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DIVISION 2. PROPERTY MAINTENANCE CODE ^[2]

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Sec. 18-90. Adoption of property maintenance code.

- (a) The 2006 International Property Maintenance Code, as published by the International Code Council, Inc. is hereby adopted by reference.
- (b) The 2006 International Property Maintenance Code is amended as provided by this division. Unless otherwise indicated, all references to sections, subsections or chapter numbers appearing in the rest of this division are to such numbers as they appear in International Property Maintenance Code, as amended by this division.

(Ord. No. 08-560, § 1, 9-22-08)

Sec. 18-91. Section 101.1 Title.

Section 101.1 is amended to read in its entirety as follows:

101.1 Title: These regulations shall be known as the International Property Maintenance Code of the City of Walker, hereinafter referred to as "this code."

(Ord. No. 08-560, § 2, 9-22-08)

Sec. 18-92. Section 101.2 Scope.

Section 101.2 is amended to read in its entirety as follows:

101.2 Scope: This code is to protect the public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation; protection from the elements; safe and sanitary maintenance; fixing the responsibility of owners. Operators and occupants are to comply with the maintenance standards set forth in this code; regulating the occupancy of existing structures and premises; and providing for administration, enforcement and sanctions.

(Ord. No. 08-560, § 3, 9-22-08)

Sec. 18-93. Section 101.5 Utility service required.

Section 101.0 is amended by adding subsection 101.5 to read in its entirety as follows:

101.5 Utilities: Every occupied structure shall be supplied with hot and cold water, sewer service, and on-site sewage disposal system, heating capacity and electricity, unless otherwise provided for by this code. Services not contracted by the occupant shall be the responsibility of the owner.

(Ord. No. 08-560, § 4, 9-22-08)

Sec. 18-94. Section 101.6 Utility services maintenance.

Section 101.0 is amended by adding subsection 101.6 to read in its entirety as follows:

101.6 Utilities and services maintained: No person, except as provided herein, shall cause any of the following utilities services, facilities or equipment to be shut off, disconnected, removed or otherwise terminated or interrupted when the utility, service, facility or equipment is being furnished to or used by another person:

1. Water
2. Sewer
3. Fuel
4. Heat
5. Hot Water
6. Electric
7. Ventilation or air conditioning

This section shall not apply to a necessary temporary interruption of service required for maintenance, repair or replacement or to any temporary interruption needed to act upon an emergency or hazardous condition. Any termination or interruption of water, sewer, gas or electric utility service for nonpayment of bills shall be deemed to be caused by the person who contracted with the utility for the service.

(Ord. No. 08-560, § 5, 9-22-08)

Sec. 18-94.1. Section 102.3 Application of other codes.

Section 102.3 is amended to read in its entirety as follows:

102.3 Application of other codes: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building codes, electrical codes, plumbing codes, mechanical codes, national fire codes and international fuel gas code which are being enforced on the date that this code is used.

(Ord. No. 08-560, § 6, 9-22-08)

Sec. 18-94.2. Section 103.5 Fees.

Section 103.5 is amended to read in its entirety as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by a resolution of the

City Commission from time to time.

(Ord. No. 08-560, § 7, 9-22-08)

Sec. 18-95. Section 105.5 Dwellings.

Section 105.0 is amended by adding subsection 105.5 to read in its entirety as follows:

105.5 Dwellings: No person or persons shall occupy or allow the occupancy of any structure or vehicle which is not designed or constructed for approved residence purposes.

(Ord. No. 08-560, § 8, 9-22-08)

Sec. 18-96. Section 106.2 Civil infractions.

Section 106.2 is amended to read in its entirety as follows:

106.2 Municipal civil infraction: A notice of violation order shall be served in accordance with Section 107. Except as otherwise provided herein, a person who violates any provision of this code is responsible for a municipal civil infraction, subject to payment of a civil fine of not less than \$50.00, plus costs and other sanctions, for each infraction. Repeat offenses under this code shall be subject to increased fines as provided by [Section 1-11\(c\)\(2\)](#) of the City of Walker Code of Ordinances. The building official and building inspector are hereby designated as the authorized city officials to issue municipal civil infraction citations (directing alleged violators to appear in court) or municipal civil infraction violations notices (directing alleged violators to appear at the City of Walker Municipal Ordinance Violations Bureau) for violations under this code as provided by Chapter 3 of the Walker City Code.

(Ord. No. 08-560, § 9, 9-22-08)

Sec. 18-97. Section 106.3 Action or proceeding.

Section 106.3 is amended to read in its entirety as follows:

106.3 Prosecution: In the event a person fails to comply with any provision of this code, or a notice of violation or order secured in compliance with Section 107, the authorized city official shall institute an appropriate action or proceeding as provided in Section 106.2. The authorized city official, as necessary, may ask the jurisdiction's legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering that person:

1. To restrain, correct or remove the violation or to refrain from any further execution of work;
2. To restrain or correct the erection, installation, maintenance, repair or alteration of such structure;
3. To require the removal of work in violation;
4. To prevent the occupancy of the structure that is not in compliance with the provisions of this code; or
5. To take other appropriate action.

Any action taken or initiated by the authorized city official(s) shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

(Ord. No. 08-560, § 10, 9-22-08)

Sec. 18-98. Section 106.6 Vacancy maintained.

Section 106.6 is amended by adding subsection 106.6 to read in its entirety as follows:

106.6 Vacancy maintained: Any structure that is vacant at the time a violation notice is issued for the shut-off of a required utility service or a hazardous, unsafe or unsanitary condition shall not be occupied until the cited violation has been corrected.

(Ord. No. 08-560, § 11, 9-22-08)

Sec. 18-99. Reserved.

Editor's note—

Ord. No. 08-560, [§ 12](#), adopted Sept. 22, 2008, repealed [§ 18-99](#), which pertained to Section 107.3 Method of service and derived from Ord. No. 05-534, § 1, adopted Sept. 12, 2005.

Sec. 18-100. Section 107.4 Sanctions.

Section 107.4 is amended to read in its entirety as follows:

107.4 Sanctions: Sanctions for noncompliance with orders and notices shall be as set forth in Sections 106.2 and 106.3.

(Ord. No. 08-560, § 13, 9-22-08)

Sec. 18-101. Reserved.

Editor's note—

Ord. No. 08-560, [§ 14](#), adopted Sept. 22, 2008, repealed [§ 18-101](#), which pertained to Section 108.2 Closing of vacant structures and derived from Ord. No. 05-534, § 1, adopted Sept. 12, 2005.

Sec. 18-102. Section 108.6 Notice to vacate.

Section 108.0 is amended by adding a new subsection 108.6 to read in its entirety as follows:

108.6 Notice to vacate: Upon declaring a structure to be unfit for human occupancy and entry, the city shall issue a notice to vacate. The notice shall inform the occupants and owner of the basis for the notice, and order the occupants to vacate the affected structure.

(Ord. No. 08-560, § 15, 9-22-08)

Sec. 18-103. Section 108.7 Failure to vacate.

Section 108.0 is amended by adding subsection 108.7 to read in its entirety as follows:

108.7 Failure to vacate: Any occupant that fails to comply with a notice to vacate issued under Section 108.6 shall be guilty of a misdemeanor and shall be subject to a fine of up to \$500, 90 days in jail, or both, as well as the costs of prosecution.

(Ord. No. 08-560, § 16, 9-22-08)

Sec. 18-104. Section 109.1.1 Emergency orders.

Section 109.0 is amended by adding subsection 109.1.1 immediately following Section 109.1 to

read in its entirety as follows:

109.1.1 Emergency Orders: If the code official determines that any emergency condition exists or is likely to exist, the code official shall immediately attempt to verbally inform the owner and all occupants of the structure of nature of the condition. The code official shall also immediately attempt to verbally order the responsible person or owner to correct the condition. Such an order shall be effective immediately. Written notice called for by this code shall be prepared and mailed to the owner and occupants as soon as practicable after the verbal notice is given (or attempted to be given). Failure to comply with any emergency order is a violation of this code.

(Ord. No. 08-560, § 17, 9-22-08)

Sec. 18-105. Reserved.

Editor's note—

Ord. No. 10-577, § 1, adopted Jan. 25, 2010, deleted § 18-105, which pertained to section 110.1 general and derived from Ord. No. 08-560, § 18, adopted Sept. 22, 2008.

Sec. 18-106. Section 110.3 Failure to comply.

Section 110.3 is amended to read in its entirety as follows:

110.3 Failure to Comply: If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real property upon which the structure is located and shall be a lien upon such real property. Failure to comply shall also constitute a municipal civil infraction as provided by Section 106.2.

(Ord. No. 08-560, § 19, 9-22-08)

Sec. 18-107. Section 111.2 Membership of the board.

Sections 111.2 through 111.2.5 are deleted and new Section 111.2 is added to read in its entirety as follows:

111.2 Membership of the board: The board of appeals shall consist of the members of the zoning board of appeals of the city. All appeals shall be governed by the procedures for appeals to the zoning board of appeals as provided by Chapter 94 of the Walker Code of Ordinances.

(Ord. No. 08-560, § 20, 9-22-08)

Sec. 18-108. Section 111.3 Notice of meeting.

Section 111.3 is deleted in its entirety.

(Ord. No. 08-560, § 21, 9-22-08)

Sec. 18-109. Section 111.4 Open meeting.

Section 111.4 (including Section 111.4.1 Procedure) is deleted in its entirety.

(Ord. No. 08-560, § 22, 9-22-08)

Sec. 18-110. Section 111.5 Postponed meeting.

Section 111.5 is deleted in its entirety.

(Ord. No. 08-560, § 23, 9-22-08)

Sec. 18-110.1. Section 111.6 Board decision.

Section 111.6 is amended to read in its entirety as follows:

111.6 Board decision: The board of appeals may modify or reverse a decision of the code official by a concurring vote of at least four members.

111.6.1 Resolution: Every action of the board shall be by a concurring vote of at least four members, and true copies of the minutes which register that vote shall be furnished to the applicant and to the code official after approval of the minutes by the board.

111.6.2 Administration: The code official shall take immediate action in accordance with the decision of the board.

(Ord. No. 08-560, § 24, 9-22-08)

Sec. 18-110.2. Section 202.0 General definitions.

Section 202.0 is amended by the addition of definitions for the terms "accessory building," "animal," "basic structural elements," "city," "deterioration or deteriorated," "domestic animal," "family," "household pet," "interior fixtures," "kitchen," "one-family dwelling," "safe," "sanitary," "structure," "trash," "two-family dwelling," "unsafe," "vermin," to be placed in alphabetical order in relation to existing definitions in Section 202 and to read in their entirety as follows:

Accessory building: Any structure other than a principal building which is located upon the same property as the principal building, including, without limitation, garages, sheds, swimming pools, spas, hot tubs, walls, fences, walkways, steps, driveways, antennas and tanks.

Animal: Any living species other than a human, insect or plant not otherwise described.

Basic structural element: The parts of a building which provide the principal strength, stability, integrity, shape and safety, including, without limitation, plates, studs, joints, joists, rafters, stringers, stairs, subflooring, flooring, sheeting, (sic) lathing, roofing, siding, window frames, door frames, porches, railings, eaves, chimneys, flashing, masonry and all other essential components.

City: The municipal corporation that is the City of Walker and includes all authorized agents of the City of Walker when acting within the scope of their authority.

Deterioration or deteriorated: The fact or process of decay or degeneration which has progressed to the point where it has resulted in or will soon result in making an object or mechanism unsafe, unsanitary, inoperable, unusable or unsuitable for its intended use, including, without limitation, the advanced stage of rot, rust, mold, insect ingestion, infestation or destruction.

Domestic animal: Animals which are customarily domesticated by man to live and breed in a tame condition. Other than household pets, domestic animals include such animals as horses, cattle, hogs, sheep, goats and poultry.

Emergency: A condition of imminent danger calling for immediate action in order to avoid death, injury or illness to a human or the destruction or severe damaging of real personal property.

Family: A person living alone in a single dwelling unit or two or more persons whose domestic relationship is of a continuing, nontransient character and who reside together as a single house-keeping unit in one dwelling unit. This definition shall not include a collective number of individuals occupying a motel, fraternity, sorority, society, club, boarding or lodging house, a state licensed residential facility providing resident services for more than six persons, and any other collective number of individuals whose domestic relationships is of a transient or seasonal nature.

Good repair: To be properly installed, stable and maintained sufficiently free of defects or deterioration so as to be functional for its present use and to be safe and sanitary.

Good workmanship: Completing a task of construction, repair or replacement to commonly accepted industry standards, using materials, finishes and design equal to or equivalent to those being repaired or replaced. The result shall be free of defects, operate as intended and create no unsafe conditions.

Household pet: An animal such as a dog, cat, fish or bird, customarily kept within the residential living quarters for the pleasure of the occupants of a dwelling and not for sale or commercial purposes.

Interior fixture: Those interior items and hardware which provide customary finished amenities and protection within a dwelling. Interior fixtures include, without limitation, doors, door knobs, latches, locks, hinges, handles, hooks, light fixtures, electric outlet or switch cover plates, vent or opening grates, railings and mirrors.

Kitchen: A room used or intended to be used for the preparation of food or for both the preparation and consumption of food, but not for any other living or sleeping purposes.

One-family dwelling: A building containing one dwelling unit.

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

Safe: A condition which is not likely to do harm to humans or to real or personal property.

Sanitary: Free of grease, excrement, dirt, food residue, garbage, rust or similar matter which can harbor bacteria unsafe to humans or animals, or which produces strong odors, or which provides food for, or is an available source of food for, animals or insects.

Structure: Anything constructed or placed upon a property which is supported by the ground or which is supported by any other structure except a currently licensed vehicle.

Trash: Waste materials and items which are broken or discarded and which are of little or no value, including, without limitation, plaster, paper, wrappings, plant cuttings, household furnishings, building materials, appliances, equipment, machinery, packing and clothing.

Two-family dwelling: A building containing two dwelling units.

Unsafe: A condition which is reasonably likely to do harm to humans or property if not corrected or stopped.

Vermin: Rodents, birds and insects which are destructive of real or personal property or injurious to health.

Section 202.0 is further amended by amending the existing definitions of "basement," and "dwelling unit" with the following definitions to read in their entirety as follows:

Basement: That portion of an enclosed space under a building which is partially or wholly below grade and which has poured concrete, block, stone or similar durable bearing walls and a poured concrete floor.

Dwelling unit: A room, or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by one family, physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, bathing room and sleeping facilities.

(Ord. No. 08-560, § 25, 9-22-08)

Sec. 18-110.3. Section 301.4 Compliance.

Section 301.0 is amended by the addition of a new subsection 301.4 to read in its entirety as follows:

301.4 Compliance: All buildings, structures, premises and accessory buildings, whether occupied or unoccupied, shall meet or exceed the standards of this code.

(Ord. No. 08-560, § 26, 9-22-08)

Sec. 18-110.4. Section 302.1 Sanitation.

Section 302.1 is amended to read in its entirety as follows:

302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Outdoor storage of material of value shall not be permitted on a front or side porch or deck. Material kept outside shall be stored in a safe and sanitary manner and shall not have openings which may provide harborage for vermin.

(Ord. No. 08-560, § 27, 9-22-08)

Sec. 18-110.5. Section 302.3 Sidewalks and driveways.

Section 302.3 is amended to read in its entirety as follows:

302.3 Sidewalks and Driveways: All sidewalks, walkways, stairs, driveways, parking

spaces and similar areas shall be kept in a proper state of good repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of Sections 305.4 and 305.5.

(Ord. No. 08-560, § 28, 9-22-08)

Sec. 18-110.6. Section 302.4 Weeds.

Section 302.4 is amended to read in its entirety as follows:

302.4 Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided, however, this term shall not include cultivated flowers or gardens.

(Ord. No. 08-560, § 29, 9-22-08)

Sec. 18-110.7. Section 302.8 Motor vehicles.

Section 302.8 is amended to read in its entirety as follows:

302.8 Motor vehicles: Except as provided for in other regulations, no currently unregistered or uninspected motor vehicle 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.

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, and all work is performed by the vehicle owner.

(Ord. No. 08-560, § 30, 9-22-08)

Sec. 18-110.8. Section 302.10 Steps.

Section 302.0 is amended by adding a subsection 302.10 to read in its entirety as follows:

302.10 Steps: Any walkway, passageway or stairway with a vertical drop of more than eight inches shall be provided with a step or steps not greater than eight inches in height.

(Ord. No. 08-560, § 31, 9-22-08)

Sec. 18-110.9. Section 302.11 Trees and shrubs.

Section 302.0 is amended by adding a subsection 302.11 to read in its entirety as follows:

302.11 Trees and Shrubs: Trees and shrubs which have or could damage a structure or accessory building shall be trimmed or removed so as to prevent potential or further damage.

(Ord. No. 08-560, § 32, 9-22-08)

Sec. 18-110.10. Reserved.

Editor's note—

Ord. No. 08-560, § 33, adopted Sept. 22, 2008, repealed [§ 18-110.10](#), which pertained to Section

302.12 Vegetation and derived from Ord. No. 05-534, § 1, adopted Sept. 12, 2005.

Sec. 18-110.11. Section 304.5.1 Basement floors.

Section 304.0 is amended by adding section 304.5.1 immediately following section 304.5 to read in its entirety as follows:

304.5.1 Basement floors: Basement floors shall be maintained in good repair.

(Ord. No. 08-560, § 34, 9-22-08)

Sec. 18-110.12. Section 304.13.2 Operable windows.

Section 304.13.2 is amended to read in its entirety as follows:

304.13.2 Operable windows: Every window, other than a fixed window, shall be maintained in good repair and easily operable and capable of being held in position by window hardware.

(Ord. No. 08-560, § 35, 9-22-08)

Sec. 18-110.13. Section 304.14 Insect screens.

Section 304.14 is amended to read in its entirety as follows:

304.14 Insect screens: During the months of May through October, a tight fitting insect screen maintained in good repair shall be fit over every operable window. Doors used for natural ventilation shall be fitted with screen doors in good repair and shall have a self-closing device in good working order.

(Ord. No. 08-560, § 36, 9-22-08)

Sec. 18-110.14. Section 304.15 Doors.

Section 304.15 is amended to read in its entirety as follows:

304.15 Doors: All exterior doors and hardware shall be maintained in good repair. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door.

(Ord. No. 08-560, § 37, 9-22-08)

Sec. 18-110.15. Section 304.19 Exterior attachments.

Section 304 is amended by adding subsection 304.19 to read in its entirety as follows:

304.19 Exterior attachments: Exterior attachments to basic structural elements including, without limitation, gutters, downspouts, screening, vents, antennas, awnings, and utility connections shall be maintained in good repair.

(Ord. No. 08-560, § 38, 9-22-08)

Sec. 18-110.16. Section 305.3 Interior surfaces.

Section 305.3 is amended to read in its entirety as follows:

305.3 Interior surfaces: All interior surfaces, including windows and doors, shall be maintained in good repair, and in a clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

(Ord. No. 08-560, § 39, 9-22-08)

Sec. 18-110.17. Section 305.3.1 Interior flooring.

Section 305.3 is amended by adding a subsection 305.3.1 immediately following section 305.3 to read in its entirety as follows:

305.3.1 Interior flooring: All floors in any room where a water faucet is present shall be protected by an unbroken waterproof or water-resistant covering such as water-resistant paint, tile, linoleum or carpet. Such coating or covering shall be maintained in good repair.

(Ord. No. 08-560, § 40, 9-22-08)

Sec. 18-110.18. Section 305.5 Handrails and guards.

Section 305.5 is amended to read in its entirety as follows:

305.5 Handrails and guards: Every handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in good condition. Guardrails shall be fitted with sufficient vertical balusters or masonry so that the narrow dimension of any opening below the guardrail is not greater than four inches.

(Ord. No. 08-560, § 41, 9-22-08)

Sec. 18-110.19. Section 305.7 Interior fixtures.

Section 305.0 is amended by adding subsection 305.7 to read in its entirety as follows:

Section 305.7 Interior fixtures: Interior fixtures shall be maintained in full operating condition and in good repair.

(Ord. No. 08-560, § 42, 9-22-08)

Sec. 18-110.20. Section 305.8 Interior equipment.

Section 305.0 is amended by adding a subsection 305.8 to read in its entirety as follows:

Section 305.8 Interior equipment: Appliances or facilities required by this code or otherwise present in the structure shall be maintained in good repair.

(Ord. No. 08-560, § 43, 9-22-08)

Sec. 18-110.21. Section 305.9 Exits unblocked.

Section 305.0 is amended by adding a subsection 305.9 to read in its entirety as follows:

305.9 Exits unblocked: No marked exit shall be partially or totally blocked. An exit or egress from any space shall open easily and shall not have a dead bolt, or locking device which requires a key or knowledge of a combination lock or code to unlock from the inside. Hasp hardware is prohibited on any exit door.

(Ord. No. 08-560, § 44, 9-22-08)

Sec. 18-110.22. Section 307.1 Trash and garbage removal.

Section 307.1 is amended to read in its entirety as follows:

307.1 Accumulation of rubbish or garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. All trash and garbage shall be removed from a structure, yard or premises at least once per week.

(Ord. No. 08-560, § 45, 9-22-08)

Sec. 18-110.23. Section 308.3 Single occupancy.

Section 308.3 is amended to read in its entirety as follows:

308.3 Single occupancy: Unless otherwise provided for by this code, each occupant of a one-family dwelling shall be responsible for maintaining the standards set forth in this code for the structure and property.

(Ord. No. 08-560, § 46, 9-22-08)

Sec. 18-110.24. Section 403.1 Habitable spaces.

Section 403.1 is amended to read in its entirety as follows:

403.1 Habitable spaces: At least one required window or skylight in a habitable room must open safely, readily and directly to the outdoors, unless mechanical ventilation which meets the requirements of this section is provided. Any opening window or skylight shall be maintained in good repair. A permanently and properly installed mechanical cooling or fresh air ventilation system controlled by the occupants and maintained in good repair may be used in place of natural ventilation provided provisions for natural light are maintained, and further provided that required means of egress provisions are met as provided by the Building Code.

(Ord. No. 08-560, § 47, 9-22-08)

Sec. 18-110.25. Section 403.5 Clothes dryer exhaust.

Section 403.5 is amended to read in its entirety as follows:

403.5 Clothes dryer exhaust: Clothes dryer venting systems shall be independent of all other systems and shall be vented to the outdoors.

(Ord. No. 08-560, § 48, 9-22-08)

Sec. 18-110.26. Section 404.5 Minimum occupancy area requirements.

Section 404.5 is amended to provide that the minimum occupancy area in square feet for living rooms shall be 150 square feet for 1-2 occupants; 200 square feet for 3-5 occupants; and 300 square feet for six or more occupants.

Section 404.5 is further amended to provide that the minimum occupancy area in square feet for dining rooms shall be 50 square feet for 1-2 occupants; 80 square feet for 3-5 occupants; and 150 square feet for six or more occupants.

(Ord. No. 08-560, § 49, 9-22-08)

Sec. 18-110.27. Section 502.3 Hotels.

Section 502.3 is amended to read in its entirety as follows:

502.3 Hotels: Every hotel unit shall contain a toilet, a lavatory sink and a bathtub or shower. All such facilities shall be maintained in good repair and shall be located within a completely enclosed room or rooms used for no other purpose, except toilet and bathing.

(Ord. No. 08-560, § 50, 9-22-08)

Sec. 18-110.28. Section 506.1 General.

Section 506.1 is amended to read in its entirety as follows:

Section 506.1 General: All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system which is in good repair and free of leaks.

(Ord. No. 08-560, § 51, 9-22-08)

Sec. 18-110.29. Section 507.0 Storm drainage.

Section 507.0 is amended by adding subsection 507.2 to read in its entirety as follows:

507.2 Minimum requirements: The following minimum requirements shall apply to all subsurface or above-ground discharge systems coming from inside a structure:

When not connected to the municipal storm sewer system, the location of all point source drainage outlets, such as, but not limited to, roof drain outlets, foundation drain outlets, and surface drainage systems, shall be no closer than 10' to an adjacent property line. Requirements to direct the drainage to the front or rear of the property, and towards a designated drainage easement, a drainage course, or the public right-of-way, as outlined in [section 18-33](#) of the City's Code of Ordinances, shall also be applicable.

(Ord. No. 08-560, § 52, 9-22-08; [Ord. No. 12-609, § 2, 8-18-12](#))

Sec. 18-110.30. Section 602.1 Facilities required.

Section 602.1 is amended to read in its entirety as follows:

602.1 Facilities Required: Every occupiable structure shall have a permanent central heating system installed pursuant to a valid permit, and maintained in good repair.

(Ord. No. 08-560, § 53, 9-22-08)

Sec. 18-110.31. Section 602.2 Residential occupancies.

Section 602.2 is amended to read in its entirety as follows:

602.2 Residential occupancies: Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the

mechanical code listed in Chapter 8.

(Ord. No. 08-560, § 54, 9-22-08)

Sec. 18-110.32. Section 602.3 Heat supply.

Section 602.3 is amended to read in its entirety as follows:

602.3 Heat supply: Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October to May to maintain the room temperatures specified in Section 602.2.

(Ord. No. 08-560, § 55, 9-22-08)

Sec. 18-110.32.1 Section 602.4 Occupiable work spaces.

Section 602.4 is amended to read in its entirety as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October to May to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

(Ord. No. 08-560, § 56, 9-22-08)

Sec. 18-110.33. Section 605.1 Installation.

Section 605.1 is amended to read in its entirety as follows:

605.1 Installation: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner in good repair.

(Ord. No. 08-560, § 57, 9-22-08)

Sec. 18-110.34. Section 605.2 Receptacles.

Section 605.2 is amended to read in its entirety as follows:

605.2 Receptacles: Every habitable space shall contain at least two separate and remote duplex outlets (except that a fixed ceiling or wall light fixture activated by a switch may be substituted for one of the required duplex outlets). Kitchens shall contain at least two duplex wall outlets and at least one fixed overhead light fixture, switch activated. Bathrooms shall contain at least one duplex outlet and one fixed light fixture, switch activated. Laundry area duplex outlets shall be properly grounded. Any new duplex outlet required by this code and located within six feet of a sink or in a bathroom shall be a ground fault interceptor device. All electrical outlets and fixtures shall be maintained in good repair.

(Ord. No. 08-560, § 58, 9-22-08)

Sec. 18-110.35. Chapter 7 Fire safety requirements.

Chapter 7 is amended to read in its entirety as follows:

Chapter 7 Fire safety requirements

701.0 General

701.1 Fire Code: The provisions of the International Fire Code currently adopted by the city shall govern the minimum conditions and standard for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided which shall be maintained in good repair.

701.2 Responsibility: The owner of premises shall be responsible to provide and maintain such fire safety facilities and equipment as required by Section 701.1. A person shall not occupy as owner-occupant, or permit another person to occupy, any structure that does not comply with the International Fire code currently adopted by the city.

(Ord. No. 08-560, § 59, 9-22-08)

Secs. 18-110.36—18-110.49. Reserved.

FOOTNOTE(S):

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Editor's note— Ord. No. 08-560, §§ 1—59, adopted Sept. 22, 2008, amended div. 2 in its entirety and enacted similar provisions as set out herein. The former div. 2 derived from Ord. No. 05-534, § 1, adopted Sept. 12, 2005. [\(Back\)](#)