

**20.10 DEFINITIONS.** The following definitions shall apply in the interpretation and enforcement of this ordinance:

(1) **Basement** shall mean a portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

(2) **Cellar** shall mean a portion of the building located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

(3) **Dwelling** shall mean any building which is wholly or partly used or intended to be used for living or sleeping by human occupants, provided that temporary housing as hereinafter defined shall not be regarded as a dwelling.

(4) **Dwelling Unit** shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and eating.

(5) **Extermination** shall mean the control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping; or by any other recognized and legal pest elimination methods approved by the health officer.

(6) **Garbage** shall mean the animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food.

(7) **Habitable Room** shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes excluding bathrooms, water closet compartment, laundries, pantries, foyers, or communicating corridors, closets, and storage spaces.

(8) **Health Officer** shall mean the legally designated health authority of the Village of Biron, or his authorized representative.

(9) **Infestation** shall mean the presence, within or around a dwelling, or any insects, rodents, or other pests.

(10) **Multiple Dwelling** shall mean any dwelling containing two or more dwelling units.

(11) **Occupant** shall mean any person, over one year of age, living, sleeping, cooking, or eating in, or having actual possession of, a dwelling unit or rooming unit.

(12) **Operator** shall mean any person who has charge, care, or control of a building, or part thereof, in which dwelling units or rooming units are let.

(13) **Ordinary Minimum Winter Conditions** shall mean the temperature 15°F above the lowest recorded temperature for the previous 10 year period.

(14) **Owner** shall mean any person who, alone or jointly or severally with others:

(a) Shall have legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or

(b) Shall have charge, care, or control of any dwelling or dwelling unit, as owner or agent of the owner or as executor, executrix, administrator, administratrix, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this ordinance, and rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

(15) **Person** shall mean and include any individual, firm, corporation, association or partnership.

(16) **Plumbing** shall mean and include all of the following supplied facilities and equipment: gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes-washing machines, catch basins, drains, vents, and any other similar supplied fixtures, together with all connections to water, sewer, or gas lines.

(17) **Rooming House** shall mean any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three or more persons who are not husband or wife, son or daughter, mother or father, sister or brother of the owner or operator.

(18) **Rooming Unit** shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

(19) **Rubbish** shall mean combustible and non-combustible waste materials, except garbage; and the term shall include the residue from the burning of wood, coal, coke, and other combustible material, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery and dust.

(20) **Supplied** shall mean paid for, furnished, or provided by or under the control of the owner or operator.

(21) **Meaning of Certain Words:** Whenever the words "dwelling", "dwelling unit", "rooming house", "rooming unit", "premises", are used in this ordinance, they shall be construed as though they were followed by words "or any part thereof."

(22) **Nuisance** shall be defined as, but not limited to:

(a) Any public nuisance known at common law or in equity jurisprudence;

(b) Any hazardous condition which may prove attractive to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any un-abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; or any structurally unsound fences or structures, or any lumber, trash, fences, debris, or vegetation which may prove a hazard for inquisitive minors;

(c) Whatever is dangerous to human life or detrimental to health;

(d) Over crowding a room with occupants;

(e) Insufficient ventilation or illumination;

(f) Unsanitary sewer or inadequate plumbing fixtures;

(g) Uncleanliness.

(23) **Substandard Building** is any building or portion thereof, or the premises on which the same is located, in which there exists any conditions that endanger the health, property, safety, or welfare of the public or the occupants thereof, arising from any of the following: inadequate sanitation, structural hazards, nuisance, hazardous wiring, hazardous plumbing, hazardous mechanical equipment, faulty weather protection, fire hazard, faulty materials or construction, hazardous or unsanitary premises, inadequate exits, inadequate fire protection, or improper occupancy.