

Property Maintenance Ordinance

Interior Structure (Section 305)

Unsafe Conditions (305.1.1) – The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member that is exceeded by nominal loads, the load effects, or the required strength.
2. The anchorage of the floor or roof to walls or columns and of walls and columns to foundations that is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members that are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies, and all similar walking surfaces, including guards and handrails, that are not structurally sound, not properly anchored, or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored, or are not capable of supporting all nominal loads and resisting all load effects.

Interior Surfaces (305.3) – Interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Stairs and Walking Surfaces (305.4) – Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.

Handrails and Guards (305.5) – Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Interior Doors (305.6) – Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.

Rubbish and Garbage (Section 308)

Disposal of Rubbish (308.2) – Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Rubbish Storage Facilities (308.2.1) – The owner of every occupied premises shall supply approved, covered containers for rubbish (i.e., trash and recyclables), and the owner of the premises shall be responsible for the removal of rubbish.

Garbage Facilities (308.3.1) – The owner of every dwelling shall supply an approved mechanical food waste grinder in each dwelling unit, an approved incinerator unit in the structure available to the occupants in each dwelling unit, or an approved leakproof, covered, outside garbage container.

Pest Elimination (Section 309)

Infestation (309.1) – Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Single Occupant (309.3) – The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

Multiple Occupancy (309.4) – The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

Occupant (309.5) – The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

Light (Section 402)

Habitable spaces (402.1) – Every habitable space shall have no less than one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such 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.

Exception: where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be no less than 8 percent of the floor area of the interior room or space or no less than 25 square feet (2.33 m²), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

Common Halls and stairways (402.2) – Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with no less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times of the building space served by the means of egress is occupied with no less than 1 footcandle (11 lux) at floors, landings, and treads.

Other Spaces (402.3) – Other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment, and fixtures.

Ventilation Section (403)

Habitable spaces (403.1) - Every habitable space shall have no less than one openable window. The total openable area of the window in every room shall be equal to no less than 45 percent of the minimum glazed area required in Section 402.1.

Exception: where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be no less than 8 percent of the floor area of the interior room or space, but no less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

Bathrooms and toilet rooms (403.2) – Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Cooking facilities (403.3) – Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

Process ventilation (403.4) – Where injurious, toxic, irritating, or noxious fumes, gases, dusts, or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

Occupancy Limitations (Section 404)

Prohibited occupancy (404.4.4) – Kitchens and uninhabitable spaces shall not be used for sleeping purposes.

Overcrowding (404.5) – Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5 MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a,b}	120	120	150
Dining room ^{a,b}	No Requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI: 1 square foot = 0.0929 m².

- a. See Section 404.5.2 for combined living/dining room spaces.
- b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

Efficiency Unit (404.6) – Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by no more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by no more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by items two and three.

2. The unit shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.
4. The maximum number of occupants shall be three.

Plumbing System and Fixtures (Section 504)

General (504.1) – Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks, and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

Plumbing systems hazards (504.3) – Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Water System (Section 505)

General (505.1) – Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs, and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

Supply (505.3) – The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices, and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Water heating facilities (505.4) – Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a temperature no less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom, or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Sanitary Drainage Systems (Section 506)

General (506.1) – Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Maintenance (506.2) – Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.

Heating Facilities (Section 602)

Facilities required (602.1) – Heating facilities shall be provided in structures as required by this section.

Residential Occupancies (602.2) – Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Heat supply (602.3) – Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from January 1 to December 31 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Appliances – Mechanical and Fireplaces (Section 603)

Mechanical equipment and Appliances (603.1) – Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Removal of combustion products (603.2) – Fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances that are labeled for unvented operation.

Safety Controls (603.4) – Safety controls for fuel-burning equipment shall be maintained in effective operation.

Electrical Facilities (Section 604)

Facilities required (604.1) – Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

Electrical system hazards (604.3) – Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Abatement of electrical hazards associated with water exposure (604.3.1) – The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

Abatement of electrical hazards associated with fire exposure (604.3.2) – The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

Electrical Equipment (Section 605)

Receptacles (605.2) – Every habitable space in a dwelling shall contain no less than two separate and remote receptacle outlets. Every laundry area shall contain no less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain no less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Luminaries (605.3) – Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, and furnace room shall contain no less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

Wiring (605.4) – Flexible cords shall not be used for permanent wiring; or for running through doors, windows, or cabinets; or concealed within walls, floors, or ceilings.