINERATORS

Sec. 19-217. Generally.

(a) Incinerators shall be of adequate capacity for the intended use.

(b) Flue-fed incinerators shall be equipped with means for burning auxiliary fuel in sufficient quantity to assure complete combustion of refuse.

(c) A flue serving an incinerator shall be provided with a substantially constructed spark arrester.

(d) Incinerators shall be connected to a suitable noncombustible chimney, smokestack or flue.

(e) Connections to incinerators shall provide free passage of refuse without clogging.

(Ord. No. 312, § A 506-1, 3-25-63)
Sec. 19-218. Service openings.

(a) Service openings shall be readily accessible to the building occupants.

(b) Durable signs with plainly legible letters prohibiting disposal of highly flammable substances in incinerators shall be provided near service openings.

(Ord. No. 312, § A 506-2, 3-25-63)

Secs. 19-219--19-229. Reserved.

DIVISION 13. ELECTRICAL REQUIREMENT*

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*Cross references: Electrical code, Ch. 9.

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Sec. 19-230. Generally.

(a) Electrical wiring and equipment shall be installed in conformity with generally accepted standards and maintained so as to be a potential source of ignition of combustible material or a potential source of electrical hazard.

(b) Electrical wiring and equipment shall be firmly secured to the surface on which it is mounted.

(c) Electrical wiring and equipment installed in damp or wet locations or where exposed to explosive or flammable gases, or to excessive temperatures, shall be of a type approved for the purpose and location.

(d) Electrical wiring and equipment shall be protected against excessive current by properly rated overcurrent devices.

(e) Electrical wiring and equipment shall be grounded or otherwise protected by insulation, isolation or guarding so as to minimize the danger of high voltages from lightning or other causes.

(f) Electrical equipment which in ordinary operation produces arcs or sparks shall be enclosed unless separated and isolated from all combustible material.

(g) Service equipment and overcurrent protection devices shall be installed and maintained in a readily accessible location.

(Ord. No. 312, § A 507-1, 3-25-63)

Sec. 19-231. Artificial lighting.

(a) Residential buildings and occupancies shall be wired for electricity, and lighting equipment shall be installed throughout to provide adequate illumination for the intended use of each space. Electric wiring system shall be connected to an adequate source of supply.
(b) There shall be a switch or other means for controlling a light in each dwelling unit near the point of entrance to such unit.

(Ord. No. 312, § A 507-2, 3-25-63)

Sec. 19-232. Exit and directional signs.

(a) Exits in multiple dwellings shall be provided with exit and directional signs, visible from the approach to the exits, except that such signs shall not be required in those portions of a building which contain dwelling units only, or in which exit from sleeping rooms is directly to the outside.

(b) Directional signs shall be provided at locations from which the exit doorway is not readily discernible.

(c) Such signs shall be worded in plainly legible block letters with the word "EXIT" for exit signs and the words "TO EXIT" with a suitable pointer or arrow indicating the direction of exit, for directional signs. Letters for signs shall be conspicuous, readily discernible, and at least six (6) inches high except that for internally illuminated signs the height of such letters shall be at least four and one-half (4 1/2) inches.

(d) Exit and directional signs shall be illuminated either externally or internally by electric lights, and shall be kept illuminated at all times when the building is occupied.

(Ord. No. 312, § A 507-3, 3-25-63)


DIVISION 14. COOKING AND REFRIGERATION

Sec. 19-244. Generally.

(a) Each dwelling unit shall be provided with appropriate cooking and refrigeration equipment.

(b) Cooking and refrigeration equipment shall be maintained in good operating condition.

(c) Gas-burning cooking equipment shall be permanently fastened and connected in place. Gas supply connection to such equipment shall be made with pipe or tubing of solid metal.

(d) Solid fuel-burning; cooking equipment shall be appropriately vented.

(Ord. No. 312, § A 508-1, 3-25-63)

Sec. 19-245. Communal cooking and dining facilities.

Communal kitchens and dining rooms shall comply with the following requirements:

(a) Communal kitchens shall contain:

   (1) At least one kitchen sink;
   (2) At least one kitchen gas or electric stove equipped with an oven and not less than four (4) top burners;
   (3) At least one electric or gas type refrigerator with adequate food storage capacity, but in no case less than eight (8) cubic feet nominal size.
Dining space and eating facilities where provided in the kitchen area shall comply with the requirements for communal dining rooms.

(b) Communal dining rooms shall contain at least one dining chair, and two (2) lineal feet of dining space for each occupant permitted in a dining room at any particular time.

(Ord. No. 312, § A 508-2, 3-25-63)

Secs. 19-246--19-256. Reserved.

DIVISION 15. AIR CONDITIONING AND MECHANICAL VENTILATION IN MULTIPLE DWELLINGS

Sec. 19-257. Refrigerants.

(a) Refrigerants that are highly flammable shall not be used in multiple dwellings.

(b) Direct systems using refrigerants that are flammable or toxic shall not be used for air conditioning purposes.

(Ord. No. 312, § A 510-1, 3-25-63)

Sec. 19-258. Ventilating systems.

(a) Ventilating systems shall be installed and maintained so that the rapid spread of heat, flame or smoke through the system will be prevented, and so that under conditions of use the temperature of any combustible material adjacent thereto, or in contact therewith, will not exceed a safe temperature.

(b) Stairways, passageways, exits, shafts, hoistways or attics shall not be used as plenum chambers.

(c) Ducts shall be securely fastened in place and appropriately firestopped.

(d) Ducts and other air handling equipment shall be of noncombustible material.

(e) Filters shall be installed and maintained so as not to constitute a fire or smoke hazard.

(f) Ducts passing through or located within combustible construction shall be separated from such construction by a clearance of at least one-half inch or by a noncombustible insulating material at least one-fourth inch thick.

(g) Air required for ventilation shall be taken from the exterior or shall be quality-controlled.

(h) Exhaust air from a dwelling unit or space whose contents may emit odors, fumes, or vapors shall not be circulated to other occupied spaces within the building.

(Ord. No. 312, § A 510-2, 3-25-63)

Sec. 19-259. Air intake and exhaust openings.

(a) Air intake and exhaust openings shall be installed, located, and maintained so as not to constitute a hazard or nuisance, and so as to prevent the possibility of fire, smoke, fumes or foreign matter being drawn into the system.
(b) Ventilating systems shall be provided with adequate openings for incoming and outgoing air to obtain the required circulations. Intake openings shall provide air from an uncontaminated source.

(c) Where openings for mechanical exhaust are located in spaces that also contain fuel-burning equipment, there shall be provided fixed intake openings from the exterior to supply sufficient air so that the fuel-burning equipment is not adversely affected.

(d) Exhaust openings shall be located so that the exhaust air will not create a nuisance.

(Ord. No. 312, § A 510-3, 3-25-63)

Sec. 19-260. Ventilation requirements.

(a) Enclosures or spaces where heat, gases, vapors or odors may accumulate and become a potential source of hazard or nuisance, shall be provided with adequate means of ventilation to remove such excess.

(b) Public spaces shall be provided with means for obtaining air supply for the maximum number of persons for which such spaces are designed.

(Ord. No. 312, § A 510-4, 3-25-63)

Sec. 19-261. Safety controls.

(a) Manually operated controls shall be provided to stop the operation of all central fan equipment. Such controls shall be conspicuously identified and in readily accessible locations outside the fan room.

(b) Every system using recirculated air and serving an assembly space or more than one fire area or more than one story of a building, shall be provided with controls arranged so that under abnormal rise in temperature of the air in the system the fans causing normal circulation shall stop and require manual restart.

(c) Every system for ventilating an assembly space shall be provided with an emergency switch conveniently located and with a durable sign giving instruction for shutting down the system in case of fire.

(Ord. No. 312, § A 510-3, 3-25-63)

Secs. 19-262--19-272. Reserved.

DIVISION 16. FUEL OIL

Sec. 19-273. Generally.

Fuel oil shall be received, stored and conveyed by means of fixed liquid-tight equipment.

(Ord. No. 312, § A 511-1, 3-25-63)

Sec. 19-274. Tanks.
Fuel oil tanks shall be provided with means for venting. Tanks shall be installed and maintained so as not to be a hazard to the premises served or the surrounding property.

(Ord. No. 312, § A 511-2, 3-25-63)

Sec. 19-275. Piping.

(a) Automatically operated boilers and furnaces using fuel oil shall be provided with remote control to stop the flow of oil during fire or other emergency.

(b) Filling, emptying, and venting of tanks shall be by means of fixed piping. Pipes to underground tanks shall be pitched toward tanks. Terminals of fill and vent pipes shall be located outside buildings at a safe distance from building openings.

(Ord. No. 312, § A 511-3, 3-25-63)


DIVISION 17. PROPERTY MAINTENANCE REQUIREMENTS

Sec. 19-287. Generally.

Residential premises shall be maintained in conformity with the provisions of this division so as to assure the desirable residential character of the property.

(Ord. No. 312, § A 601, 3-25-63)

Sec. 19-288. Open areas.

(a) Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds. Gutters, culverts, catch basins, drain inlets, storm water sewers, approved combined storm and sanitary sewers, or other satisfactory drainage systems shall be utilized where deemed necessary.

(b) Fences and other minor constructions shall be maintained in safe and substantial condition.

(c) Steps, walks, driveways, parking spaces and similar paved areas shall be maintained so as to afford safe passage under normal use and weather conditions.

(d) Yards and courts shall be kept clean and free of physical hazards.

(e) Heavy undergrowths and accumulations of plant growth which are noxious or detrimental to health shall be eliminated.

(Ord. No. 312, § A 602, 3-25-63)


(a) Exterior wood surfaces of buildings and structures that are not inherently resistant to deterioration shall be periodically treated with a protective coating of paint or other suitable preservative.
(b) Floors, walls, ceilings, furnishing and fixtures of residential buildings shall be maintained in clean and sanitary condition.

(c) Accessory structures shall be maintained so as to be free of conditions detrimental to safety or health.

(Ord. No. 312, § A 603, 3-25-63)

**Sec. 19-290. Infestation and screening.**

(a) Grounds, buildings and structures shall be maintained free of insect, vermin and rodent harborage and infestation. Methods used for exterminating insects, vermin and rodents shall conform with generally accepted practice.

(b) Where the potential for rodent or vermin infestation exists, windows and other openings in basements and cellars shall be appropriately screened with wire mesh or other suitable materials.

(c) From May first to October first, entrances to residential buildings shall be provided with self-closing type devices or screens, and windows and other openings used for ventilation shall be appropriately screened. Screens shall not be required in rooms located sufficiently high in the upper stories of multiple dwellings as to be free of mosquitoes, flies and other flying insects.

(Ord. No. 312, § A 604, 3-25-63)

**Sec. 19-291. Garbage and refuse.**

(a) Adequate sanitary facilities and methods shall be used for the collection, storage, handling and disposal of garbage and refuse.

(b) In multiple dwellings, it shall be prohibited to store or accumulate garbage or refuse in public halls and stairways.

(Ord. No. 312, § A 605, 3-25-63)

**Sec. 19-292. Domestic animals and pets.**

Domestic animals and pets shall be kept in an appropriate manner and shall not be permitted to run at large.

(Ord. No. 312, § A 606, 3-25-63)

**Cross references:** Animals and fowl, Ch. 4.