

Property Maintenance Code Requirements.

All buildings shall comply with the following Property Maintenance Code Requirements.

Vacant Buildings as defined by the Vacant Building Ordinance shall comply with these requirements prior to being occupied.

Multi Family Dwelling Units

IBC 420.2. Separation Walls. Walls separating dwelling units shall be one hour rated fire partition.

IBC 420.3. Horizontal separation. Floor assemblies separating dwelling units shall be one hour rated horizontal assemblies.

NFPA 101 31.2.23.1. Stairs. Stairs shall comply with 7.2.2. Minimum width clear of all obstructions shall be 36 inches. Maximum height of risers shall be 8 inches. Minimum tread depth shall be 9 inches. Minimum headroom shall be 6 foot 8 inches.

NFPA 101 31.2.1.2. Means of escape. Refer to 24.1. Every dwelling unit and sleeping room shall have a primary means of escape and secondary means of escape. Secondary means of escape shall be door, stairway, or hall providing unobstructed travel to the outside at street or finished ground level that is independent and remote from the primary means of escape, or shall be an outside window or door operable without the use of tools, keys, or special effort and providing clear opening of not less than 5.7 square feet.

Single Family and Two Family Dwelling Units

City Code 933.06. Accumulations of grease, oil, and hazardous matter. Maintain and keep premises and exterior yard area free from all grease, oil, chemicals, or other hazardous substances and properly remove and dispose of such.

City Code 933.06. Junk motor vehicles. Maintain and keep premises and exterior area free from storage of junk, inoperable, unlicensed motor vehicles, or motor vehicle parts, or machine parts, or other similar objects in an exterior area.

City Code 951.01. Grass, weeds, and uncontrolled vegetation. Maintain and keep premises and exterior area free from high grass and weeds in excess of 10 inches in height and uncontrolled vegetation.

City Code 955.08. Refuse. Maintain and keep premises and exterior are free of any accumulation of refuse, trash, garbage, or junk and properly remove and dispose of such.

City Code 1511.03. Oily waste. Maintain and keep premises and exterior area free of all oily waste and oily rags and properly remove and dispose of such or properly store in a an approved flammable storage container.

City Code 1721.04. House Numbering Display Requirements. Provide and maintain house numbers to be not less than 4 inches high, located on house or on a permanently installed marker adjacent to driveway if house is not clearly visible from street, color contrasting from house color, not less than 4 feet above ground when attached to the house.

SECTION 302 EXTERIOR PROPERTY AREAS

Property Maintenance Code 302.1. Sanitation. Maintain and keep all exterior property and premises in a clean, safe and sanitary condition.

Property Maintenance Code 302.2 Grading and drainage. Maintain and keep entire premises so as to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Property Maintenance Code 302.3. Sidewalks and driveways. Maintain and keep all sidewalks, walkways, stairs, driveways, parking spaces and similar areas in a proper state of repair, and maintained free from hazardous conditions.

Property Maintenance Code 302.5. Rodent harborage. Maintain and keep all structures and exterior property free from rodent harborage and infestation and promptly exterminate rodents by approved processes which will not be injurious to human health where rodents are found,

Property Maintenance Code 302.6. Exhaust vents. Remove, repair, and correct any pipes, ducts, conductors, fans or blowers that discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

Property Maintenance Code 302.7 Accessory structures. Maintain and keep all accessory structures, including detached garages, fences and walls structurally sound and in good repair.

Property Maintenance Code 302.8 Motor vehicles. Remove any inoperative or unlicensed motor vehicle, boat or trailer that is in state of major disassembly, disrepair, or in process of being stripped or dismantled that is parked, kept or stored on premises, unless kept inside an enclosed structure designed and approved for such.

Property Maintenance Code 302.9 Defacement of property. Remove any mutilation or defacement of exterior surface of any structure or building on premises such as marking, carving or graffiti.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

Property Maintenance Code 303.1 Swimming pools. Maintain and keep swimming pools in a clean, sanitary condition, and in good repair.

Property Maintenance Code 303.2 Swimming pool enclosures. Provide and maintain swimming pools, hot tubs and spas, containing water more than 24 inches in depth with a fence or barrier completely surrounding pool, hot tub, or spa, at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with gates and doors in such barriers being self-closing and self-latching, and self-latching device located on the pool side of the gate, unless spas or hot tubs are provided with a safety cover that complies with ASTM F 1346.

SECTION 304 EXTERIOR STRUCTURE

Property Maintenance Code 304.1 Exterior structure general. Maintain and keep the exterior of a structure in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Property Maintenance Code 304.1.1 Unsafe conditions. Remove, repair, replace, and correct any of the following unsafe conditions of the exterior structure.

- 1. Structural members where the nominal strength of any structural member is exceeded by nominal loads due to damage, deterioration or other cause;**
- 2. Anchorage of floor or roof to wall or columns and walls or columns to foundations where such is not capable of resisting all nominal loads or load effects due to damage, deterioration, or other cause;**
- 3. Structures or components thereof that have reached their limit state;**
- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights where such are not maintained and kept weather resistant or water tight due to damage, deterioration, or other cause;**
- 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects due to damage, deterioration, or other cause;**
- 6. Foundation walls that are not firmly supported by footings, or not plumb and free from open cracks and breaks, or not properly anchored or are not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;**

7. Exterior walls that are not anchored to supporting elements, or are not plumb and free of holes, cracks or breaks and loose or rotting materials, or not properly anchored, or not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
8. Roofing or roofing components that have defects that admit rain, or roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage or incapable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
9. Flooring and flooring components with defects that affect serviceability, or flooring components that show signs of deterioration or fatigue, or not properly anchored, or incapable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, that are not structurally sound, or not properly anchored, or anchored with connections not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound, or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause.

Property Maintenance Code 304.2 Protective treatment. Maintain and keep all exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences in good condition.

Property Maintenance Code 304.2 Protective treatment. Maintain and keep exterior wood surfaces, other than decay resistant woods, protected from the elements and decay by painting or other protective covering or treatment including removing and correcting peeling, flaking and chipped paint and repaint surfaces.

Property Maintenance Code 304.2 Protective treatment. Maintain and keep all siding and masonry joints, including joints between the building envelope and the perimeter of windows, doors and skylights, weather resistant and water tight.

Property Maintenance Code 304.2 Protective treatment. Remove, repair, replace, correct all rusted or corroded metal surfaces and recoat surfaces to inhibit future rust and corrosion and remove oxidation stains from exterior surfaces.

Property Maintenance Code 304.4 Structural members. Maintain and keep all structural members free from deterioration, and capable of safely supporting the imposed dead and live loads.

Property Maintenance Code 304.5 Foundation walls. Maintain and keep all foundation walls plumb and free from open cracks and breaks and in such condition so as to prevent the entry of rodents and other pests.

Property Maintenance Code 304.6 Exterior walls. Maintain and keep all exterior walls free from holes, breaks, and loose or rotting materials, weatherproof, and properly surface coated where required to prevent deterioration.

Property Maintenance Code 304.7 Roofs and drainage. Maintain and keep roof and flashing sound, water tight, free of defects that admit rain and adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

Property Maintenance Code 304.7 Roofs and drainage. Maintain and keep roof drains, gutters and downspouts in good repair and free from nuisance.

Property Maintenance Code 304.8 Decorative features. Maintain and keep all cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features in good repair and in safe condition with proper anchorage.

Property Maintenance Code 304.9 Overhang extensions. Maintain and keep all overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts in good repair, properly anchored, painted or protected from elements by protective surface treatment, in safe condition, and properly anchored.

Property Maintenance Code 304.10 Stairways, decks, porches and balconies. Maintain and keep every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, structurally sound, in good repair, with proper anchorage, and capable of supporting the imposed dead and live loads.

Property Maintenance Code 304.11 Chimneys and towers. Maintain and keep all chimneys, cooling towers, smoke stacks, and similar appurtenances structurally sound, in good repair, and protected from elements by protective surface treatment.

Property Maintenance Code 304.12 Handrails and guards. Maintain and keep every handrail and guard firmly fastened, capable of supporting normally imposed loads, and in good condition.

Property Maintenance Code 304.13 Window, skylight and door frames. Maintain every window, skylight, door, door frame, and window frame sound condition, good repair, and weather tight.

Property Maintenance Code 304.13.1 Glazing. Maintain and keep all glazing materials free from cracks and holes.

Property Maintenance Code 304.13.2 Openable windows. Maintain and keep every window, other than a fixed window, easily openable and capable of being held in position by window hardware.

Property Maintenance Code 304.14 Insect screens. Maintain and keep every openable window and screen door in a residential structure with tightly fitting screens of not less than 16 mesh per inch.

Property Maintenance Code 304.15 Doors. Maintain and keep all exterior doors, door assemblies and hardware in good condition.

Property Maintenance Code 304.15 Doors. Maintain and keep exterior door locks exterior sleeping unit locks all entrances to dwelling units in good repair and capable of tightly securing the door.

Property Maintenance Code 304.16 Basement hatchways. Maintain and keep every basement hatchway in good condition and capable of preventing the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Maintain and keep every basement window that is openable supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

Property Maintenance Code 304.18.1 Building security doors. Maintain and keep doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch, such deadbolt locks shall be installed according to the manufacturer's specifications, and maintained in good working order, and sliding bolt shall not be considered an acceptable deadbolt lock.

Property Maintenance Code 304.18.2 Building security windows. Maintain and keep operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let equipped with a window sash locking device.

Property Maintenance Code 304.18.3 Building security basement hatchways. Maintain and keep basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let equipped with devices that secure the units from unauthorized entry.

SECTION 305 INTERIOR STRUCTURE

Property Maintenance Code 305.1 Interior structure general. Maintain and keep the interior of a structure and equipment therein in good repair, structurally sound and in a sanitary condition.

Property Maintenance Code 305.1.1 Unsafe conditions. Remove, repair, replace, and correct any of the following unsafe conditions of the interior structure.

- 1. Structural members where the nominal strength of any structural member is exceeded by nominal loads due to damage, deterioration or other cause;**
- 2. Anchorage of floor or roof to wall or columns and walls or columns to foundations where such is not capable of resisting all nominal loads or load effects due to damage, deterioration, or other cause;**
- 3. Structures or components thereof that have reached their limit state;**
- 4. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects due to damage, deterioration, or other cause;**
- 5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;**
- 6. Foundation walls that are not firmly supported by footings, or not plumb and free from open cracks and breaks, or not properly anchored or are not capable of supporting all nominal loads and resisting all load effects due to damage, deterioration, or other cause;**

Property Maintenance Code 305.3 Interior surfaces. Maintain and keep all interior surfaces, including windows and doors in good, clean and sanitary condition including repairing, removing, covering, or repainting surfaces with peeling, chipping, flaking abraded paint, cracked or loose plaster or gypsum board, decayed, damaged, or deteriorated wood or wood paneling, or other defective surface conditions.

Property Maintenance Code 305.4 Stairs and walking surfaces. Maintain and keep every stair, ramp, landing, balcony, porch, deck or other walking surface in sound condition and good repair.

Property Maintenance Code 305.5 Handrails and guards. Maintain and keep every handrail and guard firmly fastened, capable of supporting normally imposed loads, and in good condition.

Property Maintenance Code 305.6 Interior doors. Maintain and keep every interior door so as to fit reasonably well within its frame and 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.

SECTION 306 COMPONENT SERVICEABILITY

Property Maintenance Code 306.1 General. Maintain and keep the components of a structure and equipment therein in good repair, structurally sound and in a sanitary condition.

Property Maintenance Code 306.1.1 Unsafe conditions. Remove, repair, replace, and correct any of the following unsafe conditions or the components of the structure and equipment

- 1. Soils contributing to or associated with collapse of footing or foundation wall, or damage to footing, foundation, concrete or other structural element due to soil expansion, or adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil, or inadequate soil as determined by a geotechnical investigation, or where the allowable bearing capacity of the soil is in doubt, or adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.**
- 2. Concrete with observable deterioration, or ultimate deformation, or fractures, or fissures, or spalling, or exposed reinforcement, or detached, dislodged or failing connections.**
- 3. Aluminum with observable deterioration, or corrosion, or elastic deformation, or ultimate deformation, or stress or strain cracks, or joint fatigue, or detached, dislodged, or failing connections.**
- 4. Masonry with observable deterioration, or ultimate deformation, or fractures in masonry or mortar joints, or fissures in masonry or mortar joints, or spalling, or exposed reinforcement, or detached, dislodged, or failing connections.**
- 5. Steel with observable deterioration, or elastic deformation, ultimate deformation, metal fatigue, or detached, dislodged, or failing connections.**
- 6. Wood with observable ultimate deformation, or deterioration, or damage from insects, rodents, and other vermin, or fire damage beyond charring, or significant splits and checks, or horizontal shear cracks, or vertical shear cracks, or inadequate support, or detached, dislodged, or failing connections, or excessive cutting and notching.**

SECTION 307 HANDRAILS AND GUARDRAILS

Property Maintenance Code 307.1 Handrails and guardrails general. Maintain and keep handrail on one side of the stair for every exterior and interior flight of stairs having more than four risers, handrails shall not be less than 30 inches high or more than 42 inches high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.

Property Maintenance Code 307.1 Handrails and guardrails general. Maintain and keep guards for every open portion of stairs, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below, guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

SECTION 308 RUBBISH AND GARBAGE

Property Maintenance Code 308.1 Accumulation of rubbish or garbage. Maintain and keep premises, all exterior property, and the interior of every structure, free from any accumulation of rubbish, trash, refuse, junk, or garbage.

SECTION 309 PEST ELIMINATION

Property Maintenance Code 309.1 Infestation. Maintain and keep all structures free from insect and rodent Infestation and all structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.

CHAPTER 4: LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 402 LIGHT

Property Maintenance Code 402.1 Habitable spaces. Provide and maintain at least one window facing outside or to a court in every habitable space, with the minimum glazed area not less than 8% of the space floor area, and such window shall be not less than 3 feet from a wall or obstruction that blocks light.

Property Maintenance Code 402.2 Common halls and stairways. Maintain and keep illumination in every common hall and stairway in residential occupancies, other than in one- and two family dwellings, and shall include illumination at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet of floor area with maximum spacing between lights to be 30 feet.

Property Maintenance Code 402.3 Other spaces. Maintain and keep all other spaces shall be provided with natural or artificial light in all other spaces sufficient to permit the maintenance of sanitary conditions, safe occupancy of the space, and utilization of the appliances, equipment and fixtures.

SECTION 403 VENTILATION

Property Maintenance Code 403.1 Habitable spaces. Provide and maintain at least one openable window in every habitable space with the total openable area of the window in

every room equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Property Maintenance Code 403.2 Bathrooms and toilet rooms. Maintain and keep either an openable window or mechanical ventilation in every bathroom or toilet room and air exhausted by the mechanical ventilation is discharged to the outside of the structure.

Property Maintenance Code 403.3 Cooking facilities. Provide and maintain kitchen for food preparation and cooking that is separate from other habitable space.

Property Maintenance Code 403.5 Clothes dryer exhaust. Provide and maintain clothes dryer exhaust system independent of all other exhaust systems and clothes dryer exhaust shall be exhausted to the exterior of the structure.

SECTION 404 OCCUPANCY LIMITATIONS

Property Maintenance Code 404.1 Privacy. Provide and maintain dwelling units, hotel units, housekeeping units, rooming units and dormitory unit arrangement to provide privacy and be separate from other adjoining spaces.

Property Maintenance Code 404.2 Minimum room widths. Provide and maintain minimum room width not less than 7 feet in any plan dimension in every habitable space, except for kitchen.

Property Maintenance Code 402.4 Minimum room width kitchen. Provide and maintain kitchen clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

Property Maintenance Code 404.3 Minimum ceiling heights. Provide and maintain minimum ceiling height not less than 7 feet in every habitable space, or hallway, or laundry area, or bathrooms, or toilet rooms, or habitable basement rooms except beams or girders spaced not less than 4 feet apart may project not more than 6 inches into the required height, basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, may have a ceiling height of not less than 6 feet 8 inches, rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, must have clear ceiling height of at least 7 feet over not less than one-third of the required minimum floor area.

Property Maintenance Code 404.4.1 Room area. Provide and maintain living room containing at least 120 square feet and every bedroom containing at least 70 square feet.

Property Maintenance Code 404.4.2 Access from bedrooms. Provide and maintain access to bedrooms such that a bedroom not constitute the only means of access to another bedroom or other habitable spaces and shall not serve as the only means of egress from another habitable space.

Property Maintenance Code 404.4.3 Water closet accessibility. Provide and maintain access to at least one water closet and lavatory from every bedroom without having to pass through another bedroom and every bedroom shall access to a water closet and lavatory on the same story or an adjacent story as the bedroom.

Property Maintenance Code 404.4.4 Prohibited occupancy. Kitchens and non habitable spaces shall not be used for sleeping purposes.

Property Maintenance Code 404.5 Overcrowding. Maintain and keep overcrowding from occurring by limiting the number of occupants in a dwelling unit to not more than 2 persons per bedroom.

Property Maintenance Code 404.7 Food preparation. Provide and maintain kitchens with suitable space and equipment to store, prepare and serve foods in a sanitary manner with adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Property Maintenance Code 404.7 Kitchens. Provide and maintain kitchens with stove, oven, refrigerator, freezer, cabinets, countertops and drawers in sufficient quantity and in a condition that the occupants can store their food safely and at appropriate temperatures to protect the food, all equipment be constructed and maintained so that it can be cleaned, and food preparation areas be provided with garbage disposals or containers that permit the safe temporary storage of garbage and refuse with containers constructed and maintained to prevent insect and rat infestations.

CHAPTER 5: PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 502 REQUIRED FACILITIES

Property Maintenance Code 502.1 Dwelling units. Provide and maintain bathtub or shower, lavatory, water closet and kitchen sink in every dwelling unit, all of which shall be maintained in a sanitary, safe working condition, with lavatory placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located, and kitchen sink shall not be used as a substitute for the required lavatory.

SECTION 503 TOILET ROOMS

Property Maintenance Code 503.1 Privacy. Provide and maintain privacy for toilet rooms and bathrooms, toilet rooms and bathrooms such that toilet rooms or bathrooms do not constitute the only passageway to a hall or other space, or to the exterior, door.

Property Maintenance Code 503.2 Location. Provide and maintain toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

Property Maintenance Code 503.3 Location of employee toilet facilities. Provide and maintain toilet facilities access from within the employees' working area, located not more than one story above or below the employees' working area, path of travel to such facilities shall not exceed a distance of 500 feet, and either be separate or combined employee and public facilities.

Property Maintenance Code 503.4 Floor surface. Maintain and keep every toilet room floor to be a smooth, hard, nonabsorbent surface to permit such floor, easily kept in a clean and sanitary condition, in buildings other than dwelling units,

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

Property Maintenance Code 504.1 General. Maintain and keep all plumbing fixtures properly installed and maintained in working order, kept free from obstructions, leaks and defects, capable of performing the function for which such plumbing fixtures are designed, and maintained in a safe, sanitary and functional condition.

Property Maintenance Code 504.2 Fixture clearances. Provide and maintain adequate clearance for use and cleaning to all plumbing fixtures.

Property Maintenance Code 504.3 Plumbing system hazards. Repair, replace, or correct defective conditions in plumbing fixtures or system that constitute a hazard to the occupants or structure such as inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage.

SECTION 505 WATER SYSTEM

Property Maintenance Code 505.1 General. Provide and maintain proper connection to public water supply to every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture, and all kitchen sinks, lavatories, laundry facilities, bathtubs and showers supplied with hot or tempered and cold running water.

Property Maintenance Code 505.2 Contamination. Maintain and keep water supply free from contamination, all water inlets for plumbing fixtures located above the flood-level rim of the fixture, shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place protected by an approved atmospheric-type vacuum breaker or approved permanently attached hose connection vacuum breaker.

Property Maintenance Code 505.3 Supply. Provide and maintain water supply system to 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.

Property Maintenance Code 505.4 Water heating facilities. Provide and maintain properly installed water heating facilities capable of providing an adequate amount of water every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F , 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, and provided with approved combination temperature, and pressure-relief valve and relief valve discharge pipe.

SECTION 506 SANITARY DRAINAGE SYSTEM

Property Maintenance Code 506.1 General. Provide and maintain proper connection to public sewer system for all plumbing fixtures.

Property Maintenance Code 506.2 Maintenance. Maintain and keep every plumbing stack, vent, waste and sewer line properly functioning and free from obstructions, leaks and defects.

SECTION 507 STORM DRAINAGE

Property Maintenance Code 507.1 General. Provide and maintain drainage of roofs and paved areas, yards and courts, and other open areas on the premises discharged in a manner that does not creates a public nuisance.

Chapter 6: Mechanical and Electrical Requirements

SECTION 602 HEATING FACILITIES

Property Maintenance Code 602.2 Residential occupancies. Provide and maintain heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms and toilet rooms, cooking appliances shall not be used to provide space heating, and room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

Property Maintenance Code 602.4 Occupiable work spaces. Provide and maintain heating facilities capable to maintaining temperature of not less than 65°F during the period indoor work spaces are occupied.

SECTION 603 MECHANICAL EQUIPMENT

Property Maintenance Code 603.1 Mechanical appliances. Install, maintain, and keep all mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances in safe working condition, and capable of performing the intended function.

Property Maintenance Code 603.2 Removal of combustion products. Maintain and keep all fuel-burning equipment and appliances connected to an approved chimney or vent, except fuel-burning equipment and appliances which are labeled for unvented operation.

Property Maintenance Code 603.3 Clearances. Maintain and keep all required clearances to combustible materials.

Property Maintenance Code 603.4 Safety controls. Maintain and keep all safety controls for fuel-burning equipment in effective operation.

Property Maintenance Code 603.5 Combustion air. Provide and maintain supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment.

Property Maintenance Code 603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

SECTION 604 ELECTRICAL FACILITIES

Property Maintenance Code 604.2 Service. Provide and maintain three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes for dwelling unit but the size and usage of appliances and equipment shall serve as a basis for determining the need for additional service capability in accordance with NFPA 70.

Property Maintenance Code 604.3 Electrical system hazards. Repair, replace, correct, and eliminate defective conditions in the electric system such as inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage that constitutes a hazard to the occupants or the structure.

Property Maintenance Code 604.3.1.1 Electrical equipment. Replace all electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable,

flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water, in accordance with the provisions of the International Building Code, except the following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated 600 volts or less;
2. Busway, rated 600 volts or less;
3. Panelboards, rated 600 volts or less;
4. Switchboards, rated 600 volts or less;
5. Fire pump controllers, rated 600 volts or less;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

Property Maintenance Code 604.3.2.1 Electrical equipment. Replace electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, in accordance with the provisions of the International Building Code, except electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605 ELECTRICAL EQUIPMENT

Property Maintenance Code 605.1 Installation. Install, maintain, and keep all electrical equipment, wiring and appliances in a safe and approved manner.

Property Maintenance Code 605.2 Receptacles. Provide and maintain at least two separate and remote receptacle outlets in every habitable space in a dwelling unit, at least one grounded type receptacle or ground fault circuit interrupter in every laundry

area, one receptacle in every bathroom, and any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

Property Maintenance Code 605.3 Luminaires. Provide and maintain at least one electric luminaire in every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room.

SECTION 607 DUCT SYSTEMS

Property Maintenance Code 607.1 General. Maintain and keep duct systems free of obstructions and capable of performing the required function.

Chapter 7: Fire Safety Requirements

SECTION 702 MEANS OF EGRESS

Property Maintenance Code 702.1 General. Provide and maintain safe, continuous and unobstructed path of travel from any point in a building or structure to the public way.

Property Maintenance Code 702.2 Aisles. Maintain and keep required width of aisles unobstructed.

Property Maintenance Code 702.3 Locked doors. Maintain and keep all means of egress doors readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.

Property Maintenance Code 702.4 Emergency escape openings. Maintain and keep required emergency escape openings in accordance with the code in effect at the time of construction, required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools, bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703 FIRE-RESISTANCE RATINGS

Property Maintenance Code 703.1 Fire-resistance-rated assemblies. Maintain and keep required fire resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall.

Property Maintenance Code 703.2 Opening protectives. Maintain and keep required opening protectives, all fire and smokestop doors in an operative condition, and fire doors and smoke barrier doors shall not be blocked, obstructed or otherwise made inoperable.

SECTION 704 FIRE PROTECTION SYSTEMS

Property Maintenance Code 704.1 General. Maintain and keep all systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire, or any combination thereof shall be in an operable condition.

Property Maintenance Code 704.1.1 Automatic sprinkler systems. Provide inspection, testing and maintenance of automatic sprinkler systems in accordance with NFPA 25.

Property Maintenance Code 704.2 Smoke alarms. Provide and maintain single- or multiple-station smoke alarms in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load, at all of the following locations:

- 1. on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.**
- 2. in each room used for sleeping purposes.**
- 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics, in dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.**
- 4. Single- or multiple-station smoke alarms shall be installed in other groups in accordance with State Fire Code.**

Property Maintenance Code 704.3 Power source. Provide and maintain In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms primary power from the building wiring and equipped with a battery backup, smoke alarms shall emit a signal when the batteries are low, wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection, except smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source, and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Property Maintenance Code 704.4 Interconnection. Provide and maintain where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, provisions for the smoke alarms to be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit, the alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed, except

1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.

2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.