

CITY OF BIG RAPIDS
RENTAL HOUSING CODES
CROSS REFERENCE
GUIDE



June 11, 1997

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Please note that this cross-reference is comprised of the following codes: The 1996 BOCA Basic Property Maintenance Code, The City of Big Rapids Codified Ordinances, and The City of Big Rapids Zoning Ordinance. The BOCA Property Maintenance Code/1996 is cited throughout the text as PM followed by numbers relating to specific chapters in the code (i.e. PM-800.0). The City of Big Rapids Codified Ordinances are cited throughout the text of this cross-reference simply by the number corresponding to the municipal code section (i.e. 151.15). The City of Big Rapids Zoning Ordinance is cited throughout this cross-reference as ZO followed by corresponding section numbers (i.e. ZO-9.1:1).

Copies of the BOCA Basic Property Maintenance Code can be obtained by contacting the Department of Neighborhood Services. Copies of the City of Big Rapids Zoning Ordinance and the City of Big Rapids Codified Ordinances can be obtained by contacting the City Clerk's Office.

Questions concerning any part or all of this cross reference can be directed to Department of Neighborhood Services personnel.

1. RENTAL HOUSING LICENSING

1.1. HOUSING MAINTENANCE CERTIFICATE

1.1.1. MAINTENANCE CERTIFICATE REQUIRED (151.15)

1.1.1.1. No person shall occupy a multiple family dwelling, rooming dwelling, boarding dwelling, lodging dwelling, tourist dwelling, hotel, motel or other rented dwelling or human habitation unless a current, unrevoked Housing Maintenance certificate has been issued by the Building Inspector, or his designee, for the specific named dwelling.

1.1.1.2. No person shall operate or permit occupancy of a multiple family dwelling, rooming dwelling, boarding dwelling, lodging dwelling, tourist dwelling, hotel, motel or other rented dwelling for human habitation unless he holds a current, unrevoked Housing Maintenance Certificate issued by the Building Inspector, or his designee, in the person's name for the specific dwelling.

1.1.2. BUILDING INSPECTOR TO ISSUE CERTIFICATE (151.16)

1.1.2.1. The Building Inspector or his designee is the duly appointed officer for the issuance of Housing Maintenance Certificates under this subchapter.

1.1.3. DWELLINGS TO CONFORM (151.17)

1.1.3.1. Housing Maintenance certificates shall be issued only for dwellings which are in conformity to all the provisions which apply to the particular type of building sought to be licensed.

1.1.4. TEMPORARY CERTIFICATES (151.18)

1.1.4.1. Nothing in this subchapter shall prevent the Building Inspector from issuing a Temporary Housing Maintenance certificate for a portion of a building or structure in process of erection or alteration, provided that such temporary

certificate shall not be effective for a period of time in excess of six months nor more than five days after the completion of the building or alteration, and provided further that such portion of the building, structure, or premises is in conformity with the provisions of this chapter.

1.1.5. RECORD TO BE KEPT; COPIES (151.19)

1.1.5.1. A record of all Housing Maintenance Certificates issued shall be kept on file in the office of the Building Inspector, and copies shall be furnished upon request, upon payment of any fee required, to any persons having a proprietary or tenancy interest in the property involved. Copies shall also be furnished upon payment of any fee required, to any person who in contemplating purchasing the property who presents a purchase agreement or option to purchase signed by him and the person having a proprietary interest in the property.

1.1.6. APPLICATION FOR CERTIFICATE; RENEWAL (151.20)

1.1.6.1. Application for Housing Maintenance Certificates shall be made by the owner and Certificates shall be issued in the name of the applicant.

1.1.6.2. Application for Housing Maintenance Certificates and for renewals of Housing Maintenance Certificates shall be made in writing to the Building Inspector on forms furnished by the Building Inspector and shall be accompanied by a fee as set forth in division (151.20 subsection F) of this section and paid as set forth in the rules and regulations made pursuant to this subchapter.

1.1.6.3. Housing Maintenance Certificates and renewals of Housing maintenance certificates shall be issued if, after inspection, it is found that the dwelling is in accordance with all the provisions of this chapter. If the certificate is refused, the applicant for the certificate shall be notified in writing of the refusal and the cause thereof.

1.1.6.4. Housing Maintenance Certificates shall be issued for a period of one year from its date of issuance unless sooner revoked, and may be renewed for successive periods of not

to exceed one year, except the Building Inspector is authorized, on the first such certificate issued for a dwelling, to issue the certificate for a period longer than one year, but not longer than one year and nine months for the purpose of adjusting the time when such certificates expire and thus, adjusting the time when renewal of such certificates is likely to be requested.

1.1.6.5. No Housing Maintenance Certificate shall be renewed unless an application therefor has been made within 30 days prior to the expiration of the present Housing Maintenance Certificate. If timely application is not made, a late fee will be paid as set forth in division (1.1.6.6) of this section.

1.1.6.6. Application fee. The certificate fee which must accompany application for a Housing Maintenance certificate is:

First unit of building:	\$20
Each additional unit:	\$10
Cabins, hotels, and motels:	\$25

Late fee. Applicants failing to file in a timely manner under the provisions of this section shall pay double the above fees.

1.1.7. CERTIFICATE TO BE DISPLAYED; NOT TRANSFERABLE TO ANOTHER DWELLING OR OWNER; NOTICE REQUIRED (151.23)

1.1.7.1. Each certificate shall be displayed in a conspicuous place within the common ways, if any, of the dwelling licensed.

1.1.7.2. No certificate shall be transferable to another person, or to another dwelling. Each person holding a Housing Maintenance Certificate shall give notice in writing to the Building Inspector within 24 hours after having transferred or otherwise disposed of the legal control of any licensed dwelling. Such notice shall include the name and address of the person or persons succeeding to the ownership or control of such dwelling.

1.2. ADMINISTRATION

1.2.1. AGENT TO BE DESIGNATED (151.21)

1.2.1.1. Applicants shall designate an agent upon whom service of notice under this subchapter and service of process for violation of this code may be made in the absence of the owner. In this regard, the owner must designate an agent or agents in the City to receive such notice or process and violation of this provision is a misdemeanor. Such designation shall be made in writing and shall accompany each application or renewal application for a Housing Maintenance Certificate. The applicant may designate any resident in the City including a corporation or may designate the City Clerk for this purpose.

1.2.2. TENANT TO ALLOW ENTRY OF INSPECTOR (151.22)

1.2.2.1. Every person holding a Housing Maintenance Certificate shall provide in his lease with tenants or roomers, whether said lease is written or oral, a provision that the tenant or roomer will allow the Building Inspector, or his designee, access to the leased premises for the purpose of the inspection required as a prerequisite to the granting or renewal of a Housing Maintenance Certificate.

1.2.3. RECORD OF REPAIR AND COMPLAINT TO BE MAINTAINED BY CERTIFICATE HOLDER (151.24)

1.2.3.1. Every person holding a Housing Maintenance Certificate shall keep, or cause to be kept, records of all requests for repair and complaints by tenants, which are related to the provisions of this chapter and to any applicable rules and regulations, and of all corrections made in response to such requests and complaints. Such records shall be made available by the certificate holder to the Building Inspector for inspection and copying upon request.

1.2.4. NOTICE OF VIOLATION (151.25)

1.2.4.1. Whenever, upon inspection of the licensed dwelling, or upon inspection of the records required to be kept under (1.2.3.1), the Building Inspector finds that conditions or practices exist which are in violation of the provisions of this chapter or of any applicable rules and regulations pursuant thereto, he shall serve the owner or operator with notice of such violation in the manner provided for notice in this subchapter. Such notice shall state that unless the violation cited is corrected within a reasonable time set by the Building Inspector not to exceed 30 days, the operating license may be suspended.

1.2.5. REINSPECTION; SUSPENSION OF OPERATING LICENSE (151.26)

1.2.5.1. At the end of the time the building inspector has allowed for the correction of any violation notices as provided in (1.2.4.1), the Building Inspector shall reinspect the licensed dwelling and if he determines that the conditions requiring corrections set forth in the notice (certified letter to owner of the structure) sent have not been corrected, he may issue an order suspending the Housing Maintenance Certificate which shall be sent in the manner provided for notices in this subchapter.

1.2.6. APPEAL (151.27)

1.2.6.1. Any person whose certificate under this subchapter has been suspended by the order of the Building Inspector shall be entitled to an appeal to the Housing Board of Appeals as provided in this subchapter. If no appeal is properly presented within 21 days following this issuance of the order of suspension, the certificate shall be revoked except that if prior to revocation of the certificate any person

whose certificate has been ordered suspended may request reinspection, upon showing that the violation or violations cited in the notice have been corrected.

1.2.6.2. Reinstatement. If, upon reinspection pursuant to the request of the person whose certificate has been ordered suspended but not revoked, the Building Inspector finds the dwelling in connection with which the notice was issued is now in compliance with this code and with applicable rules and regulations issued pursuant thereto, he shall reinstate the certificate. A request for reinspection shall not extend the suspension period.

1.2.6.3. If an appeal to the Housing Board of Appeals is taken under division (1.2.6.1) of this section, and if the Housing Board of Appeals does not reverse the decision of the Building inspector, the certificate shall be revoked within ten days following the denial of the appeal by the Housing Board of Appeals.

2. GENERAL REQUIREMENTS

2.1. GENERAL (PM-301.0)

2.1.1. SCOPE (PM-301.1)

2.1.1.1.Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for the maintenance of structures, equipment and exterior property.

2.1.2. RESPONSIBILITY (PM-301.2)

2.1.2.1. Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in Sections PM-306.0 and PM-307.0. A person shall not comply as owner-occupant or permit another person to occupy premises which do not comply with the requirements of this chapter.

2.1.3. VACANT STRUCTURES AND LAND (PM-301.3)

2.1.3.1. Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

3. EXTERIOR PROPERTY AREAS

3.1. EXTERIOR PROPERTY AREAS (PM-303.0)

3.1.1. SANITATION (PM-303.1)

3.1.1.1. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

3.1.2. GRADING AND DRAINAGE (PM-303.2)

3.1.2.1. Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

3.1.2.2. Exception. Water retention areas and reservoirs approved by the code official.

3.1.3. SIDEWALKS AND DRIVEWAYS (PM-303.3)

3.1.3.1. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of Sections PM-304.10 and PM-702.9.

3.1.4. WEEDS (PM-303.4)

3.1.4.1. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however this term shall not include cultivated flowers and gardens.

3.1.5. RAT HARBORAGE (PM-303.5)

3.1.5.1. Rat harborage. All structures and exterior property shall be kept free from rat and vermin infestation. When rats and/or vermin are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

3.1.6. EXHAUST VENTS (PM-303.6)

3.1.6.1. Pipes, ducts, conductors, fans or blowers, shall not 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.

3.1.7. ACCESSORY STRUCTURES (PM-303.7)

3.1.7.1. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

3.1.8. MOTOR VEHICLES (PM-303.8)

3.1.8.1. Motor vehicles. Except as provided for in other regulations (See 90.36 “Junk Automobiles”) no currently unregistered or uninspected motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

3.1.8.2. Exception. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

3.2. EXTERIOR STRUCTURAL MAINTENANCE

3.2.1. GENERAL (PM-304.1)

3.2.1.1. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health safety or welfare.

3.2.2. EXTERIOR PAINTING (PM-304.2)

3.2.2.1. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches, and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

3.2.3. STREET NUMBERS (PM-304.3)

3.2.3.1. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least 3 inches (76mm) high and ½ inch (13mm) stroke.

3.2.4. STRUCTURAL MEMBERS (PM-304.4)

3.2.4.1. 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.

3.2.5. FOUNDATION WALLS (PM-304.5)

3.2.5.1. Foundations. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.

3.2.6. EXTERIOR WALLS (PM-304.6)

3.2.6.1. Exterior Walls. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

3.2.7. ROOFS AND DRAINAGE (PM-304.7)

3.2.7.1. Roofs and Drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the wall or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair

and free from obstructions. Roof water shall not be discharged in a manner that creates a *public nuisance*.

3.2.8. DECORATIVE FEATURES (PM-304.8)

3.2.8.1. Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition.

3.2.9. OVERHANG EXTENSIONS (PM-304.9)

3.2.9.1. Overhang extensions. All canopies, marquees, signs, metal awnings, 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 sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

3.2.10. STAIR AND WALKING SURFACES (PM-304.10)

3.2.10.1. Stairs and walking surfaces. Every stair, ramp, balcony, porch, deck or other walking surface shall comply with the provisions of (PM-702.9)

3.2.11. STAIRWAYS, DECKS, PORCHES, AND BALCONIES (PM-304.11)

3.2.11.1. Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

3.2.12. CHIMNEYS AND TOWERS (PM-304.12)

3.2.12.1. Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by the periodic application of a weather-coating materials, such as paint or similar surface treatment.

3.2.13. HANDRAILS AND GUARDS (PM-304.13)

3.2.13.1. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

3.2.14. WINDOWS AND DOOR FRAMES (PM-304.14)

3.2.14.1. Windows and door frames. Every window, door, and frame shall be kept in sound condition, good repair and weather tight.

3.2.14.2. Glazing. All glazing materials shall be maintained free from cracks and holes.

3.2.14.3. Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

3.2.15. INSECT SCREENS (PM-304.15)

3.2.15.1. Insect screens. During the period from April 1 to December 1, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are

processed, manufactured, packaged or stored, shall be supplied with approved tightly fitted screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

3.2.15.2.Exception. Screen doors shall not be required where other approved means such as air curtains or insect repellent fans are employed.

3.2.16. DOORS (PM-304.16)

3.2.16.1.Doors. All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units, and guestrooms shall tightly secure the door.

3.2.17. BASEMENT HATCHWAYS (PM-304.17)

3.2.17.1. Basement hatchways. Every basement hatchway shall maintained as to prevent the entrance of rats, rain and surface drainage water.

3.2.18. GUARDS FOR BASEMENT WINDOWS (PM-304.18)

3.2.18.1. Guards for basement windows. Every basement window which is openable shall be supplied with rat-proof shields, storm windows or other approved protection against entry of rats.

4. INTERIOR STRUCTURAL MAINTENANCE

4.1. *INTERIOR STRUCTURAL MAINTENANCE*

4.1.1. GENERAL (PM-305.1)

4.1.1.1. General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

4.1.2. STRUCTURAL MEMBERS (PM-305.2)

4.1.2.1. Structural members. All structural members shall be maintained structurally sound, and capable of supporting the imposed loads.

4.1.3. INTERIOR SURFACES (PM-305.3)

4.1.3.1. Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

4.1.4. LEAD-BASED PAINT (PM-305.4)

4.1.4.1. Lead-based paint. Interior and exterior painted surfaces of dwellings and child and day care facilities, including fences and outbuildings, which contain lead levels equal to or greater than 1.0 milligram per square centimeter or in excess of 0.50-percent lead by weight shall be maintained in a condition free from peeling, chipping and flaking paint or removed or covered in an approved manner.

4.1.5. STAIRS AND RAILINGS (PM-305.5)

4.1.5.1. Stairs and railings. All interior stairs and railings shall be maintained in sound condition and good repair.

4.1.6. STAIRS AND WALKING SURFACES (PM-305.6)

4.1.6.1. Stairs and walking surfaces. Every stair, ramp, balcony, porch, deck, or other walking surface shall comply with the provisions of Section PM-702.9.

4.1.7. HANDRAILS AND GUARDS (PM-305.7)

4.1.7.1. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

5. RUBBISH AND GARBAGE

5.1.1. ACCUMULATION OF RUBBISH OR GARBAGE (PM-306.1)

5.1.1.1. Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

5.1.2. DISPOSAL OF RUBBISH (PM-306.2)

5.1.2.1. Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

5.1.2.2. Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

5.1.3. DISPOSAL OF GARBAGE (PM-306.3)

5.1.3.1. Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

5.1.3.2. Disposal facilities. The owner of every dwelling shall supply an approved leakproof, covered, outside garbage container.

5.1.3.3. Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

6. EXTERMINATION

6.1.1. INFESTATION (PM-307.1)

Infestation. All structures shall be kept free from insect, vermin, and rat infestation. All structures in which insects, vermin, or rats are found shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation.

6.1.2. BAT INFESTATION (PM-307.1.1)

Bat infestation. Property owners shall take reasonable action to prevent the entry of bats into structures. Efforts to seal exterior openings which might admit bats shall be considered reasonable action.

6.1.3. OWNER (PM-307.2)

Owner. The owner of any structure shall be responsible for extermination with the structure prior to renting or leasing the structure.

6.1.4. SINGLE OCCUPANT (PM-307.3)

The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

6.1.5. MULTIPLE OCCUPANCY (PM-307.4)

Multiple occupancy. 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 extermination 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 occupants shall be responsible for extermination.

6.1.6. OCCUPANT (PM-307.5)

Occupant. The occupant of any structure shall be responsible for the continued rat-free condition of the structure, and if the occupant fails to maintain the rat-free condition, the cost of extermination shall be the responsibility of the occupant.

Exception. Where rat infestation are caused by defects in the structure, the owner shall be responsible for extermination.

6.1.7.

6.1.8.

7. LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

7.1. GENERAL (PM-401.0)

7.1.1. SCOPE (PM-401.1)

7.1.1.1.Scope. The provisions of this chapter shall govern the minimum conditions and standards for the light, ventilation and space for occupying of a structure.

7.1.2. RESPONSIBILITY (PM-401.2)

7.1.2.1. Responsibility. The owner of the structure shall provide and maintain light ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

7.1.3. ALTERNATIVE DEVICES (PM-401.3)

7.1.3.1.Alternative Devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the requirements of this chapter.

7.2. LIGHT (PM-403.0)

7.2.1. HABITABLE SPACES (PM-403.1)

7.2.1.1. Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total window area, measured between the stops, for every habitable space shall be eight (8) percent of the floor area of such room, except in kitchens where 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 feet (914mm) 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.

7.2.2. COMMON HALLS AND STAIRWAYS (PM-403.2)

7.2.2.1. Common halls and stairways. Every common hall and stairway, other than one and two family dwellings, shall be lighted at all times with at least a 60 watt standard incandescent light bulb or equivalent for each 200 square feet of floor area, provided that the space between lights shall not be greater than 30 feet. Every exterior stairways shall be illuminated with a minimum of 1 foot-candle (11 lux) at floors, landings and treads.

7.2.3. OTHER SPACES (PM-403.3)

7.2.3.1. Other spaces. All 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.

7.3. VENTILATION (PM-404.0)

7.3.1. HABITABLE SPACES (PM-404.1)

7.3.1.1. Habitable rooms. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed areas required in section PM-403.1.

7.3.2. BATHROOMS AND TOILET ROOMS (PM-404.2)

7.3.2.1. Bathroom and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section PM-404.1, except that a window shall not be required in spaces equipped with an mechanical ventilation system that complies with the following:

7.3.2.2.1) Air exhausted by a mechanical ventilation system from a bathroom within a dwelling unit shall be exhausted to the exterior and shall not be recirculated to any space, including the space from which such air is withdrawn.

7.3.2.3.2) Air exhausted by a mechanical ventilation system from all other bathrooms or toilet rooms shall be exhausted to the exterior without recirculation to any space, or not more than 85 percent of the exhaust air shall be recirculated where the system is provided with effective absorption and filtering equipment.

7.3.3. COOKING FACILITIES (PM-404.3)

7.3.3.1. Cooking facilities. 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 a rooming unit or dormitory unit.

7.3.3.2.Exception. Where specifically approved in writing by the code official.

7.3.4. PROCESS VENTILATION (PM-404.4)

7.3.4.1. Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dust 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.

7.3.5. CLOTHES DRYER EXHAUST (PM-404.5)

7.3.5.1.Clothes dryer exhaust. Clothes dryer ventilation systems shall be independent of all other systems and shall be vented in accordance with the manufacturer's instructions.

7.4. OCCUPANCY LIMITATIONS (PM-405.0)

7.4.1. PRIVACY (PM-405.1)

7.4.1.1. Privacy. Dwelling units, hotel units, rooming units, and dormitory units, shall be arranged to provide privacy and be separate from other adjoining spaces.

7.4.2. ACCESS FROM SLEEPING ROOMS (PM-405.2)

7.4.2.1. Access from sleeping rooms. Sleeping rooms shall not constitute the only means of access to other sleeping rooms or habitable spaces.

7.4.2.2. Exception. Dwelling units that contain fewer than two bedrooms.

7.4.3. AREA FOR SLEEPING PURPOSES (PM-405.3)

7.4.3.1. Area for sleeping purposes. Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.

7.4.4. WATER CLOSET ACCESSIBILITY (PM-405.4)

7.4.4.1. Water closet accessibility. Every bedroom shall have access to at one water closet and one lavatory without passing through another bedroom.

7.4.5. OVERCROWDING (PM-405.5)

7.4.5.1. Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table PM-405.5

7.4.6. COMBINED SPACES (PM-405.6)

7.4.6.1. Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table PM-405.5 if the total area is equal to the required for separate rooms and if the space is located so as to function as a combination living room/dining room.

7.4.7. PROHIBITED OCCUPANCY (PM-405.7)

7.4.7.1. Prohibited occupancy. Kitchen, nonhabitable spaces and interior public areas shall not be occupied for sleeping purposes.

7.4.8. MINIMUM CEILING HEIGHTS (PM-405.8)

7.4.8.1. Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet.

7.4.8.2. Exceptions

7.4.8.3. 1. In one and two family dwellings, beams and girders spaced not less than 4 feet on center and projecting non more than 6 inches below the required ceiling height.

7.4.8.4. 2. Basement rooms in one and two family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under beams, girders, ducts and similar obstructions.

7.4.8.5. 3. Rooms occupied exclusively for sleeping, studying or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than 1/3 of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included.

7.4.9. MINIMUM ROOM WIDTHS (PM-405.9)

7.4.9.1. Minimum room widths. A habitable room, other than a kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counterfronts and appliances or counterfronts and walls.

7.4.10. FOOD PREPARATION (PM-405.10)

7.4.10.1. Food preparation. All spaces to be occupied for food preparation purposes 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.

8. PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

8.1. GENERAL (PM-501.0)

8.1.1. SCOPE (PM-501.1)

8.1.1.1. Scope. The provisions of the is article shall govern the minimum plumbing facilities and plumbing fixtures to be provided.

8.1.2. RESPONSIBILITY (PM-501.2)

8.1.2.1. Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the following requirements of this chapter.

8.2. REQUIRED FACILITIES (PM-503.0)

8.2.1. DWELLING UNITS (PM-503.1)

8.2.1.1. Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly to into the room which such water closet is located.

8.2.2. ROOMING HOUSES (PM-503.2)

8.2.2.1. Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

8.2.3. HOTELS (PM-503.3)

8.2.3.1. Hotels. Where private water closets, lavatories, and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.

8.2.4. EMPLOYEE'S FACILITIES (PM-503.4)

8.2.4.1. Employee facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

8.2.4.2. Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler, or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

8.3. TOILET ROOMS (PM-504.0)

8.3.1. PRIVACY (PM-504.1)

8.3.1.1. Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior.

8.3.2. LOCATION (PM-504.2)

8.3.2.1. Location. Toilet rooms and bathrooms serving hotel units, rooming units, or dormitory units, shall have access from a common hall or passageway.

8.3.3. LOCATION OF EMPLOYEE TOILET FACILITIES (PM-504.3)

8.3.3.1. Location of employee toilet facilities. Toilet facilities shall have access from within the employees' regular working area. The required toilet facilities shall be located not more than one story above or below the employee's regular working area and the path of travel to such facilities shall either be separate facilities or public customer facilities.

8.3.3.2. Exception. Facilities that are required for employees in storage structures or kiosks, and which are located in adjacent structures under the same ownership, lease, or control

8.4. PLUMBING FIXTURES (PM-503.0)

8.4.1. GENERAL (PM-505.1)

8.4.1.1. General. All 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 the plumbing fixtures are designed. All plumbing fixtures shall be maintained in safe, sanitary and functional condition.

8.4.2. FIXTURE CLEARANCES (PM-505.2)

8.4.2.1. Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

8.5. WATER SYSTEM (PM-506.0)

8.5.1. GENERAL (PM-506.1)

8.5.1.1. General. 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. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water.

8.5.2. CONTAMINATION (PM-506.2)

8.5.2.1. Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood 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, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

8.5.3. SUPPLY (PM-506.3)

8.5.3.1. Supply. 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.

8.5.4. WATER HEATING FACILITIES (PM-506.4)

8.5.4.1. Water heating facilities. 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 of not less than 110 degrees F. A gas burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

8.6. SANITARY DRAINAGE SYSTEM (PM-507.0)

8.6.1. GENERAL (PM-507.1)

8.6.1.1. General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewer disposal system.

8.6.2. MAINTENANCE (PM-507.2)

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

8.7. STORM DRAINAGE (PM-508.0)

8.7.1. GENERAL (PM-308.1)

8.7.1.1. General. Drainage of roof and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

9. MECHANICAL AND ELECTRICAL REQUIREMENTS

9.1. GENERAL (PM-601.0)

9.1.1. SCOPE (PM-601.1)

9.1.1.1. Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

9.1.2. RESPONSIBILITY (PM-601.2)

9.1.2.1. Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

9.2. HEATING FACILITIES (PM-602.0)

9.2.1. FACILITIES REQUIRED (PM-602.1)

9.2.1.1. Facilities required. Heating facilities shall be provided in structures as required by this section.

9.2.2. RESIDENTIAL BUILDINGS (PM-602.2)

9.2.2.1. Residential buildings. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F in all habitable rooms, bathrooms and toilet rooms based on outside design temperature required for the locality by the mechanical code listed in Chapter 8.

9.2.2.2.Heating Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 15 to maintain the room temperatures specified in Section PM-602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F (16 degrees C) during all working hours.

9.2.2.3.Room Temperature Exception. When the outdoor temperature is below the outdoor design temperature required for the locality by the mechanical code listed in Chapter 8, the owner or operator shall not be required to maintain the minimum room temperatures, provided that the heating system is operating at full capacity, with supply valves and dampers in a full open position.

9.2.3. NONRESIDENTIAL STRUCTURES (PM-602.3)

9.2.3.1.Nonresidential structures. Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1 to May 15 to maintain a temperature of not less than 65 degrees F (18 degrees C) during all working hours.

9.2.3.2.Exceptions.

9.2.3.3.1. Processing, storage and operation areas that require cooling or special temperature conditions.

9.2.3.4.2. Areas in which persons are primarily engaged in vigorous physical activities.

9.2.4. ROOM TEMPERATURE MEASUREMENT (PM-602.4)

9.2.4.1. Room temperature measurement. The required room temperatures shall be measured at a point 3 feet (914mm) above the floor and 3 feet (914mm) from the exterior walls.

9.3. MECHANICAL EQUIPMENT (PM-603.0)

9.3.1. MECHANICAL EQUIPMENT (PM-603.1)

9.3.1.1. Mechanical equipment. All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

9.3.2. EQUIPMENT ACCESS (PM-603.2)

9.3.2.1. Equipment access. Access to outdoor mechanical equipment shall be maintained under all weather conditions.

9.3.3. COOKING AND HEATING EQUIPMENT (PM-603.3)

9.3.3.1. 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.

9.3.4. FLUE (PM-603.4)

9.3.4.1. Flue. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

9.3.4.2. Exception. Fuel-burning equipment and appliances which are labeled for unvented operation.

9.3.5. CLEARANCES (PM-603.5)

9.3.5.1. Clearances. All required clearances to combustible materials shall be maintained.

9.3.6. SAFETY CONTROLS (PM-603.6)

9.3.6.1. Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operations.

9.3.7. COMBUSTION AIR (PM-603.7)

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

9.3.8. ENERGY CONSERVATION DEVICES (PM-603.8)

9.3.8.1. Energy conservation devices. Devices purporting 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 therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

9.4. ELECTRICAL FACILITIES (PM-604.0)

9.4.1. FACILITIES REQUIRED (PM-604.1)

9.4.1.1. Facilities required. Every occupied building shall be provide with an electrical system in compliance with requirement of this section and Section PM-605.0.

9.4.2. SERVICE (PM-604.2)

9.4.2.1.Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70 listed in Chapter 8. Every dwelling shall be served by a main service that is not less than 60 amperes, three wires.

9.4.3. ELECTRICAL SYSTEM HAZARDS (PM-604.3)

9.4.3.1.Electrical system hazards. 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 outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

9.5. ELECTRICAL EQUIPMENT (PM-605.0)

9.5.1. INSTALLATION (PM-605.1)

9.5.1.1. Installation. All electrical equipment, wiring and appliances shall be installed and maintained shall be properly installed and maintained in a safe and approved manner.

9.5.2. RECEPTACLES (PM-605.2)

9.5.2.1.Receptacles. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle. Every bathroom shall contain at least one receptacle.

9.5.2.2.Receptacle compliance. In instances when additional receptacles are required to bring a habitable room into compliance with PM605.2, owner shall be allowed twelve (12) months after notice of violation by the City to make the necessary modifications, and during the interim period

use of a multi-plug strip equipped with an overload protection and a heavy gauge cord not to exceed six feet in length shall be allowed.

9.5.3. LIGHTING FIXTURES (PM605.3)

9.5.3.1. Lighting fixtures. Every public hall, interior stairway, water closet compartment, bathroom, laundry room and furnace room shall contain at least one electric lighting fixture.

9.6. *ELEVATORS, ESCALATORS AND DUMBWAITERS (PM-606.0)*

9.6.1. GENERAL (PM-606.1)

9.6.1.1. General. Elevators, dumbwaiters, and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards.

9.6.2. ELEVATORS (PM-606.2)

9.6.2.1. Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

9.6.2.2. Exception. Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

10. FIRE SAFETY REQUIREMENTS

10.1. GENERAL (PM-701.0)

10.1.1. SCOPE (701.1)

10.1.1.1. Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

10.1.2. RESPONSIBILITY (701.2)

10.1.2.1. Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

10.2. MEANS OF EGRESS (PM-702.0)

10.2.1. GENERAL (PM-702.1)

10.2.1.1. General. A safe, continuous and unobstructed means of egress shall be provided from the interior of a structure to a public way.

10.2.2. EXIT CAPACITY (PM-702.2)

10.2.2.1.Exit capacity. The capacity of exits serving a floor shall be sufficient for the occupant load thereof as determined by the building code official listed in Chapter 8.

10.2.3. NUMBER OF EXITS (PM-702.3)

10.2.3.1.Number of exits. In nonresidential buildings, every occupied story more than six stories above grade shall be provided with not less than two independent exits. In residential buildings, every story exceeding two stories above grade shall be provided with no less than two independent exits. In stories where more than one exit is required, all occupants shall access to at least two exits. Every occupied story which is both totally below grade and greater than 2,000 square feet shall be provided with not less than two independent exits.

10.2.3.2.Exception. A single exit is acceptable under any one of the following conditions:

10.2.3.3. 1) Where the building is equipped throughout with an automatic sprinkler system and an automatic fire detection system with smoke detectors located in all corridors, lobbies and common areas.

10.2.3.4. 2) Where the building is equipped throughout with an automatic fire detection system and the exit is an approved smokeproof enclosure or pressurized stairway.

10.2.3.5. 3) Where an existing fire escape conforming to the building code listed in Chapter 8 is provided in addition to the single exit.

10.2.3.6. 4) Where permitted by the building code listed in Chapter 8.

10.2.4. ARRANGEMENT (PM-702.4)

10.2.4.1.Arrangement. Exits from dwelling units, rooming units, guestrooms and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

10.2.5. EXIT SIGNS (PM-702.5)

10.2.5.1.Exit signs. All means of egress shall be indicated with approved "Exit" signs where required by the building code listed in Chapter 8. All "Exit" signs shall be maintained visible and all illuminated "Exit" signs shall be illuminated at all times that the building is occupied.

10.2.6. CORRIDOR ENCLOSURE (PM-702.6)

10.2.6.1.Corridor enclosure. All corridors serving an occupant load greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. All transoms, louvers, doors and other openings shall be closed or shall be self-closing.

10.2.6.2.Exceptions

10.2.6.3. 1) Corridors in occupancies in other than Use Group H which are equipped throughout with an automatic sprinkler system.

10.2.6.4. 2) Patient room doors in corridors in occupancies in Use Group I-2 where smoke barriers are provided in accordance with the fire prevention code listed in chapter 8, are not required to be self-closing.

10.2.6.5. 3) Corridors in occupancies in Use Group E where each room is occupied for instruction or assembly purposes has at least one-half of the required means of egress doors opening directly to the exterior of the building at ground level.

10.2.6.6. 4) Corridors that are in compliance with the building code listed in Chapter 8.

10.2.7. DEAD-END TRAVEL DISTANCES (PM-702.7)

10.2.7.1. Dead-end travel distances. All corridors that serve more than one exit shall provide direct connection to such exits. The length of a dead-end corridor shall not exceed 35 feet where the building is not equipped throughout with an automatic sprinkler system. The dead-end travel distance limitation shall be increased to 70 feet where the building is equipped throughout with an automatic sprinkler system.

10.2.8. AISLES (PM-702.8)

10.2.8.1. Aisles. Arrangements of chairs and tables and chairs shall provide for ready access by aisle accessways and aisles to each egress door. The minimum clear width of each aisle in occupancies in Use Group A, E, and I-2 shall be maintained in accordance with the requirements of the building code listed in Chapter 8. In all other occupancies, aisles shall have a minimum required clear width of 44 inches where serving an occupant load greater than 50, and 36 inches where serving an occupant load of 50 or less. The clear width of aisles shall not be obstructed by chairs, tables or other objects.

10.2.9. STAIRWAYS, HANDRAILS AND GUARDS (PM-702.9)

10.2.9.1. Stairways, handrails and guards. Every exterior and interior flight of stairs having more than four risers, and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches nor more than 42 inches high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches high above the floor of the landing, balcony, porch, deck, ramp or other walking surface.

10.2.10. INFORMATION SIGNS (PM-702.10)

10.2.10.1.Information signs. A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels shall be identified by approved signs in accordance with the requirements for new buildings in the building code listed in Chapter 8.

10.2.10.2.Exception. The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with the building code listed in Chapter 8.

10.2.11.LOCKED DOORS (PM-702.11)

10.2.11.1.Locked doors. All means of egress doors shall be readily openable from the side from which egress is made with the need for keys, special knowledge or effort, except as provided for in Section PM-702.11.1.

10.2.11.2.Lockes permitted. Locks or fasteners shall not be installed on egress doors except in accordance with the following conditions:

10.2.11.3. 1) In mental, penal or other institutions where the security of inmates is necessary, in which case properly trained supervisory personnel shall be continuously on duty and approved provisions are made to remove occupants safely in case of fire or other emergency.

10.2.11.4. 2) In problem security areas, special-purpose door alarms or locking devices shall be approved prior to installation. Manually operated edge surface-molded flush bolts are prohibited.

10.2.11.5. 3) Where the door hardware conforms to the permitted by the building code listed in Chapter 8.

10.2.12.EMERGENCY ESCAPE (PM-702.12)

10.2.12.1.Every sleeping room located in a basement in an occupancy in Use Group I-1 or R shall have at least one

openable window or exterior door approved for emergency egress or rescue, or shall have access to not less than two approved independent exits.

10.2.12.2.Existing egress windows. Exiting emergency escape windows shall have a minimum dimensions of 20 inches wide and 24 inches tall with a minimum area of 5.0 square feet and maximum sill height of 44 inches above the interior floor.

10.2.12.3.New egress windows. New emergency escape windows for basements shall have the following minimum dimensions:

10.2.12.4. Basement-5.0 square feet of openable area.

10.2.12.5. Sill height shall be no more than 44 inches above the floor. Not more than two steps with a maximum riser height of 10 inches and permanently attached to the floor and/or wall may be utilized to provide access to an emergency escape window.

10.2.13.SECURITY (PM-702.13)

10.2.13.1.Security. Bars, grilles or screens placed over emergency escape windows 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 window.

10.3. ACCUMULATIONS AND STORAGE (PM-703.0)

10.3.1. ACCUMULATIONS (PM-703.1)

10.3.1.1. Accumulations. Rubbish, garbage, or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes, or other means of egress.

10.3.2. HAZARDOUS MATERIAL (PM-703.2)

10.3.2.1. Hazardous material. Combustible, flammable, explosive or other hazardous materials, such as paints, volatile oils and cleaning fluids, or combustible rubbish, such as wastepaper, boxes and rags, shall not be accumulated or stored unless such storage complies with the applicable requirements of the building code and the fire prevention code listed in Chapter 8.

10.4. FIRE RESISTANCE RATINGS (PM-704.0)

10.4.1. GENERAL (PM-704.1)

10.4.1.1. General. The fire ratings of floors, walls, ceilings, and other elements and components shall be maintained.

10.4.2. MAINTENANCE (PM-704.2)

10.4.2.1. Maintenance. All required fire doors and smoke barriers shall be maintained in good working order, including all hardware necessary for the proper operation thereof. Fire doors shall not be held open by door stops, wedges and other unapproved hold-open devices.

10.5. FIRE PROTECTION SYSTEMS (PM-705.0)

10.5.1. GENERAL (PM-705.1)

10.5.1.1. General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be properly maintained.

10.5.2. FIRE SUPPRESSION SYSTEM (PM-705.2)

10.5.2.1. Fire suppression systems. Fire suppression systems shall be in proper operating condition at all times.

10.5.2.2.Valves. Control valves shall be in the fully open position.

10.5.2.3.Sprinklers. Sprinklers shall be clean and free from corrosion, paint and damage. Stock shall be at least 18 inches below sprinkler deflectors.

10.5.2.4.Piping. Piping shall be properly supported and shall not support any other loads.

10.5.3. STANDPIPE SYSTEMS (PM-705.3)

10.5.3.1. Standpipe systems. Standpipe systems shall be in proper operating condition at all times.

10.5.3.2.Valves. Water supply control valves shall be in the fully open position.

10.5.3.3.Hose connections. Hose connections shall be identified and have ready access thereto.

10.5.3.4.Hose. Where provided, the hose shall be properly packed, dry and free from deterioration.

10.5.4. FIRE EXTINGUISHERS (PM-705.4)

10.5.4.1. Fire extinguishers. All portable fire extinguishers shall be visible, provided with ready access thereto, and maintained in an efficient and safe operating condition. Extinguishers shall be of an approved type.

10.6. SMOKE DETECTORS (151)

10.6.1.1. Requirement. (151.35) It shall be the responsibility of the owner of each new and existing rental unit within the City to install smoke detectors in each such rental unit as is hereinafter provided. Smoke detectors shall be capable of sensing visible particles of combustion and providing suitable audible alarm thereof; further, they shall be installed by the first day of adoption, in the manner hereinafter provided and thereafter maintained in working order in compliance with this subchapter. Failure to install smoke detectors as is required under this subchapter will subject the owner of any such rental unit to penalties set forth.

10.6.1.2. Installation. At least one smoke detector shall be installed to protect each sleeping room. At least one smoke detector shall be installed at the head (top) of each stairway leading up to an occupied area in such a manner as to assure the rising smoke is not obstructed in reaching the detector and the detector intercepts rising smoke before it reaches the sleeping area.

10.6.1.3. Alternative. As an alternative to self-contained smoke detectors, an approved fire detection system may be installed and maintained. Each fire detection system must be individually inspected.

10.6.1.4. Conformance. All devices, combinations of devices and equipment required herein must be installed in conformance with this subchapter.

10.6.1.5. Change in occupancy. After a change of occupancy of every dwelling unit in the City, occasioned by or incidental to a sale, lease or sublease or rental unit, it shall be the duty of the grantor thereof (i.e., the seller, lessor or sublessor, as

the case may be) to certify in writing before occupancy, to the now occupant that all smoke detectors as required by this subchapter are installed and in proper working condition. Failure to comply with this section shall be punishable as a civil infraction as provided in section 90.01. and shall be evidence of the negligence of or inattention of the grantor. This section shall not, however, render any lease or contract or sublease void for failure to have certification required hereby.

10.6.1.6. Power source. Battery type smoke detectors may be used provided that the batteries mount to assure that the following conditions are met: 1) All power requirements are met for at least one year's life, including weekly testing. 2) A distinctive audible trouble signal is given before the battery is incapable of operating (from aging, terminal corrosion and the like) the device(s) for alarm purposes. 3) For a unit employing a lock-in alarm feature, automatic transfer is provided from alarm to a trouble condition. 4) The unit is capable of producing an alarm signal for at least four minutes at the battery voltage at which a trouble signal is normally obtained followed by seven days of trouble signal operation. 5) The audible trouble signal is produced at least once every minute for seven consecutive days. 6) The monitored batteries meeting these specifications are clearly identified on the unit near the battery compartment. Electric plug-in smoke detectors may be used and operated from a wall plug provided that the plug is fitted with a plug restraining device and provided that the wall outlet power supply is not controlled by a switch other than the main power supply.

10.6.1.7. Tampering. Anyone tampering or interfering with the effectiveness of a smoke detector shall be in violation of this subchapter.

10.7. ELEVATOR RECALL (PM-706.0)

10.7.1. REQUIRED (PM-706.1)

10.7.1.1. Required. All elevators having a travel distance of 25 feet or more above or below the primary level of elevator access

for emergency fire-fighting or rescue personnel shall conform to the requirements of Rule 211.3 of ASME A17.1 listed in Chapter 8.

10.8. MECHANICAL EQUIPMENT CONTROL (PM-707.0)

10.8.1. SMOKE AND HEAT DETECTION (PM-707.1)

10.8.1.1. Smoke and heat detection. Approved smoke or heat detectors shall be installed in return air ducts or plenums in each recirculating air system with a capacity of more than 2,000 cfm and serving more than one floor in buildings that exceed six stories in height in accordance with the mechanical code listed in Chapter 8. Actuation of the detector shall stop the fan(s) automatically and shall be of a manual-reset type. Automatic fan shutdown is not required where the system is part of an approved smoke control system.

11. RESPONSIBILITIES OF PERSONS

11.1. LANDLORD AND TENANT RESPONSIBILITIES

11.1.1. GENERAL (PM-800.0)

11.1.1.1. Scope. The provision of this article shall govern the responsibilities of persons for the maintenance of structures, and the equipment and premises thereof.

11.1.2. SANITARY CONDITION (PM-801.0)

11.1.2.1. Cleanliness. Every occupant of a structure or part thereof shall keep that part of the structure or premises thereof which that occupant occupies, controls, or uses in a clean and sanitary condition. Every owner of a dwelling containing two or more dwelling units shall maintain, in clean and sanitary condition, the shared or public areas of the dwelling and premises thereof.

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

11.1.2.3. Disposal of garbage. Every occupant of a structure or part thereof shall dispose of 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 a tight garbage storage containers as required by this code, or by such other disposal method as may be required by applicable laws or ordinances.

11.1.2.4. Pickup of garbage or rubbish. On a day scheduled by the City Manager for the weekly pickup of garbage and rubbish from residences, apartments houses, duplex dwellings or

residences with kitchen privileges for roomers the owner, lessee, manager or supervisor of the premises shall place the required garbage containers for the accumulated garbage from the premises at the alley bordering the premises if the alley is use to pick up garbage and rubbish. If there is no such alley, then the garbage containers shall be placed upon the curb or traveled portion of the street adjacent to the premises not sooner than 6:00 p.m. before the day scheduled for said pickup and not later than the time scheduled for said pickup weekly pickup. In all cases when the garbage containers are placed along the curb or street as required by this chapter, the owner, lessee, manager or supervisor shall remove the garbage containers from said curb or street to a storage place on the premises outside the building or buildings on said premises before 12:00 midnight on the day scheduled for garbage pickup.

11.1.2.5. 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 (PM-301.0). Such facilities shall be sufficient to meet the needs of the occupants.

11.1.2.6. 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.

11.1.2.7. 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 when necessary.

11.1.2.8. 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.

11.1.2.9. 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.

11.1.2.10. Caretaker. In every multiple dwelling in which the owner does not reside there shall be a responsible person, designated by the owner, residing on the premises, whose duties include maintaining the commonly used parts of the premises.

11.1.3. EXTERMINATION (PM-802.0)

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

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

11.1.3.3. Single occupancy. The occupant of a structure containing a single dwelling unit or of a single non-residential structure shall be responsible for the extermination of any insects, rats, or other pests in the structure or on the premises.

11.1.3.4. Multiple occupancy. Every owner, agent or operator of two or more dwelling units or multiple occupancies, or

non-residential structures and rooming houses, shall be responsible for the extermination of any insects, rats 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 or more dwelling units or by an occupant or leasee of a non-residential to prevent such infestation in the area occupied, the occupant shall be responsible for such extermination.

11.1.3.5. Continued rat infestation. Continuing or repeated incidents of rat infestation from the official records as provided in this code shall require the installation of a rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the building code.

