I HEREBY MOVE THAT ORDINANCE # 78- 85 ,

ENTITLED Amend BMC & Adopt Housing Code,

BE INTRODUCED AND READ FOR FIRST READING BY TITLE

ONLY AT THE COUNCIL MEETING HELD on 11/2/78

Lloyd W. Olcott

(Signature)

ORDINANCE 78-85

To Amend Chapter 17.16 of the Bloomington Municipal Code and Adopt New Housing Code

BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Chapter 17.16 of the Bloomington Municipal Code be amended to read as follows:

Chapter 17.16
HOUSING CODE

Sections:

17.16.010 Adopted.
17.16.020 Filing of copies.

17.16.010 Adopted. The Building Officials and Code Administrators International Basic Property Maintenance Code, First Edition, 1978, is adopted as the housing code of the city, and such code in its entirety is incorporated into this chapter and made a part hereof, as full as though set out in its entirety, except that the following provisions are amended as follows:

Section PM-100.1 shall be amended to read: "Title: These regulations shall be known as the Housing-Property Maintenance Code of Bloomington, Indiana, hereinafter referred to as 'this code'".

Section PM-100.2 shall be amended to read: "Scope: This code is to protect the public health, safety and welfare in all existing rental units and their premises by:

1. establishing minimum maintenance standards for existing rental units and their premises for basic equipment and facilities for light; ventilation, space heating and sanitation; for safety from fire; for space, use and location; and for safe and sanitary maintenance of rental units now in existence;

2. fixing the responsibilities of owners, operators and occupants of rental units, and;

3. providing for administration, enforcement and penalties."

PM-103.1 shall be amended to read: "Officer: It shall be the duty and responsibility of the city engineer to enforce the provisions of this code that have been designated the duties and responsibilities of the code official".

PM-105.2 shall be deleted.

PM-106.3 shall be amended to read: "Service: Such service shall be deemed to be properly served upon such owner if a copy thereof is delivered to him personally; or by leaving the notice at the usual place of abode, in the presence of someone in the family of suitable age and discretion who shall be informed of the contents thereof; or by mailing the notice to the owner at his last known address; or if the letter is returned because it could not be delivered, by posting a copy thereof in a conspicuous place in or about the structure affected by such notice. Where notice to vacate, notice of an emergency order, or notice of condemnation is served, it shall be served upon such owner by delivering a copy thereof to him personnaly; or by leaving the notice at the usual place of abode, in the presence of someone in the family of suitable age and discretion who shall be informed of the contents thereof; or by certified or registered mail addressed to the owner at his last known address with return receipt requested; or if the certified or registered letter is returned with receipt showing that it has not been delivered, by posting a copy thereof in a conspicuous place in or about the structure affected by such notice, and publishing such notice in a local newspaper of general circulation at least once a week for two (2) consecutive weeks."

PM-106.5 shall be deleted.

PM-109.2 shall be amended to read: "Penalty: Any person, firm or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not more than $100. Each day that

a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense".

PM-110.1 shall be amended to read: "Appeals board: Any person affected by any notice which has been issued in connection with the enforcement of any provision of this code, or any rule or regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Board of Housing Quality Appeals. Such appeal shall be in the manner prescribed in Chapter 17.18 of the Bloomington Municipal Code and the established rules of procedure for the board."

PM-110.2 through 110.3 shall be deleted.

PM-111.1 through 111.6 shall be deleted.

PM-201.0 shall be amended as follows:

The definition of "code official" shall be amended to read: "The official who is charged with the administration and enforcement of this code, who shall be the city engineer or any duly authorized representative".

The definition of "junk vehicle" shall be deleted.

The definition of "public nuisance" shall be deleted.

The definition of "rental unit" shall be added to read: "A rented dwelling unit or rooming unit".

The definition of "structure" shall be amended to read: "That which is built or constructed for rental residential occupancy or use and includes but is not limited to buildings, travel trailers, mobile homes, fences, fire escapes, stairways, and railings".

PM-300.3 shall be deleted.

PM-301.1.1 shall be deleted.

PM-301.3 shall be deleted.

PM-301.5 shall be deleted.

PM-301.7 shall be deleted.

PM-301.8 shall be deleted.

PM-301.10 through 301.10.2 shall be deleted.

PM-301.11 shall be deleted.

PM-302.3.5 shall be amended to read: "Overhang extensions: All canopies, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment".

PM-302.3.6 shall be amended to read: "Chimneys: All chimneys and similar appurtenances shall be maintained structurally safe, sound and in good repair, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating material such as paint or similar surface treatment."

PM-302.4.1 shall be amended to read: "Weather tight: Every window and exterior door shall be fitted reasonably in its frame and be weather tight and shall substantially exclude wind or rain from entering the dwelling or structure and they shall be kept in sound condition and repair".

PM-302.4.2 shall be amended to read: "Glazing: Every required window sash shall be fully supplied with approved glazing materials which are without cracks or holes."

PM-302.4.4 shall be amended to read: "Insect screens: From June 1st to October 15th of each year every door opening directly from any dwelling or multi-family dwelling to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with approved screening and every swinging screen door shall have a self-closing device in good working condition, except that such screens shall not be required for a dwelling unit on a floor above the fifth floor, for outside doors of dwelling units that are centrally air-conditioned, or for common hallways of multi-family dwellings".

PM-302.5 shall be added to read: "Exterior handrails: Every stairwell and every flight of stairs, which is more than three (3) risers high, shall have handrails or railings which shall be located as required by the building code, and every open portion of a stair, porch, landing and balcony which is more than thirty (30) inches above the floor or grade below shall have guardrails. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition."

PM-303.2 shall be amended to read: "Structural members: The supporting structural members of every building shall be maintained structurally sound, not showing any evidence of deterioration which would render them incapable of carrying the imposed loads".

PM-303.3 shall be amended to read: "Interior surfaces: Floors, walls, including windows and doors, ceilings, and other interior surfaces shall be maintained in good, clean, and sanitary condition. Peeling paint, substantially cracked or loose plaster, decayed wood, peeling or loose wallpaper, and other defective surface conditions shall be eliminated".

303.3.1 shall be deleted.

PM-400.4 shall be deleted.

PM-402.4 shall be amended to read: "Cooking facilities: Cooking shall not be permitted in any sleeping room, and a cooking facility or appliance shall not be permitted to be present in a sleeping room".

PM-402.5 shall be deleted.

PM-403.1.1 shall be deleted.

PM-404.6 shall be deleted.

PM-501.3 shall be deleted.

PM-501.4 shall be deleted.

PM-502.4 shall be deleted.

PM-502.6 shall be deleted.

PM-503.4 shall be deleted.

PM-503.5 shall be deleted.

PM-504.5 shall be added to read: "Temperature/pressure relief valve assembly: Water heating facilities shall be equipped with a temperature/pressure relief valve and drain, installed and maintained in accordance with the current Uniform Plumbing Code as amended".

PM-506.0 and 506.1 shall be deleted.

PM-601.2 shall be deleted.

PM-603.0 and 603.1 shall be deleted.

PM-701.2 shall be amended to read: "Direct exits: Every rental unit shall have access directly to the outside or to a public corridor, and every sleeping room shall have an approved direct means of egress to the outside".

PM-702.4 shall be deleted.

PM-704.2 shall be amended to read: "Sprinkler heads: Sprinkler heads of fire suppression systems shall be maintained clean, free of corrosion and paint, and not bent or damaged."

PM-704.4 shall be amended to read: "Fire extinguishers: Each rental unit shall have reasonable access to an adequately sized fire extinguisher that is visible, accessible and maintained in an efficient and safe operating condition".

PM-801.9 shall be deleted.

PM-802.3 shall be amended to read: "Single occupancy: The occupant of a dwelling unit shall be responsible for the extermination of any insects, rodents or other pests in the structure or on the premises."

PM-802.4 shall be amended to read: "Multiple occupancy: Every owner, agent or operator of two (2) or more dwelling units or multiple occupancies shall be responsible for the extermination of any insects, rodents or other pests in the public or shared areas of the structure and premises. When infestation is caused by failure of an occupant of a unit of the two (2) or more dwelling units to prevent such infestation in the area which he occupies, the occupant shall be responsible for such extermination."

Appendices A,B and C shall be deleted.

17.16.020 Filing of copies. Two copies of the Building Officials and Code Administrators International Basic Property Maintenance Code, First Edition, 1978, as amended in Section 17.16.010 of the Bloomington Municipal Code shall be filed in the office of the city clerk and kept there for public inspection, and two such amended copies shall be filed in the office of the city engineer and kept there for public inspection. Such copies shall be available for inspection by any interested citizen during such times as the municipal building is open for business.

SECTION II. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION III. The enactment of this ordinance does not affect any rights or liabilities accrued, penalties incurred, or proceedings begun before the effective date of this ordinance. The rights, liabilities, and proceedings are continued, and penalties shall be imposed and enforced under prior ordinance as if this ordinance had not been enacted. All offenses committed before the effective date of this ordinance shall be prosecuted and remain punishable under prior ordinances as if this ordinance had not been enacted.

SECTION IV. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16th day of NOVEMBER, 1978.

John F. Richardson
John F. Richardson, President
Bloomington Common Council

ATTEST:

Karel Dolnick
Karel Dolnick, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 17th day of NOVEMBER, 1978.

Nora M. Connors
Nora M. Connors, Deputy City Clerk

SIGNED and APPROVED by me upon this 18th day of NOVEMBER, 1978.

Francis X. McCloskey
Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

This ordinance would adopt the most recent edition of the housing code that is enforced by the City's housing inspection office. The 1970 BOCA Housing Code that was adopted by the City in 1973 has been superseded by the 1978 BOCA Property Maintenance Code, and it is the more recent code, together with the proposed amendments, that will now be enforced by the housing inspectors under Chapter 17.20 of the Bloomington Municipal Code.

ADMINISTRATION AND ENFORCEMENT

1978 BOCA CODE AS AMENDED — ADOPTED BY COUNCIL 11/16/78

SECTION PM-100.0 GENERAL

PM-100.1 shall be amended to read: "Title: These regulations shall be known as the Housing-Property Maintenance Code of Bloomington, Indiana, hereinafter referred to as "this code".

PM-100.2 shall be amended to read: "Scope: This code is to protect the public health, safety and welfare in all existing rental units and their premises by:

1. establishing minimum maintenance standards for existing rental units and their premises for basic equipment and facilities for light; ventilation, space heating and sanitation; for safety from fire; for space, use and location; and for safe and sanitary maintenance of rental units now in existence;

2. fixing the responsibilities of owners, operators and occupants of rental units, and;

3. providing for administration, enforcement and penalties."

PM-100.3 Intent: This code shall be construed liberally and justly to insure public health, safety and welfare insofar as they are affected by the maintenance of structures and premises.

PM-100.4 Other regulations: The provisions in this code shall not be construed to prevent the enforcement of other ordinances or regulations which prescribe standards other than are provided herein.

PM-100.5 Application of building code: Any repairs or alterations to a structure, or changes of use therein, which may be caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building code.

PM-100.6 Existing remedies: The provisions in this code shall not be deemed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any buildings which are deemed to be dangerous, unsafe, or unsanitary.

SECTION PM-101.0 VALIDITY

PM-101.1 Validity: If any section, subsection, paragraph, sentence, clause or phrase of this code shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this code which shall continue in full force and effect, and to this end the provisions of this code are hereby declared to be severable.

PM-101.2 Saving clause: This code shall not affect violations of any others ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

SECTION PM-102.0 EXISTING STRUCTURES

PM-102.1 Existing structures: As provided in section PM-100.0, this code establishes minimum requirements for the initial and continued occupancy and use of all structures and premises and does not replace or modify requirements otherwise established by ordinance which may be additional or more stringent for the construction, repair, alteration, or use of structures, equipment or facilities.

SECTION PM-103.0 ENFORCEMENT AUTHORITY

PM-103.1 shall be amended to read: "Officer: It shall be the duty and responsibility of the city engineer to enforce the provisions of this code that have been designated the duties and responsibilities of the code official".

PM-103.2 Relief from personal liability: Any code official, officer or employee who acts in good faith and without malice in the discharge of his duties of enforcement of this code is relieved of all personal liability for any damage that may accrue to persons or property as a result of such acts or alleged failure to act. Further, he shall not by held liable for any costs in any action, suit or proceeding that may be instituted by him in the enforcement of this code. In any of these actions, the official or employee shall be defended or represented by the jurisdiction's attorney-at-law until the final termination of the proceedings.

PM-103.3 Official records: An official record shall be kept of all business and activities of the department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and under reasonable regulations established by the code official to maintain the integrity and security of such records.

SECTION PM-104.0 DUTIES AND POWERS OF CODE OFFICIAL

PM-104.1 General: The code official shall enforce all the provisions of this code relative to the maintenance of structures and premises, except as may otherwise by specifically provided for by other regulations.

PM-104.2 Notices and orders: The code official shall issue all necessary notices and orders to abate illegal or unsafe conditions to insure compliance with the code requirements for the safety, health, and general welfare of the public.

PM-104.3 Inspections: In order to safeguard the safety, health and welfare of the public, the code official is authorized to enter any structure or premises at any reasonable time for the purpose of making inspections and performing his duties under this code.

PM-104.3.1 Right of entry: If any owner, occupant, or other person incharge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts, or obstructs entry and free access to any part of the structure or premises where

inspection authorized by this code is sought, the administrative authority may seek, in a court of competent jurisdiction, an order that such owner, occupant or other person in charge cease and desist with such interference.

PM-104.3.2. Access by owner or operator: Every occupant of a structure or premises shall give the owner or operator thereof, or his agent or employee, access to any part of such structure or its premises at reasonable times for the purpose of making such inspection, maintenance, repairs, or alterations as are necessary to comply with the provisions of this code.

PM-104.3.4 Credentials: The code official or his authorized representative shall disclose proper credentials of his respective office for the purpose of inspecting any and all buildings and premises in the performance of his duties under this code.

PM-104.5 Coordination of enforcement: Inspection of premises, the issuance of notices and orders and enforcement thereof shall be the responsibility of code officials so charged by the jurisdiction. Whenever, in the opinion of a code official initiating an inspection under this code, it is deemed necessary or desirable to have inspections by any other department, he shall make reasonable effort to arrange for the coordination of such inspections so as to minimize the number of visits by inspectors, and to confer with the other departments for the purpose of elimination conflicting orders before and are issued. A department shall not, however, delay the issuance of any emergency orders which it determines must be issued.

PM-104.6 Rule making authority: The code official shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this code or violating accepted engineering practice involving public safety.

PM-104.7 Annual report: At least annually, the code official shall submit to the chief authority of the jurisdiction a written statement of operations in the form and content as shall be prescribed by such authority.

SECTION PM-105.0 CONDEMNATION

PM-105.1 General: When a structure or part thereof is found by the code official to be unsafe, or when a structure or part thereof is found unfit for human occupancy or use, or is found unlawful, it may be condemned pursuant to the provisions of this code and may be placarded and vacated. It shall not be re-occupied without the approval of the code official. Unsafe equipment shall be placarded and placed out of service.

1. An unsafe structure is one in which all or part thereof is found to be dangerous to life, health, property, or the safety of the public or its occupants because it is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that it is likely to partially or completely collapse.

2. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that it is found to be a hazard to life, health, property or safety of the public or occupants of the premises or structure. Unsafe equipment may contribute to the finding that the structure is unsafe or unfit for human occupancy or use.

3. A structure is unfit for human occupancy or use whenever the code official finds that it is unsafe, unlawful, or because of the degree in which it lacks maintenance or is in disrepair, is unsanitary, vermin or rodent infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because its location constitutes a hazard to its occupants or to the public.

4. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

PM-105.2 shall be deleted.

SECTION PM-106.0 NOTICES AND ORDERS

PM-106.1 Notice to owner or to person or persons responsible: Whenever the code official determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occured, or whenever he has condemned any structure or equipment under the provisions of Section PM-105.0, he shall give notice to the owner or the person or persons responsible therefore in the manner prescribed below. If he has condemned the property or part thereof, he shall give notice to the owner and to the occupants of his intent to placard and to vacate the property or to order equipment out of service.

PM-106.2 Form: Such notice prescribed in Section PM-106.1 shall:
1. be in writing
2. include a description of the real estate sufficient for identification,
3. include a statement of the reason or reasons why it is being issued,
4. include a correction order allowing a reasonable time for the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code, and,
5. include an explanation of the owner's right to seek modification or withdrawal of the notice by petition to an appeals board or appropriate review board.

PM-106.3 shall be amended to read: "Service: Such service shall be deemed to be properly served upon such owner if a copy thereof is delivered to him personally; or by leaving the notice at the usual place of abode, in the presence of someone in the family of suitable age and discretion who shall be informed of the contents thereof; or if the letter is returned because it could not be delivered, by posting a copy thereof in a conspicuous place in or about the structure affected by such notice. Where notice to vacate, notice of an emergency order, or notice of condemnation is served, it shall by served upon such owner by delivering a copy thereof to him personally; or by leaving the notice at the usual place of abode, in the presence of someone in the family of suitable age and discretion who shall be informed of the contents thereof; or by certified or registered mail addressed to the owner at his last known address with return receipt requested; or if the certified or registered letter is returned with receipt showing that it has not been delivered, by posting a copy thereof in a conspicuous place in or about the structure affected by such notice, and publishing such notice in a local newspaper of general circulation at least once a week for two (2) consecutive weeks."

PM-106.3.1 Service on occupant: When a condemnation order is served on an occupant other than the owner or person responsible for such compliance, a reasonable time to vacate the property after noncompliance shall be stated. Owners or persons responsible for compliance must vacate at the time set for correction of defects if there is failure of compliance.

PM-106.4 Penalties: Penalties for non-compliance of orders and notices shall be subject to the penalties set forth in Section PM-109.2.

PM-106.5 shall be deleted.

SECTION PM-107.0 PLACARDING

PM-107.1 Placarding of structure: After the condemnation notice required under the provisions of this code has resulted in an order by virtue of failure to comply within the time given, the code official may post on the premises or structure or parts thereof, or on defective equipment, a placard bearing the words: Condemned as unfit for human occupancy or use, and a statement of the penalties provided for any occupancy or use or for removing the placard. The owner or the person or persons responsible for the correction of violations shall have removed themselves from the property on failure to comply with the correction order in the time specified, but other occupants shall be given a resonable time thereafter to vacate.

PM-107.2 Prohibited use: Any person who shall occupy a placarded premises or structure or part thereof, or shall use placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises shall be liable for the penalties provided by this code.

PM-107.3 Removal of placard: The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

SECTION PM-108.0 EMERGENCY ORDERS

PM-108.1 General: Whenever a code official finds that an emergency exists on any premises, or in any structure or part thereof, or on any defective equipment which requires immediate action to protect the public's health and safety or that of the occupants thereof, he may, with proper notice and service in accord with the provisions of Section PM-106.0, issue an order reciting the existence of such an emergency and requiring the vacating of the premises or such action taken as he deems necessary to meet such emergency. Notwithstanding other provisions of this code, such order shall be effective immediately, and the premises or equipment involved shall be placarded immediately upon service of the order.

PM-108.2 Hearing: Any person to whom such order is directed shall comply therewith. He may thereafter, upon petition directed to the appeals board, be afforded a hearing as prescribed in this code. Depending upon the findings of the board at such hearing as to whether the provisions of this code and the rules and regulations adopted pursuant thereto have been complied with, the board shall continue such order or modify or revoke it.

SECTION PM-109.0 VIOLATIONS

PM-109.1 Unlawful acts: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any structure or equipment regulated by this code, or cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this code.

PM-109.2 shall be amended to read: "Penalty: Any person, firm or corporation who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not more than $100. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense".

PM-109.3 Prosecution: In case any violation order is not promptly complied with, the code official may request the jurisdiction's legal representative to institute an appropriate action or preceeding at law to exact the penalty provided in Section PM-109.2, and in addition thereto, may ask the legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering him:

1. to restrain, correct or remove the violation or refrain from any further execution of work;
2. to restrain or correct the erection, installation, or alteration of such structure;
3. to require the removal of work in violation, or;
4. to prevent the occupation or use of the structure, or part thereof erected, constructed, installed or altered in violation of, or not in compliance with, the provisions of this code, or in violation of a plan or specification under which an approval, permit or certificate was issued.

SECTION PM-110.0 RIGHT TO APPEAL

PM-110.1 Petition: Any person affected by any notice which has been issued in connection with the enforcement of any provision of this code, or of any rule or regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the board; provided that such person shall file in the office of the board a written petition requesting such hearing and containing a statement of the grounds therefor within twenty (20) days after the day the notice was served.

PM-110.2 through 110.3 shall be deleted.

PM-111.1 through 111.6 shall be deleted.

DEFINITIONS

SECTION PM-200.0 GENERAL

PM-200.1 Scope: Unless otherwise expressly stated, the following terms shall, for the purpose of this code, have the meanings indicated in this article.

PM-200.2 Interchangeability: Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.

PM-200.3 Terms defined in other codes: Where terms are not defined in this code and are defined in the building, plumbing and/or mechanical codes, they shall have the same meanings ascribed to them as in those codes.

PM-200.4 Terms not defined: Where terms are not defined under the provisions of this code or under the provisions of the building, plumbing and/or mechanical codes, they shall have ascribed to them their ordinarily accepted meanings or such as the context herein may imply.

SECTION PM-201.0 APPLIED MEANING OF WORDS AND TERMS

PM-201.0 shall be amended as follows:
The definition of "code official" shall be amended to read: "The official who is charged with the administration and enforcement of this code, who shall be the city engineer or any duly authorized representative".

The definition of "junk vehicle" shall be deleted.

The definition of "public nuisance" shall be deleted.

The definition of "rental unit" shall be added to read: "That which is built or constructed for rental residential occupancy or use and includes but is not limited to buildings, travel trailers, mobile homes, fences, fire escapes, stairways, and railings".

ENVIRONMENTAL REQUIREMENTS

SECTION PM-300.0 GENERAL

PM-300.1 Scope: The provisions of this article shall govern the minimum conditions for maintenance of exterior property, premises and structures and premises shall comply with the conditions herein prescribed insofar as they are applicable.

PM-300.2 Responsibility: The owner of the premises shall maintain such structures and premises in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use premises which do not comply with the following requirements of this article.

PM-300.3 shall be deleted.

SECTION PM-301.0 PREMISES CONDITIONS

PM-301.1 Sanitation: All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition free from any accumulation of rubbish or garbage.

PM-301.1.1 shall be deleted.

PM-301.2 Grading and drainage: All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

PM-301.3 shall be deleted.

PM-301.4 Insect and rodent control: An owner of a structure or property shall be responsible for the extermination of insects, rodents, vermin or other pests in all exterior areas of the premises, except that the occupant shall be responsible for such extermination in the exterior areas of the premises of a single-family dwelling. Whenever infestation exists in the shared or public parts of the premises of other than a single-family dwelling, extermination shall be the responsibility of the owner.

PM-301.5 shall be deleted.

PM-301.6 Noxious weeds: All areas shall be kept free from weeds or plant growth which are noxious or detrimental to the public health and welfare.

PM-301.7 shall be deleted.

PM-301.8 shall be deleted.

PM-301.9 Accessory structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in compliance with Sections PM-302.0 and PM-303.0 of this code.

PM-301.10 through 301.10.2 shall be deleted.

PM-301.11 shall be deleted.

SECTION PM-302.0 EXTERIOR STRUCTURE

PM-302.1 General: The exterior of a structure shall be maintained structurally sound and sanitary so as not to pose a threat to the health and safety of the occupants and so as to protect the occupants from the environment.

PM-302.2 Structural members: All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them.

PM-302.3 Exterior surfaces (foundations, walls and roof): Every foundation, exterior wall, roof and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to exclude rodents.

PM-302.3.1 Foundation walls: All foundation walls shall be maintained so as to carry the safe design and operating dead and live loads and shall be maintained plumb and free from open cracks and breaks, so as not to be detrimental to public safety and welfare.

PM-302.3.2 Exterior walls: Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface material, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration.

PM-302.3.3 Roofs: The roof shall be structurally sound, tight, and not have defects which might admit rain, and roof drainage shall be adequate to prevent rain water from causing dampness in the walls or interior portion on the building.

PM-302.4.5 Door hardware: Every exterior door, door hinge, and door latch shall be maintained in good condition. Door locks in dwelling units shall be in good repair and capable of tightly securing the door.

PM-302.4.6 Basement hatchways: Every basement or cellar hatchway shall be so constructed and maintained as to prevent the entrance of rodents, rain, and surface drainage water into the structure.

PM-302.4.7 Guards for basement windows: Every basement or cellar window which is openable shall be supplied with rodent-proof shields, or storm windows or other material affording protection against the entry of rodents.

PM-302.5 shall be added to read: "Exterior handrails: Every stairwell and every flight of stairs, which is more than three (3) risers high, shall have handrails or railings which shall be located as required by the building code, and every open portion of a stair, porch, landing and balcony which is more than thirty (30) inches above the floor or grade below shall have guardrails. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition."

SECTION PM-303.0 INTERIOR STRUCTURE

PM-303.1 General: The interior of a structure and its equipment shall be maintained structurally sound and in a sanitary condition so as not to pose a threat to the health and safety of the occupants and protect the occupants from the environment.

PM-303.2 shall be amended to read: "Structural members: The supporting structural members of every building shall be maintained structurally sound, not showing any evidence of deterioration which would render them incapable of carrying the imposed loads".

PM-303.3 shall be amended to read: "Interior surfaces: Floors, walls, including windows and doors, ceilings, and other interior surfaces shall be maintained good, clean, and sanitary condition. Peeling paint, substantially cracked or loose plaster, decayed wood, peeling or loose wallpaper, and other defective surface conditions shall be eliminated".

PM-303.3.1 shall be deleted.

PM-303.3.2 Bathroom and kitchen floors: Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

PM-303.4 Free from dampness: In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.

PM-302.4.5 Door hardware: Every exterior door, door hinge, and door latch shall be maintained in good condition. Door locks in dwelling units shall be in good repair and capable of tightly securing the door.

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PM-303.4 Free from dampness: In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.

PM-302.3.4 Decorative features: All cornices, entablatures, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

PM-302.3.5. shall be amended to read: "Overhang extensions: All canopies, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment".

PM-302.3.6 shall be amended to read: "Chimneys: All chimneys and similar appurtenances shall be maintained structurally safe, sound and in good repair, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating material such as paint or similar surface treatment."

PM-302.3.7 Stairs and porches: Every stair, porch, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the loads to which it is subjected and shall be kept in sound condition and good repair.

PM-302.4 Window and door frames: Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to exclude rain as completely as possible, and to substantially exclude wind from entering the dwelling or structure.

PM-302.4.1 shall be amended to read: "Weather tight: Every window and exterior door shall be fitted reasonably in its frame and be weather tight and shall substantially exclude wind or rain from entering the dwelling or structure and they shall be kept in sound condition and repair."

PM-302.4.2 shall be amended to read: "Glazing: Every required window sash shall be fully supplied with approved glazing materials which are without cracks or holes."

PM-302.4.3 Openable windows: Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.

PM-302.4.4 shall be amended to read: "Insect screens: From June 1st to October 15th of each year every door opening directly from any dwelling or multi-family dwelling to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with approved screening and every swinging screen door shall have a self-closing device in good working condition, except that such screens shall not be required for a dwelling unit on a floor above the fifth floor, for outside doors of dwelling units that are centrally air-conditioned, or for common hallways of multi-family dwellings".

PM-303.5 Sanitation: The interior of every structure shall be maintained in a clean and sanitary condition free from any accumulation of rubbish, refuse or garbage. Rubbish, garbage, and other refuse shall be properly kept inside temporary storage facilities as required under Section PM-801.0.

PM-303.5.1 Storage: Garbage or refuse shall not be allowed to accumulate or be stored in public halls or stairways.

PM-303.6 Insect and rodent harborage: All structures shall be kept free from insect and rodent infestation, and where insects or rodents are found, they shall be promptly exterminated by acceptable processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

PM-303.7 Exit doors: Every door available as an exit shall be capable of being opened easily from the inside and without the use of a key.

PM-303.8 Stairs, porches and railings: Stairs and other exit facilities shall be adequate for safety as provided in the building code.

PM-303.8.1 Exit facilities: All interior stairs and railings and other exit facilities of every structure shall be maintained in sound condition and good repair by replacing treads and risers that evidence excessive wear or are broken, warped or loose. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting the anticipated loads.

PM-303.8.2 Handrails: Every flight of stairs, which is more than three (3) risers high, shall have handrails which shall be located as required by the building code, and every open portion of a stair, porch, landing and balcony which is more than thirty (30) inches above the floor or grade below shall have guardrails. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.

LIGHT, VENTILATION AND SPACE REQUIREMENTS

SECTION PM-400.0 GENERAL

PM-400.1 Scope: The provisions of this article shall govern the minimum conditions and standards for the light, ventilation and space for the occupancy of a structure. All light, ventilation and space conditions shall comply with the requirements herein prescribed insofar as they are applicable.

PM-400.2 Responsibility: The owner of the structure shall provide and maintain such light and ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use any premises which does not comply with the following requirements of this article.

PM-400.3 Access to public property: All structures shall be provided access to public property. Such access means shall be maintained unobstructed.

PM-400.4 shall be deleted.

SECTION PM-401.0 LIGHT

PM-401.1 General: All spaces or rooms shall be provided sufficient light so as not to endanger health and safety.

PM-401.2 Habitable rooms: Every habitable room shall have at least one (1) window of approved size facing directly to the outdoors or to a court. The minimum total window area, measured between stops, for every habitable room shall be eight per cent (8%) of the floor area of such room, except in kitchens when artificial light may be provided in accordance with the provisions of the building code. Whenever walls or other portions of a structure face a window of any room and such obstructions are located less than three (3) feet from the window and extend to a level above that of the ceiling of the room. such a window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

PM-401.3 Common halls and stairways: Every common hall and stairway in every building, other than one-family dwellings, shall be adequately lighted at all times with an illumination of at least a sixty (60) watt light bulb. Such illumination shall be provided throughout the normally traveled stairs and passageways.

PM-401.4 Other spaces: All other spaces shall be provided with natural or artificial light of sufficient intensity and so distributed as to permit the maintenance of sanitary conditions, and the safe use of the space and the appliances, equipment and fixtures.

SECTION PM-402.0 VENTILATION

PM-402.1 General: All spaces or rooms shall be provided sufficient natural or mechanical ventilation so as not to endanger health and safety. Where mechanical ventilation is provided in lieu of the natural ventilation, such mechanical ventilating system shall be maintained in operation during the occupancy of any structure or portion thereof.

PM-402.2 Habitable rooms: Every habitable room shall have at least one (1) window which can be easily opened or such other device as will adequately ventilate the room. The total openable window area in every room shall be equal to at lease forty-five per cent (45%) of the minimum window area size required in Section PM-401.2.

PM-402.3 Toilet rooms: Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms as required by Section PM-401.2 except that a window shall not be required in bathrooms or water closet compartments equipped with an approved mechanical ventilation system.

PM-402.4 shall be amended to read: "Cooking facilities: Cooking shall not be permitted in any sleeping room, and a cooking facility or appliance shall not be permitted to be present in a sleeping room".

PM-402.5 shall be deleted.

SECTION PM-403.0 DWELLING UNIT LIMITATIONS

PM-403.1 Separation of units: Dwelling units shall be separate and apart from each other. Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable spaces.

PM-403.1.1 shall be deleted.

PM-403.2 Common access: A habitable room, bathroom or water closet compartment which is accessory to a dwelling unit shall not open directly into or be used in conjunction with a food store, barber or beauty shop, doctor's or dentist's examination or treatment room, or similar room used for public purposes.

PM-403.3 Basement rooms: Basement rooms partially below grade shall not be used for living purposes unless:

1. floors and walls are watertight and so insulated as to prevent entry of moisture;
2. total window area, total openable area and ceiling height are in accordance with this code, and;
3. required minimum window area of every habitable room is entirely above the grade of the ground adjoining such window area.

SECTION PM-404.0 SPACE REQUIREMENTS

PM-404.1 Dwelling units: Every dwelling unit shall contain a minimum gross floor area of not less than one hundred (150) square feet for the first occupant, and one hundred (100) square feet for each additional occupant. The floor area shall be calculated on the basis of the total area of all habitable rooms.

PM-404.2 Area for sleeping purposes: Every room occupied for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) person shall contain at least (50) square feet of floor area for each occupant thereof.

PM-404.3 Overcrowding: If any room used for residential purposes is overcrowded, the code official may order the number of persons sleeping or living in said room to be reduced so that there shall be not less than the total area required in Table PM-404.3, Minimum Occupancy Area Requirements.

PM-404.4 Prohibited use: It shall be prohibited to use for sleeping purposes any kitchen, nonhabitable space, or public space.

PM-404.5 Minimum ceiling heights: Habitable rooms shall have a clear ceiling height over the minimum area required by this code at not less than seven and one-third (7 1/3) feet, except that in attics or top half-stories the ceiling height shall be not less than seven (7) feet over not less than one-third (1/3) of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of five (5) feet or more may be included.

PM-404.6 shall be deleted.

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION PM-500.0 GENERAL

PM-500.1 Scope: The provisions of this article shall govern the minimum plumbing facilities and fixtures to be provided. All plumbing facilities and fixtures shall comply with the requirements herein prescribed insofar as they are applicable.

PM-500.2 Responsibility: The owner of the structure shall provide and maintain such plumbing facilities and fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use any structure or portion thereof or premise which does not comply with the following requirements of this article.

SECTION PM-501.0 REQUIRED FACILITIES

PM-501.1 Dwelling units: Every dwelling unit shall include its own plumbing facilities which are in proper operating condition, can be used in privacy, and are adequate for personal cleanliness and the disposal of human waste. The following minimum plumbing facilities set forth in Sections PM-501.1.1 through PM-501.1.3 shall be supplied and maintained in sanitary, safe working condition.

PM-501.1.1 Water closet and lavatory: Every dwelling unit shall contain within its walls, a room separate from habitable rooms, which affords privacy and a water closet supplied with cold running water. The lavatory may be placed in the same room as the water closet, or, if located in another room, the lavatory shall be located in close proximity to the door leading directly into the room in which said water closet is located. The lavatory shall be supplied with hot and cold running water.

PM-501.1.2 Bathrub or shower: Every dwelling unit shall contain a room which affords privacy to a person in said room and which is equipped with a bathtub or shower supplied with hot and cold running water.

PM-501.1.3 Kitchen sink: Every dwelling unit shall contain a kitchen sink apart from the lavatory required under Section M-501.1.1 and be supplied with hot and cold running water.

M-501.2 Rooming houses: At least one (1) water closet, lavatory basin and bathtub or shower properly connected to an approved water and sewer system and in good working condition shall be supplied for each four (4) rooms within a rooming house wherever said facilities are shared. Every lavatory basin and bathtub or shower shall be supplied with hot and cold water at all times.

PM-501.3 shall be deleted.

PM-501.4 shall be deleted.

SECTION PM-502.0 TOILET ROOMS

PM-502.1 Privacy: Toilet rooms and bathrooms shall be designed and arranged to provide privacy.

PM-502.2 Direct access: Toilet rooms and bathrooms shall not be used as a passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

PM-502.3 Same story: Toilet rooms and bathrooms serving hotel units, lodging units, or dormitory units, unless located within such respective units, or directly connected thereto, shall be provided on the same story with such units, and be accessible only from a common hall or passageway.

PM-502.4 shall be deleted.

PM-502.5 Floors: Bathrooms and toilet rooms shall be provided with floors of moisture resistant material.

PM-502.6 shall be deleted.

SECTION PM-503.0 PLUMBING FIXTURES

PM-503.1 General: All plumbing fixtures shall be maintained in a safe and useable condition. All plumbing fixtures shall be of approved non-absorbent material.

PM-503.2 Connections: Water supply lines, plumbing fixtures, vents and drains shall be properly installed, connected and maintained in working order and shall be kept free from obstructions, leaks and defects and capable of performing the function for which they are designed. All repairs and installations shall be made in accordance with the provisions of the building code or plumbing code.

PM-503.3 Maintained clean and sanitary: All plumbing facilities shall be maintained in a clean and sanitary condition by the occupant so as not to breed insects and rodents or produce dangerous or offensive gases or odors.

PM-503.4 shall be deleted.

PM-503.5 shall be deleted.

SECTION PM-504.0 WATER SYSTEM

PM-504.1 General: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to either a public water system or to an approved private water system. All sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water.

PM-504.2 Contamination: The water supply shall be maintained free from contamination and all water inlets for plumbing fixtures shall be located above the overflow rim of the fixture.

PM-504.3 Supply: The water supply systems shall be installed and maintained 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.

PM-504.4 Water heating facilities: Where hot water is provided, water heating facilities shall be installed in an approved manner, properly maintained, and properly connected with hot water. Water heating facilities shall be capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub, shower, and laundry facility or other similar units, at a temperature of not less than one hundred and twenty (120) degrees Fahrenheit.

PM-504.5 "Temperature/pressure relief valve assembly: Water heating facilities shall be equipped with a temperature/pressure relief valve and drain, installed and maintained in accordance with the current Uniform Plumbing Code as amended".

SECTION PM-505.0 SEWAGE SYSTEM

PM-505.1 General: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

PM-505.2 Maintenance: Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. All repairs and installations shall be made in accordance with the provisions of the building code or plumbing code.

MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION PM-600.0 GENERAL

PM-600.1 Scope: The provisions of this article shall govern the minimum mechanical and electrical facilities and equipment to be provided. All mechanical and electrical facilities and equipment shall comply with the requirements herein prescribed insofar as they are applicable.

PM-600.2 Responsibility: The owner of the structure shall provide and maintain such mechanical and electrical facilities and equipment in com-

pliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use any premises which do not comply with the following requirements of this article.

SECTION PM-601.0 HEATING FACILITIES

PM-601.1 Residential buildings: Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of sixty-five (65) degrees F., at a point three (3) feet above the floor and three (3) feet from an exterior wall in all habitable rooms, bathrooms and toilet rooms.

PM-601.2 shall be deleted.

PM-601.3 Cooking and heating equipment: All cooking and heating equipment, components, and accessories in every heating, cooking, and water heating device shall be maintained free from leaks and obstructions, and kept functioning properly so as to be free from fire, health, and accident hazards. All installations and repairs shall be made in accordance with the provisions of the building code, or other laws or ordinances applicable thereto. Portable cooking equipment employing flame is prohibited , except for approved residential type food trays or salvers which are heated by a candle or alcohol lamp.

PM-601.4 Installation: All mechanical equipment shall be properly installed and safely maintained in good working condition, and be capable of performing the function for which it was designed and intended.

PM-601.4.1 Flue: All fuel-burning equipment shall be connected to an approved chimney, flue or vent.

PM-601.4.2 Clearances: All required clearances to combustible materials shall be maintained in effective operation.

PM-601.4.3 Safety controls: All safety controls for fuel-burning equipment shall be maintained in effective operation.

PM-601.4.4 Combustion air: A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided the fuel-burning equipment.

PM-601.5 Fireplaces: Fireplaces, and other construction and devices intended for use similar to a fireplace, shall be stable and structurally safe and connected to approved chimneys.

PM-601.6 Climate control: When facilities for interior climate control (heating, cooling, and/or humidity) are integral functions of structures used as dwelling units or other occupancies, such facilities shall be maintained and operated in a continuous manner in accordance with the designed capacity.

SECTION PM-602.0 ELECTRICAL FACILITIES

PM-602.1 Outlets required: Where there is electric service available to a structure, every habitable room of a dwelling unit, and every guest room, shall contain at least two (2) separate and remote outlets, one (1) of which may be a ceiling or wall type electric light fixture. In a kitchen, three (3) separate and remote wall type electric convenience outlets or two (2) such convenience outlets and one (1) ceiling or wall type electric light fixture shall be provided. Every public hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one (1) electric light fixture. In addition to the electric light fixture in every bathroom and laundry room there shall be provided at least one (1) electric outlet.

PM-602.2 Installation: All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

PM-602.3 Defective system: Where it is found, in the opinion of the code official, that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, he shall require the defects to be corrected to eliminate the hazard.

FIRE SAFETY REQUIREMENTS

SECTION PM-700.0 GENERAL

PM-700.1 Scope: The provisions of this article shall govern the minimum fire safety facilities and equipment to be provided. All structures shall be constructed and maintained to prevent and avoid fire hazards, and in a manner conducive to fire safety. All fire safety facilities and equipment shall comply with the requirements herein prescribed insofar as they are applicable.

PM-700.2 Responsibility: The owner of the structure shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and the fire prevention code. A person shall not occupy as owner-occupant or let to another for occupancy or use any premises which do not comply with the following requirements of this article.

SECTION PM-701.0 MEANS OF EGRESS

PM-701.1 General: A safe, continuous and unobstructed means of egress shall be provided from the interior of a structure to the exterior at a street, or to a yard, court, or passageway leading to a public open area at grade.

PM-701.2 Direct exits: Every rental unit shall have access directly to the outside or to a public corridor, and every sleeping room shall have an approved direct means of egress to the outside.

PM-701.3 Locked doors: All doors in the required means of egress shall be readily openable from the inner side without the use of keys. Exits from dwelling units, hotel units, lodging units, and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

PM-701.4 Fire escapes: All required fire escapes shall be maintained in working condition and structurally sound.

PM-701.5 Exit signs: All exit signs shall be maintained illuminated and visible.

SECTION PM-702.0 ACCUMULATIONS AND STORAGE

PM-702.1 Accumulations: Waste, refuse, or other materials shall not be allowed to accumulate in stairways, passageways, doors, windows, fire escapes, or other means of egress.

PM-702.2 Flammable matter: Highly flammable or explosive matter, such as paints, volatile oils, and cleaning fluids, or combustible refuse, such as waste paper, boxes, and rags shall not be accumulated or stored on residential premises except in reasonable quantities consistent with normal usage.

PM-702.3 Residential unit: A dwelling unit or rooming unit shall not be located within a structure containing an establishment handling, dispensing or storing flammable liquids with a flash point of one hundred ten (110) degrees F. or lower, except as provided for in the building code.

SECTION PM-703.0 FIRERESISTANCE RATINGS

PM-703.1 General: Floors, walls, ceilings, and other elements and components required to develop a fireresistance rating shall be maintained so that the respective fireresistance rating of the enclosure, separation, or construction is preserved.

SECTION PM-704.0 FIRE PROTECTION SYSTEMS

PM-704.1 General: All fire protection systems and equipment shall be maintained in proper operating condition at all times.

PM-704.1 Fire alarms: Fire alarms and detecting systems shall be maintained and be suitable for their respective purposes.

PM-704.2 Fire suppression system: Fire suppression systems shall be maintained in good condition, free from mechanical injury. Sprinkler heads shall be maintained clean, free of corrosion and paint, and not bent or damaged.

PM-704.3 Standpipe systems: Hose stations shall be identified and accessible. The hose shall be in proper position, ready for operation, dry, and free of deterioration.

PM-704.4 Fire extinguishers: All portable fire extinguishers shall be visible and accessible, and maintained in an efficient and safe operating condition.

RESPONSIBILITIES OF PERSONS

SECTION PM-800.0 GENERAL

PM-800.1 Scope: The provisions of this article shall govern the responsibilities of persons for the maintenance of structures, and the equipment and premises thereof.

SECTION PM-801.0 SANITARY CONDITION

PM-801.1 Cleanliness: Every occupant of a structure or part thereof shall keep that part of the structure or premises thereof which he occupies, controls, or uses in a clean and sanitary condition. Every owner of dwelling containing two (2) or more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

PM-801.2 Disposal of rubbish: Every occupant of a structure or part thereof shall dispose of all his rubbish in a clean and sanitary manner by placing it in rubbish containers equipped with tight fitting covers as required by this code.

PM-801.3 Disposal of garbage: Every occupant of a structure or part thereof shall dispose of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities, or if such facilities are not available, by removing all non-burnable matter and securely wrapping such garbage and placing it in tight garbage storage containers as required by this code, or by such other disposal method as may be required by applicable laws or ordinances.

PM-801.4 Garbage storage facilities: Every dwelling unit shall be supplied with an approved garbage disposal facility, which may be any adequate mechanical garbage disposal unit (mechanical sink grinder), in each dwelling unit or an incinerator unit, to be approved by the building official, in the structure for the use of the occupants of each dwelling unit, or an approved outside garbage can or cans as required in Section PM-301.1.1. Such facilities shall be sufficient to meet the needs of the occupants.

PM-801.5 Rubbish storage facilities: Every dwelling unit shall be supplied with approved containers and covers for storage of rubbish, and the owner, operator or agent in control of such dwelling shall be responsible for the removal of such rubbish.

PM-801.6 Food preparation: All spaces used or intended to be used for food preparation shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary.

PM-801.7 Supplied fixtures and equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and

fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation.

PM-801.8 Furnished by occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks or obstructions.

SECTION PM-802.0 EXTERMINATION

PM-802.1 Owner: The owner of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling the structure.

PM-802.2 Tenant-occupant: The tenant-occupant of any structure shall be responsible for the continued rodent-proof condition of the structure, and if the tenant-occupant fails to maintain the rodent-proof condition the cost of extermination shall be the responsibility of the tenant-occupant.

PM-802.3 Single occupancy: The occupant of a dwelling unit shall be responsible for the extermination of any insects, rodents or other pests in the structure or on the premises.

PM-802.4 Multiple occupancy: Every owner, agent or operator of two (2) or more dwelling units or multiple occupancies shall be responsible for the extermination of any insects, rodents or other pests in the public or shared areas of the structure and premises. When infestation is caused by failure of an occupant of a unit of the two (2) or more dwelling units to prevent such infestation in the area which he occupies, the occupant shall be responsible for such extermination.

PM-802.5 Continued rodent infestation: Continuing or repeated incidents of rodent infestation determined from the official records as provided in Section PM-103.3 of this code shall require the installation of rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the building code.