

Chapter 13 HOUSING*

ARTICLE I. IN GENERAL

ARTICLE II. ENFORCEMENT*

ARTICLE III. HOUSING BOARD OF REVIEW*

ARTICLE IV. UNFIT DWELLINGS*

ARTICLE V. SANITARY REQUIREMENTS*

ARTICLE VI. HEATING AND REFRIGERATION EQUIPMENT*

ARTICLE VII. LIGHTING AND VENTILATION; ELECTRICAL FACILITIES*

ARTICLE VIII. USE AND ACCESS OF DWELLING SPACE*

ARTICLE IX. SAFE AND SANITARY MAINTENANCE*

ARTICLE X. RESPONSIBILITIES OF OWNERS, OPERATORS AND OCCUPANTS*

ARTICLE XI. ROOMING HOUSES*

ARTICLE XII. HOMESTEAD PROGRAM*

ARTICLE XIII. INDIAN HOUSING AUTHORITY*

Sec. 13-88. Designation of unfit dwellings.

Any dwelling, dwelling unit or structure which shall be found by the director to have any of the following defects shall be condemned as unfit for continued occupancy and human habitation and shall be so designated and placarded by the director:

- (a) One which according to the provisions of sections 13-112 to 13-155 of this chapter is so lacking in sanitation, heating, lighting or ventilation facilities that it creates a serious hazard to the health or safety of the occupants or of the public.
- (b) One which according to the provisions of sections 13-166 to 13-171 of this chapter, and which because of its general condition, number of occupants or location, is so insanitary, overcrowded or otherwise dangerous or detrimental that it creates a serious hazard to the health or safety of the occupants or of the public.
- (c) One which according to the provisions of sections 13-182 to 13-189 of this chapter is **so decayed, damaged, dilapidated, insanitary, unsafe or infested that it creates a serious hazard to the health or safety of the occupants or of the public.**

Sec. 13-117. Floor surface of bathroom, toilet room or compartment.

The floor surface of every bathroom and toilet room or compartment shall be constructed of material **impervious to water**; or if constructed of material not impervious to water, it shall be covered with fitted linoleum or painted or varnished in order to make the floor surface reasonably impervious to water. **All such floors shall be kept in a dry, clean and sanitary condition by the occupant.**

Sec. 13-118. Grading and drainage of dwelling premises.

The grading and draining of dwelling premises shall be such that **no water shall be allowed to seep into any basement or cellar**, or to accumulate or become stagnant therein or on the premises; and **no roof, surface or sanitary drainage shall create a structural, safety or health hazard** by reason of construction, maintenance or manner of discharge.

Sec. 13-132. Required heating facilities.

- (a) Every dwelling and dwelling unit shall be supplied either with **adequate heating facilities** or with chimneys or flues sufficient to accommodate facilities for the safe and adequate heating of all habitable rooms, bathrooms and toilet rooms or compartments. Where central heating equipment is not supplied by the owner, heating equipment as herein specified shall be provided by the occupant.
- (b) Heating equipment shall be capable of maintaining a minimum air temperature of at least **sixty-seven (67) degrees Fahrenheit at three (3) feet above the floor level**, in all habitable rooms, bathrooms and toilet rooms or compartments, during an outside air temperature of zero (0) degrees Fahrenheit. Doors, windows and other parts of the dwelling shall be so constructed and maintained as to prevent abnormal heat losses.

Sec. 13-134. Connection of heating equipment to chimneys and flues.

Heating equipment burning solid fuels shall be rigidly connected to a chimney or flue and heating equipment burning liquid or gaseous fuels shall be rigidly connected to a chimney or flue and a supply line.

Sec. 13-136. Cooking equipment.

Every piece of cooking equipment shall be so constructed and installed that it will function safely and effectively and shall be so maintained by the owner thereof. **Cooking equipment burning solid fuels shall be rigidly connected to a chimney or flue** and cooking equipment burning liquid or gaseous fuels shall be rigidly connected to a supply line. No cooking equipment using such fuels shall be operated in any room used primarily for sleeping purposes.

Sec. 13-153. Basement and cellar ventilation.

Every cellar and basement shall have at **least two (2) vents or windows opening directly to the outside air sufficient to prevent mildew or structural deterioration**, and properly equipped with approved screening.

Sec. 13-183. Structural elements.

Every foundation shall adequately support the dwelling structure at all points, shall be free of holes, wide cracks and buckling. Every floor, exterior wall and roof shall be free of holes, wide cracks, and loose, warped, protruding or rotting boards or any other condition which might admit moisture, or rodents, or which might constitute a hazard to health or safety. All exposed surfaces which have been adversely affected by exposure or other cause shall be repaired and coated, treated or sealed so as to protect them from serious deterioration. Every interior wall and ceiling shall be free of holes and large cracks, loose plaster, defective materials or serious damage. Interior walls and all protective materials thereon shall be properly maintained and easily cleanable.

Sec. 13-188. Infestation.

Every dwelling, dwelling unit and all dwelling premises shall be **free of infestation** and shall comply with the applicable requirements of the rat control provisions.

Sec. 13-202. Maintenance of private spaces by occupant.

Every **occupant** of a dwelling or dwelling unit shall keep in a **clean and sanitary condition** that part of the dwelling, dwelling unit and dwelling premises thereof which he occupies and controls.

Sec. 13-203. Maintenance of public spaces.

Every **owner** of a multiple dwelling shall be responsible for maintaining in a **clean and sanitary condition** the common areas of the dwelling and the premises thereof. Occupants of two- and three-family dwellings shall share the responsibility for maintaining in a clean and sanitary condition the common areas of the dwelling and the dwelling premises thereof.

Sec. 13-206. Use of screens by occupant.

Every **occupant** of a dwelling or dwelling unit shall be responsible for the **use of all screens** whenever the same are required under the provisions of section 13-152 of this chapter.

Sec. 13-207. Extermination of rodents, vermin, other pests.

Every **occupant** of a dwelling containing a single dwelling unit shall be responsible for the extermination of any rodents, vermin or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing **more than one dwelling unit** shall be responsible for such extermination whenever his dwelling unit is the only one infested, except that whenever such infestation is caused by the failure of the owner to carry out the provisions of this chapter, extermination shall be the responsibility of the **owner**.