

Bakersfield, California Housing Code – Healthy Home Provisions

8.27.010 Maintenance of property—Violation of specified standards.

It is unlawful and is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the following conditions exist thereon, except as may be allowed by Title 17 of this code:

- A. Any building or structure which has been partially destroyed for at least six months to the extent of more than twenty-five percent of the value of the building as it appears on the current tax assessor's roll, or left in an unreasonable state of partial construction. For purposes of this chapter, "left in an unreasonable state of partial construction" means left, after initiation of construction, for a period of one year or more without completion of a phase warranting an initial building inspection or without completion of a successive phase warranting a subsequent building inspection under Title 15 of this code, where the appearance or other conditions of said unfinished building or structure substantially detracts from the appearance of the immediate neighborhood.
- B. Any doorway, window or other opening into a vacant structure not closed and maintained by means or materials approved by the building director.
- C. Any broken window constituting a hazardous condition and facilitating trespass or malicious mischief, or constituting a shelter for vagrants or criminals or enabling persons to resort thereto for the purpose of committing unlawful acts.
- D. Overgrown, dead, decayed, diseased or hazardous trees, weeds and other vegetation:
 - 1. Likely to attract rats, vermin and other nuisances; or
 - 2. Constituting a fire hazard; or
 - 3. Dangerous to public safety and welfare.
- E. Any building exterior, wall, fence, driveway, sidewalk, or walkway which is maintained in such condition of deterioration or disrepair as to be unsafe or which is so defaced as to substantially detract from the appearance of the immediate neighborhood.
- F. Any attractive nuisance, including abandoned, broken or neglected machinery or equipment, any pool, pond or excavation dangerous to children.
- G. Construction equipment or machinery of any type or description parked or stored on the owner's property where it is readily visible to the general public, except during excavation, construction or demolition operations covered by an active building permit for the subject or adjoining property, except as may be allowed by Title 17 of this code.
- H. Lumber (excluding stacked firewood for use on the property and lumber for a project on the property initiated within ten days of delivery), junk, trash, debris or salvage materials visible from a public right-of-way, except as may be allowed by Title 17 of this code.
- I. Abandoned or discarded furniture, stove, refrigerator, freezer, sink, toilet, cabinet or other household fixture or equipment visible from a public right-of-way, except as may be otherwise prohibited by Title 17 of this code.
- J. Any motor vehicle, trailer, camper, boat or other mobile equipment parked on any unpaved area in any front yard (as defined in Section 17.04.670 of this code) or on any sideyard (as defined in Section 17.04.690 of this code) adjacent to any street.
- K. Any fill dirt containing pieces of concrete, asphalt, or rubbish or any fill dirt brought to the property or excavated from the property and not wetted and compacted in accordance with the requirements of Chapter 70 of the Uniform Building Code and graded to within eighteen inches of the adjacent grade within thirty days of delivery or excavation.

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15.20.010 Adoption.

Except as otherwise provided in this chapter, that certain housing code known and designated as the Uniform Housing Code, sponsored and copyrighted by the International Conference of Building Officials, 1997 Edition, a copy of which is on file with the building department of the city of Bakersfield for use and examination by the public, is adopted by reference as modified and amended in this chapter and is declared to be the housing code of the city for the purpose of providing requirements for the protection of life, limb, health, property and safety and welfare of the general public and the owners and occupants of residential buildings.

15.20.020 Deletions.

The following sections of the Uniform Housing Code, 1997 Edition, are not adopted as part of this chapter and are deleted:

- Section 202, Enforcement, Substandard Buildings.
- Section 203, Enforcement, Housing Advisory and Appeals Board.
- Chapter 11, Notices and Orders of the Building Official.
- Chapter 12, Appeal.
- Section 1302, Procedures for Conduct of Hearing Appeals, Form of Notice of Hearing.
- Section 1305, Procedures for Conduct of Hearing Appeals, Method and Form of Decision.
- Section 1401.3, Enforcement of the Order of the Building Official or the Board of Appeals, Failure to Commence Work.
- Chapter 16, Recovery of Cost of Repair or Demolition.

15.20.030 Amendments.

Section 201.4 of the Uniform Housing Code, 1997 Edition, is added to read as follows:

201.4 County Health Officer. The enforcement of this Housing Code by the Building Director shall not prevent the enforcement of the State Housing Law and applicable regulations by the County Health Officer.