

DIVISION 7. MINIMUM REQUIREMENTS FOR ARTIFICIAL LIGHTING*

*Cross references: Electrical code, § 6-31 et seq.; electricity generally, § 27-21 et seq.

Sec. 13-126. Replacement of electrical construction.

When a section of this division has been violated to the degree that replacement is required, it shall be replaced so as to meet the electrical code of the city. Any specific portion of the electrical construction in an existing dwelling that functions properly and is not hazardous or can be repaired without being replaced will not be required to conform to the current electrical codes.

(Code 1960, § 15A-34)

Sec. 13-127. Hazardous conditions.

An electrical installation shall not be permitted which has any one (1) or a combination of the following hazardous conditions. Some of the conditions may be hazards or indicators of hazards. The following listing is not all-inclusive; when necessary the inspector will investigate further, and when necessary, seek more qualified advice. The existence of any of the following conditions, when present to the extent that a fire or electrocution hazard exists, shall constitute a major violation.

- (1) Electrical equipment with wiring or other conductors exhibiting hazardous features such as missing insulation, broken or disconnected line wiring, wiring not appropriately fastened in place, wiring that is corroded, burnt, cracked, split or exhibits of overheating, physical damage or misuse;
- (2) Live electrical equipment that contains dirt or debris in sensitive areas;
- (3) Wiring that is frayed;
- (4) Labeled electrical equipment or wiring that is not installed in accordance with any labeling or other instructions;
- (5) Circuit breaker, fuse, switch, receptacle, other device, fixed utilization equipment or wiring that is not compatible with the phase, voltage, amperage or type characteristics of the electricity in use;

- (6) Circuit breaker, switch or other operable device that has visible evidence of arcing, overheating or other malfunction;
- (7) Receptacle contact devices that are not firmly in contact with the contact devices of a standard type flexible cord attachment plug, when the plug is inserted in the receptacle;
- (8) Neutral that is not grounded at the main service entrance equipment location by a properly connected grounding electrode conductor where called for by the current electrical code;
- (9) Polarity that is reversed in wiring connections to receptacle outlets;
- (10) Fixed utilization equipment, such as a lighting fixture, lampholder or appliance, that malfunctions;
- (11) Faulty insulation on wiring, equipment or appliance;
- (12) Service, feeder or branch circuit conductors that have evidence of malfunction, impaired operation or that cannot otherwise be determined to be acceptable when the installation is energized;
- (13) Flexible cord that is used as a permanent wiring method contrary to the current electrical code;
- (14) Branch circuits, feeder, switchboard, panel board or distribution board service rating that is inadequate for the load calculated in accordance with the current code;
- (15) Pull-chain switch or brass shell socket in a wet or damp location (as defined in Article 100 NFPA 70, current addition), that could become an electrocution hazard.
- (16) Exterior light fixtures exposed to the elements which have their lamps exposed to the elements of nature.
- (17) Electrical equipment or conductors, which are installed in a manner inconsistent with, manufacture listing or labeling.

(Code 1960, § 15A-35; Ord. No. 3091, § 1(15A-35), 1-7-85)

Sec. 13-128. Illumination for certain rooms; receptacles; outlets.

- (a) Entrances and exits. Entrances and exits in single and duplex occupancies shall be illuminated by exterior lights which are controlled by interior wall switches. Failure to provide this illumination shall be a ~~minor violation except~~

- ~~that unlighted entrances and exits with three (3) or more steps shall be major violations.~~
- (b) Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the difference between floor levels is six steps or more.
Exception: In hallways, stairways, and at outdoor entrances, remote, central, or automatic control of lighting shall be permitted.
- (c) In multiple occupancy buildings where two (2) or more common entrances and/or exits, at least two (2) entrances and/or exits shall be illuminated by exterior (exterior to the dwelling unit but not necessarily exterior to the structure) lights and controlled by interior wall switches, located for convenient and readily accessible use. Where adequate lighting of exterior doorways is provided by the management during all hours of darkness no interior wall switch is required. Failure to provide this illumination shall be a major violation.
- (d) Habitable rooms. All habitable rooms including living rooms shall be provided with illumination. At least one (1) lighting outlet in each habitable room shall be controlled by a wall switch, located for convenient and readily accessible use. One of the receptacle outlets controlled by a wall switch in lieu of ceiling outlet is acceptable. Convenient duplex receptacle outlets shall be provided. Receptacle outlets shall be reasonably spaced around the room and at least two (2) receptacles shall be required per room. Failure to provide at least two (2) receptacles or one (1) receptacle and one (1) light fixture shall be a major violation. Failure to provide the other requirements of this subsection shall be a minor violation.
- (e) Kitchens. Kitchens shall be provided with illumination. The lighting outlet shall be controlled by a wall switch located for convenient and readily accessible use. Failure to provide this illumination shall be a major violation. ~~A separate kitchen appliance circuit shall be provided, supplying a minimum of two (2) convenient duplex receptacles.~~ A minimum of two (2) 125 volt convenient duplex receptacles shall be provided on a minimum of one (1) 20-amp appliance circuit. Nothing in this requirement shall be construed to be more restrictive than the current city electrical code. One (1) of these receptacles shall be readily accessible for convenient use of portable appliances. Failure to provide these circuits and receptacles shall be a ~~minor~~-major violation.
- (f) Bathrooms. Bathrooms shall be illuminated and the light controlled by a wall switch. Failure to provide this illumination shall be a major violation.
- (g) No electrical device or equipment shall be located within 36 inches of a tub or shower area unless the device or equipment is protected by ground fault interruption capabilities.
- (h) Laundry areas. Laundry areas, where provided, shall be provided with illumination. The laundry circuit shall be an individual circuit if the calculated load on the existing system is too great. Such load shall be considered as too great when the laundry appliance exceeds eighty percent of the branch circuit rating. A wall-mounted grounding type duplex receptacle outlet shall

be provided and located near within six (6) feet of the laundry equipment.
~~An existing drop cord receptacle outlet on a separate circuit shall be acceptable, provided it is a grounding type receptacle outlet. The inspector shall determine the adequacy of existing systems.~~ Hazardous conditions shall be major violations.

- (i) Service and/or feeder. Service to an existing dwelling unit shall be a minimum of one hundred (100) amperes, three-wire capacity. Service equipment shall be dead front having no live parts exposed where accidental contact could be made. Type "S" fuses shall be installed when fused equipment is used. Overcurrent, faultcurrent and groundfault devices shall be properly sized and installed in a manner consistent with any manufacture recommendations or listing.

Exception. Existing service of lesser amperage, three-wire capacity, and feeder of thirty (30) amperes or larger two- or three-wire capacity shall be acceptable if adequate for the electrical load being served.

(Code 1960, § 15A-36; Ord. No. 3091, § 1(15A-36), 1-7-85);
Secs. 13-129--13-140. Reserved.

DIVISION 8. HEATING AND COOKING INSTALLATION REQUIREMENTS

Sec. 13-141. Supplied and required facilities.

- (a) Every dwelling unit shall have, as a supplied facility, a domestic water heater and heating equipment which can safely and adequately heat all habitable rooms, bathrooms and water closet compartments to at least sixty-five (65) degrees Fahrenheit and provide hot water of at least one hundred ten (110) degrees Fahrenheit. Failure to supply facilities, spaces, equipment and/or connections as required is a major violation.
- (b) Every piece of cooking, heating and water heating equipment in a dwelling unit shall be so constructed, installed, maintained and operated so that it will function safely and effectively, free from fire, health and accident hazards in conformance with the subsections below. Failure to meet this requirement is a major violation
- (c) Portable heating and cooking equipment employing open flame from gasoline or kerosene or other liquid fuel is prohibited in a dwelling unit. All other portable kerosene units shall likewise be prohibited unless they have an Underwriters Laboratory label from a recognized testing laboratory attached. Failure to meet this requirement is a major violation.
- (d) Where they exist, chimneys, flues and smoke and vent pipes shall be provided and adequately supported, reasonably clean, in a good state of repair, and free from cracks or openings which would permit leakage of gases within the dwelling unit. Failure to comply with this subsection shall be a major violation.

- (e) Where heat-producing equipment is installed on or adjacent to combustible materials, the location, insulation, clearance and the control of the equipment shall be such that the temperature on the surface of the combustible materials does not exceed a safe limit. Failure to comply with this subsection shall be a major violation.
- (f) Heating and cooking equipment burning liquefied petroleum or gaseous fuels shall conform to the ~~Standard Gas Code, 1982 edition with 1983 and 1984 amendments, as published by the Southern Building Code Congress International, Inc~~ current applicable city code. Failure to comply with this subsection shall be a major violation.
- (g) Heating or cooking equipment, burning oil or kerosene, shall conform to the regulations established in the ~~Standard Fire Prevention Code, and the requirements of the Installation of Oil Burning Equipment, National Board of Fire Underwriters, Pamphlet No. 31~~ current applicable city code. Failure to comply with this subsection shall be a major violation.
- (h) All appliance use in conforming to these provisions shall be installed in a manner consistent with manufactures installation instructions.

(Code 1960, § 15A-38; Ord. No. 3091, § 1(15A-38), 1-7-85)
 Secs. 13-142--13-155. Reserved.

DIVISION 9. MULTIFAMILY AND ROOMING UNIT REQUIREMENTS

Sec. 13-156. Additional requirements.

Multifamily and rooming units shall comply with all other requirements of this article. In addition, the following requirements shall also be met:

All halls, corridors, stairways, lobbies, foyers and other common or public areas used or intended to be used by more than one (1) family, or by one (1) family and some other person shall have supplied electric light fixtures providing three (3) footcandles of artificial or artificial and natural illumination over the entire usable floor area and stairway area and shall be so illuminated at all times; except that in a two-family dwelling, an adequate lighting system which may be turned on when needed for shared areas by conveniently located light switches, available to the occupant of either unit, shall be permitted

Exception: remote, central, or automatic control of lighting shall be permitted.

- (1) . Failure to comply with this subsection shall be a major violation.
- (2) Common hallways and stairways in two-family dwellings, multifamily dwellings, or rooming houses shall be adequately ventilated. Failure to comply with this violation shall be a minor violation.

- (3) In rooming houses there shall be at least one (1) flush water closet, one (1) bathroom lavatory basin, and one (1) bathtub or shower bath for each five (5) persons or fraction thereof, except that in a rooming house, where rooming units are let only to males, flush urinals may be substituted for not more than one-half the required number of flush water closets. Failure to provide the required number of fixtures shall be a major violation.

(Code 1960, § 15A-39; Ord. No. 3091, § 1(15A-39), 1-7-85)
Secs. 13-157--13-170. Reserved.

DIVISION 10. CARE OF PREMISES

Sec. 13-171. Insects, storage, trash, and yard maintenance.

- (a) All premises shall be maintained so as to discourage the harboring and breeding of insects, rodents and vermin. Failure to comply with this provision shall be a major violation. Insofar as the natural drainage will permit, yards and premises appurtenant to a dwelling unit shall be sloped or graded to provide for disposal of surface water and to prevent the accumulation of surface water in the yard or next to the building. Failure to comply with this provision shall be a minor violation.
- (b) It shall be unlawful for the owner or occupant of a residential building structure or property to utilize the premises of the residential property for the open outdoor storage of any blight-inducing materials such as abandoned motor vehicle or part thereof including tires, icebox, refrigerator, stove, or other appliances, planks, timbers, glass, or other building material, building rubbish, packing material, barrels, bottles, cans, boxes or similar items. Failure to comply with this subsection shall be a major violation.
- (c) It shall be the duty and responsibility of every owner and occupant to keep the premises of residential property clean, and to remove from the premises, upon notice from the code officer, the following:
 - (1) All trash and garbage;
 - (2) Dead or hazardous trees that are standing or have fallen to the ground and that pose a hazard to neighboring properties, or which create a hazard to the safety or welfare of any occupant of the property (except the owner), or the inhabitants of the surrounding area, or any public property; and
 - (3) Dead tree limbs and vegetative debris that pose a hazard to neighboring properties, or which create a hazard to the safety or welfare of any occupant of the property (except the owner), or the inhabitants of the surrounding area, or any public property.

Failure to comply with this subsection shall be a major violation.

- (d) Every dwelling unit shall have adequate garbage storage facilities which comply with city ordinances. Failure to comply with this subsection shall be a ~~minor~~ major violation.
- (e) Yards shall be maintained to prohibit vegetation over 12 inches high that is or may reasonably become infested by pests or may create a fire or safety hazard. This shall not be construed to prohibit the following:
 - (1) Vegetation planted and maintained for landscape purposes or for erosion control;
 - (2) Vegetation located on a lot over five acres in area that is in a natural state, or vegetation that has not been mowed within the past five years;
 - (3) Vegetation located more than 200 feet from the boundary line of an improved property, street or public right-of-way;
 - (4) Controlled, managed and maintained low-maintenance natural landscaping; or
 - (5) The understory of hammocks that are protected through development regulations, conditions or agreements, and vegetation within wetlands, stormwater retention lake littoral zones, or within 150 feet of a regulated creek.

This subsection shall not apply to lands designated agriculture or conservation on the future land use map. Failure to comply with this subsection (e) is a major violation.

(Code 1960, § 15A-40; Ord. No. 3091, § 1(15A-40), 1-7-85; Ord. No. 3483, § 5, 11-7-88; Ord. No. 000724, § 1, 2-12-01; Ord. No. 020375, § 3, 11-12-02)
Secs. 13-172--13-180. Reserved

DIVISION 11. HAZARDOUS CONDITIONS

Sec. 13-181. Generally.

It shall be unlawful for the owner or occupant to create, maintain, keep or allow the existence of any hazardous condition, equipment, facility, fixture, premises or building. Failure to comply with this section shall be a major violation.

(Ord. No. 3091, § 1(15A-41), 1-7-85)
Secs. 13-182--13-200. Reserved.

DIVISION 12. POOLS, WADING POOLS AND HOT TUBS

Sec. 13-191 It shall be unlawful for the owner or occupant to create, maintain, keep or allow the existence of any hazardous condition, equipment, facility, fixture associated with swimming pools, wading pools or hot tubs. Failure to comply with this section shall be a major violation.

Sec. 13-191 Overhead Conductor Clearances. The following parts of pools shall not be placed under existing service drop conductors or any other open overhead wiring; nor shall such wiring be installed above the following:

- (1) Pools and the area extending 10 feet horizontally from the inside of the walls of the pool,
- (2) Diving structure, or
- (3) Observation stands, towers, or platforms unless the installations provide a minimum of 22 feet of clearance from the water level or 14 feet of clearance in any direction from a diving platform or tower from an insulated supply or service drop cable rated 0-750 volts to ground

Sec. 13-191 Receptacles, Lighting Fixtures, Lighting Outlets, Switching Devices,

(a) Receptacles.

- (1) A receptacle(s) that provides power for a water-pump motor(s) for, or other loads directly related to the circulation and sanitation system, a permanently installed pool, shall be permitted between 5 feet and 10 feet from the inside walls of the pool or fountain, and, where so located, shall be single and of the locking and grounding types and shall be protected by a ground-fault circuit interrupter(s). Other receptacles on the property shall be located at least 10 feet from the inside walls of a pool.
- (2) Where a permanently installed pool is/ installed at a dwelling, at least one 125-volt 15- or 20-ampere receptacle on a general-purpose branch circuit shall be located a minimum of 10 feet from and not more than 20 feet from the inside wall of the pool. This receptacle shall be located not more than 6 feet 6 in. above the floor, platform, or grade level serving the pool.
- (3) All 125-volt receptacles located within 20 feet of the inside walls of a pool shall be protected by a ground-fault circuit interrupter.

In determining the above dimensions, the distance to be measured is the shortest path the supply cord of an appliance connected to the receptacle would follow without piercing a floor, wall, ceiling, doorway with hinged or sliding door, window opening, or other effective permanent barrier.

(b) Lighting Fixtures, Lighting Outlets, and Ceiling Suspended (Paddle) Fans

(1) In outdoor pool areas, lighting fixtures, lighting outlets, and ceiling-suspended (paddle) fans shall not be installed over the pool or over the area extending 5 feet horizontally from the inside walls of a pool unless no part of the lighting fixture or ceiling-suspended (paddle) fan is less than 12 feet above the maximum water level.

(2) Existing lighting fixtures and lighting outlets located less than 5 feet measured horizontally from the inside walls of a pool shall be at least 5 feet above the surface of the maximum water level, shall be rigidly attached to the existing structure, and shall be protected by a groundfault circuit interrupter.

Sec. 13-192 Bonding

(a) Bonding: all metallic parts required to be bonded by the current city electrical code shall be maintained in an approved manner. Failure to maintain bonding connections shall be a major violation.

Sec. 13-193 Maintenance

(a) All fences and enclosures shall be maintained in a manner consistent with the standards set forth in Section 6-159(a)

(b) All equipment, wiring and devices shall be maintained in a functional manner.