

**20.14 MINIMUM STANDARDS FOR SAFE AND SANITARY MAINTENANCE OF DWELLINGS AND DWELLING UNITS.** (1) No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit for the purpose of living therein, which does not comply with the minimum standards for safe and sanitary maintenance of dwellings and dwelling units as herein provided:

(a) **FOUNDATION, WALLS, ROOF.** The foundation, exterior walls and roof shall be kept in sound condition and repair as follows:

1. The foundation elements shall be weather tight and adequately support the dwelling at all points;
2. Every exterior wall and foundation, including the skirting around the base of the dwelling shall be free of holes, breaks, loose or rotting boards or timbers and weather tight;
3. The roof shall be tight and have no defects that will admit water;

(b) **WALLS, CEILINGS, FLOORS, PARTITIONS.** The interior and exterior walls, floors and ceilings shall be kept in sound condition and good repair as follows:

1. The floor shall be free of holes, wide cracks, loose, warped or rotting boards;
2. All walls and ceilings shall be free of holes and wide cracks;
3. Room partitions shall be of standard construction;
4. Every toilet room and bathroom floor surface shall be reasonably impervious to water and shall be capable of being maintained easily. Permanent carpeting is not allowed; throw rugs are.

(c) **PROTECTION OF EXTERIOR WOOD SURFACES.** All exterior wood surfaces shall be reasonably protected from the elements and against decay.

(d) Every window, exterior door and basements hatchway shall be weather tight, water tight, rodent-proof, fully supplied with window panes without cracks or holes, and each sash, door or hatch shall fit tightly within its frame.

(e) **STAIRS, PORCHES.** Every inside and outside stair, every porch and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon; and shall be kept in sound condition, good repair and in conformance with the following conditions:

1. Every flight of stairs and every porch floor shall be free of holes, grooves and cracks which are large enough to constitute possible accident hazards;

2. No flight of stairs shall have more than one inch of settlement from its intended position or shall be separated from its supporting structures;

3. No flight of stairs or porch shall have rotting, loose or deteriorating supports;

4. Every stair tread shall be strong enough to bear a live load of at least 100 pounds per square foot.

5. All stairways more than three risers high shall be equipped with handrails not less than 30 inches nor more than 34 inches high, measured vertically from nose of the tread to the top of the rail, and guardrails not less than 36 inches higher than the adjacent highest level where there is more than 24 inches difference in height. Stairways more than 48 inches wide shall be equipped with two handrails, one on each side.

6. Exterior stairways leading to second story dwelling units shall be enclosed (top, sides, and bottom) with a roof for the entire length of the stairway, and provision must be made so that snow and ice do not accumulate. The proper hand rail shall be placed on the outside edge of the stairway and if any portion of the stairway is open on both sides, two hand rails shall be provided.

(f) **SUPPLIED FACILITIES.** Every supplied plumbing fixture, piece of equipment or utility required under this code shall be so constructed or installed that it will function properly and shall be maintained in satisfactory working condition.

(g) **FACILITIES NOT TO BE SHUT OFF.** No owner, operator, or occupant shall cause any service, facility, equipment or utility which is required under this ordinance to be removed from or shut off from or discontinued for any occupied dwelling let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alterations are being made.

(h) **FLOOR SURFACES.** All floor surfaces shall be constructed and maintained so as to permit the floor to be easily kept in a clean and sanitary condition. Baths and kitchens in rentals shall not have carpeting permanently secured to the floor.

(i) **CHIMNEYS AND SUPPLIED SMOKE PIPES.** Every chimney and every supplied smoke or vent pipe shall be adequately supported, reasonably clean and maintained in a reasonably good state of repair.

(j) **NON-DWELLING STRUCTURES.** Every non-dwelling structure shall be kept in reasonably good state of maintenance and repair or shall be removed.

(k) **CLEANLINESS OF PUBLIC AREAS.** All public areas, yards and premises shall be kept in a reasonably clean and sanitary condition.

