

## **CHAPTER 29 – PROPERTY MAINTENANCE CODE**

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>I</b>	<b>SCOPE AND ADMINISTRATION</b>	
	<i>Division I - General</i>	
	Section 29-1-1 - Title	29-1
	Section 29-1-2 - Scope	29-1
	Section 29-1-3 - Intent	29-1
	Section 29-1-4 - Severability	29-1
	<i>Division II - Applicability</i>	
	Section 29-1-5 - General	29-2
	Section 29-1-6 - Maintenance	29-2
	Section 29-1-7 - Application of Other Codes	29-2
	Section 29-1-8 - Existing Remedies	29-2
	Section 29-1-9 - Workmanship	29-2
	Section 29-1-10 - Historic Buildings	29-2
	Section 29-1-11 - Referenced Codes and Standards	29-2
	Section 29-1-12 - Requirements Not Covered by Code	29-3
	Section 29-1-13 - Application of References	29-3
	Section 29-1-14 - Other Laws	29-3
	<i>Division III – Department of Property Maintenance Inspection</i>	
	Section 29-1-15 - General	29-3
	Section 29-1-16 - Appointment	29-3
	Section 29-1-17 - Deputies	29-3
	Section 29-1-18 - Liability	29-3
	Section 29-1-19 - Permit to Occupy	29-4
	Section 29-1-20 - Fees	29-4
	<i>Division IV – Duties and Powers of the Code Official</i>	
	Section 29-1-21 - General	29-4
	Section 29-1-22 - Inspections	29-4
	Section 29-1-23 - Right of Entry	29-4
	Section 29-1-24 - Identification	29-5
	Section 29-1-25 - Notices and Orders	29-5
	Section 29-1-26 - Department Records	29-5
	<i>Division V – Approval</i>	
	Section 29-1-27 - Modifications	29-5
	Section 29-1-28 - Alternative Materials, Methods and Equipment	29-5
	Section 29-1-29 - Required Testing	29-6
	Section 29-1-30 - Used Material and Equipment	29-6
	Section 29-1-31 - Approved Materials and Equipment	29-6
	Section 29-1-32 - Research Reports	29-6
	<i>Division VI – Violations</i>	
	Section 29-1-33 - Unlawful Acts	29-6
	Section 29-1-34 - Notice of Violation	29-6
	Section 29-1-35 - Prosecution of Violation	29-6
	Section 29-1-36 - Violation Penalties	29-7
	Section 29-1-37 - Abatement of Violation	29-7

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b><i>I</i></b>	<b><i>SCOPE AND ADMINISTRATION (CONTINUED)</i></b>	
	<i>Division VII – Notices and Orders</i>	
	<i>Section 29-1-38 - Notice to Person Responsible</i>	<i>29-7</i>
	<i>Section 29-1-39 - Form</i>	<i>29-7</i>
	<i>Section 29-1-40 - Method of Service</i>	<i>29-7</i>
	<i>Section 29-1-41 - Unauthorized Tampering</i>	<i>29-7</i>
	<i>Section 29-1-42 - Penalties</i>	<i>29-7</i>
	<i>Section 29-1-43 - Transfer of Ownership</i>	<i>29-8</i>
	 <i>Division VIII – Unsafe Structures and Equipment</i>	
	<i>Section 29-1-44 - General</i>	<i>29-8</i>
	<i>Section 29-1-45 - Closing of Vacant Structures</i>	<i>29-9</i>
	<i>Section 29-1-46 - Notice</i>	<i>29-10</i>
	<i>Section 29-1-47 - Placarding</i>	<i>29-10</i>
	<i>Section 29-1-48 - Prohibited Occupancy</i>	<i>29-10</i>
	<i>Section 29-1-49 - Abatement Methods</i>	<i>29-10</i>
	<i>Section 29-1-50 - Record</i>	<i>29-10</i>
	 <i>Division IX – Emergency Measures</i>	
	<i>Section 29-1-51 - Imminent Danger</i>	<i>29-11</i>
	<i>Section 29-1-52 - Temporary Safeguards</i>	<i>29-11</i>
	<i>Section 29-1-53 - Closing Streets</i>	<i>29-11</i>
	<i>Section 29-1-54 - Emergency Repairs</i>	<i>29-11</i>
	<i>Section 29-1-55 - Costs of Emergency Repairs</i>	<i>29-11</i>
	<i>Section 29-1-56 - Hearing</i>	<i>29-11</i>
	 <i>Division X – Demolition</i>	
	<i>Section 29-1-57 - General</i>	<i>29-11</i>
	<i>Section 29-1-58 - Notices and Orders</i>	<i>29-12</i>
	<i>Section 29-1-59 - Failure to Comply</i>	<i>29-12</i>
	<i>Section 29-1-60 - Salvage Materials</i>	<i>29-12</i>
	 <i>Division XI – Means of Appeal</i>	
	<i>Section 29-1-61 - Application for Appeal</i>	<i>29-12</i>
	<i>Section 29-1-62 - Membership of the Board</i>	<i>29-12</i>
	<i>Section 29-1-63 - Notice of Meeting</i>	<i>29-13</i>
	<i>Section 29-1-64 - Open Hearing</i>	<i>29-13</i>
	<i>Section 29-1-65 - Postponed Hearing</i>	<i>29-13</i>
	<i>Section 29-1-66 - Board Decision</i>	<i>29-13</i>
	<i>Section 29-1-67 - Court Review</i>	<i>29-13</i>
	<i>Section 29-1-68 - Stays of Enforcement</i>	<i>29-13</i>
	 <i>Division XII – Stop Work Orders</i>	
	<i>Section 29-1-69 - Authority</i>	<i>29-14</i>
	<i>Section 29-1-70 - Issuance</i>	<i>29-14</i>
	<i>Section 29-1-71 - Emergencies</i>	<i>29-14</i>
	<i>Section 29-1-72 - Failure to Comply</i>	<i>29-14</i>

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>II</b>	<b>DEFINITIONS</b>	
	<i>Division I – General</i>	
	Section 29-2-1 - Scope	29-15
	Section 29-2-2 - Interchangeability	29-15
	Section 29-2-3 - Terms Defined in Other Codes	29-15
	Section 29-2-4 - Terms Not Defined	29-15
	Section 29-2-5 - Parts	29-15
	<i>Division II – General Definitions</i>	
	Section 29-2-6 - Definitions	29-15
<b>III</b>	<b>GENERAL REQUIREMENTS</b>	
	<i>Division I – General</i>	
	Section 29-3-1 - Scope	29-18
	Section 29-3-2 - Responsibility	29-18
	Section 29-3-3 - Vacant Structures and Land	29-18
	<i>Division II – Exterior Property Areas</i>	
	Section 29-3-4 - Sanitation	29-18
	Section 29-3-5 - Grading and Draining	29-18
	Section 29-3-6 - Sidewalks and Driveways	29-18
	Section 29-3-7 - Weeds	29-18
	Section 29-3-8 - Rodent Harborage	29-19
	Section 29-3-9 - Exhaust Vents	29-19
	Section 29-3-10 - Accessory Structures	29-19
	Section 29-3-11 - Motor Vehicles	29-19
	Section 29-3-12 - Parking Motor Vehicles	29-19
	Section 29-3-13 - Graffiti	29-19
	<i>Division III – Swimming Pools, Spas and Hot Tubs</i>	
	Section 29-3-14 - Swimming Pools	29-19
	Section 29-3-15 - Enclosures	29-19
	Section 29-3-16 - Barrier	29-20
	<i>Division IV – Exterior Structure</i>	
	Section 29-3-17 - General	29-20
	Section 29-3-18 - Unsafe Conditions	29-20
	Section 29-3-19 - Protective Treatment	29-21
	Section 29-3-20 - Premises Identification	29-21
	Section 29-3-21 - Structural Members	29-21
	Section 29-3-22 - Foundation Walls	29-21
	Section 29-3-23 - Exterior Walls	29-21
	Section 29-3-24 - Roofs and Drainage	29-22
	Section 29-3-25 - Decorative Features	29-22
	Section 29-3-26 - Overhang Extensions	29-22
	Section 29-3-27 - Stairways, Decks, Porches and Balconies	29-22
	Section 29-3-28 - Handrails and Guards	29-22
	Section 29-3-29 - Opening Limitations	29-22
	Section 29-3-30 - Window, Skylight and Door Frames	29-22
	Section 29-3-31 - Insect Screens	29-22

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>III</b>	<b>GENERAL REQUIREMENTS (CONTINUED)</b>	
	<i>Division IV – Exterior Structure (Continued)</i>	
	Section 29-3-32 - Doors	29-22
	Section 29-3-33 - Basement Hatchways	29-23
	Section 29-3-34 - Guards for Basement Windows	29-23
	Section 29-3-35 - Building Security	29-23
	Section 29-3-36 - Gates	29-23
	<i>Division V – Interior Structure</i>	
	Section 29-3-37 - General	29-23
	Section 29-3-38 - Structural Members	29-24
	Section 29-3-39 - Interior Surfaces	29-24
	Section 29-3-40 - Stairs and Walking Surfaces	29-24
	Section 29-3-41 - Open Risers	29-24
	Section 29-3-42 - Under-Stair Protection	29-24
	Section 29-3-43 - Handrails and Guards	29-24
	Section 29-3-44 - Opening Limitations	29-24
	Section 29-3-45 - Interior Doors	29-24
	Section 29-3-46 - Dwelling/Garage Opening Penetration Protection	29-25
	Section 29-3-47 - Garage Ceiling	29-25
	Section 29-3-48 - Automatic Garage Door Openers	29-25
	<i>Division VI – Component Serviceability</i>	
	Section 29-3-49 - General	29-25
	<i>Division VII – Handrails and Guardrails</i>	
	Section 29-3-50 - General	29-26
	Section 29-3-51 - Opening Limitations	29-27
	<i>Division VIII – Rubbish and Garbage</i>	
	Section 29-3-52 - Accumulation of Rubbish or Garbage	29-27
	Section 29-3-53 - Disposal of Rubbish	29-27
	Section 29-3-54 - Disposal of Garbage	29-27
	<i>Division IX – Pest Elimination</i>	
	Section 29-3-55 - Infestation	29-27
	Section 29-3-56 - Owner	29-27
	Section 29-3-57 - Single Occupant	29-27
	Section 29-3-58 - Multiple Occupancy	29-27
	Section 29-3-59 - Occupant	29-28
<b>IV</b>	<b>LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS</b>	
	<i>Division I – General</i>	
	Section 29-4-1 - Scope	29-29
	Section 29-4-2 - Responsibility	29-29
	Section 29-4-3 - Alternative Devices	29-29
	<i>Division II – Light</i>	
	Section 29-4-4 - Habitable Spaces	29-29
	Section 29-4-5 - Common Halls and Stairways	29-29
	Section 29-4-6 - Other Spaces	29-29

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>IV</b>	<b>LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (CONTINUED)</b>	
	<i>Division III – Ventilation</i>	
	Section 29-4-7 - Habitable Spaces	29-30
	Section 29-4-8 - Bathrooms and Toilet Rooms	29-30
	Section 29-4-9 - Cooking Facilities	29-30
	Section 29-4-10 - Process Ventilation	29-30
	Section 29-4-11 - Clothes Dryer Exhaust	29-30
	<i>Division IV – Occupancy Limitations</i>	
	Section 29-4-12 - Privacy	29-30
	Section 29-4-13 - Minimum Room Widths	29-30
	Section 29-4-14 - Minimum Ceiling Heights	29-31
	Section 29-4-15 - Bedroom and Living Room Requirements	29-31
	Section 29-4-16 - Overcrowding	29-31
	Section 29-4-17 - Efficiency Unit	29-32
	Section 29-4-18 - Food Preparation	29-32
<b>V</b>	<b>PLUMBING FACILITIES AND FIXTURE REQUIREMENTS</b>	
	<i>Division I – General</i>	
	Section 29-5-1 - Scope	29-33
	Section 29-5-2 - Responsibility	29-33
	<i>Division II – Required Facilities</i>	
	Section 29-5-3 - Dwelling Units	29-33
	Section 29-5-4 - Rooming Houses	29-33
	<i>Division III – Toilet Rooms</i>	
	Section 29-5-5 - Privacy	29-33
	Section 29-5-6 - Floor Surface	29-33
	<i>Division IV – Plumbing Systems and Fixtures</i>	
	Section 29-5-7 - General	29-33
	Section 29-5-8 - Fixture Clearances	29-33
	Section 29-5-9 - Pressure-Relief Valve	29-34
	Section 29-5-10 - Plumbing System Hazards	29-34
	<i>Division V – Water System</i>	
	Section 29-5-11 - General	29-34
	Section 29-5-12 - Contamination	29-34
	Section 29-5-13 - Supply	29-34
	Section 29-5-14 - Water Heating Facilities	29-34
	Section 29-5-15 - Water Heaters Installed in Garages	29-34
	<i>Division VI – Sanitary Drainage System</i>	
	Section 29-5-16 - General	29-34
	Section 29-5-17 - Maintenance	29-35
	Section 29-5-18 - Grease Interceptors	29-35
	<i>Division VII – Storm Drainage</i>	
	Section 29-5-19 - General	29-35

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>VI</b>	<b>MECHANICAL AND ELECTRICAL REQUIREMENTS</b>	
	<i>Division I – General</i>	
	Section 29-6-1 - Scope	29-36
	Section 29-6-2 - Responsibility	29-36
	<i>Division II – Heating Facilities</i>	
	Section 29-6-3 - Facilities Required	29-36
	Section 29-6-4 - Residential Occupancies	29-36
	Section 29-6-5 - Heat Supply	29-36
	Section 29-6-6 - Installation of Materials	29-36
	Section 29-6-7 - Room Temperature Measurement	29-36
	<i>Division III – Mechanical Equipment</i>	
	Section 29-6-8 - Mechanical Appliances	29-36
	Section 29-6-9 - Removal of Combustion Products	29-37
	Section 29-6-10 - Clearances	29-37
	Section 29-6-11 - Elevation of Ignition Source	29-37
	Section 29-6-12 - Safety Controls	29-37
	Section 29-6-13 - Combustion Air	29-37
	Section 29-6-14 - Energy Conservation Devices	29-37
	<i>Division IV – Electrical Facilities</i>	
	Section 29-6-15 - Facilities Required	29-37
	Section 29-6-16 - Service	29-37
	Section 29-6-17 - Electrical System Hazards	29-37
	<i>Division V – Electrical Equipment</i>	
	Section 29-6-18 - Installation	29-38
	Section 29-6-19 - Receptacles	29-38
	Section 29-6-20 - Luminaires	29-38
	Section 29-6-21 - Wiring	29-38
	<i>Division VI – Duct Systems</i>	
	Section 29-6-22 - General	29-38
<b>VII</b>	<b>FIRE SAFETY REQUIREMENTS</b>	
	<i>Division I – General</i>	
	Section 29-7-1 - Scope	29-39
	Section 29-7-2 - Responsibility	29-39
	<i>Division II – Means of Egress</i>	
	Section 29-7-3 - General	29-39
	Section 29-7-4 - Aisles	29-39
	Section 29-7-5 - Locked Doors	29-39
	Section 29-7-6 - Emergency Escape Openings	29-39
	Section 29-7-7 - Fire Partitions	29-39
	<i>Division III – Fire-Resistance Ratings</i>	
	Section 29-7-8 - Fire-Resistance-Rated Assemblies	29-40
	Section 29-7-9 - Opening Protectives	29-40

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>VII</b>	<b>FIRE SAFETY REQUIREMENTS (CONTINUED)</b>	
	<i>Division IV – Fire Protection Systems</i>	
	<i>Section 29-7-10 - General</i>	<i>29-40</i>
	<i>Section 29-7-11 - Smoke Alarms</i>	<i>29-40</i>
	<i>Section 29-7-12 - Power Source</i>	<i>29-40</i>
	<i>Section 29-7-13 - Interconnection</i>	<i>29-41</i>
	<i>Section 29-7-14 - Carbon Monoxide Detectors</i>	<i>29-41</i>
<b>VIII</b>	<b>REFERENCED STANDARDS</b>	<b>29-42</b>
	<i>Appendix "A" - Filing Fees</i>	<i>29-43</i>