

- (2) Minor deterioration of roofing coverings and/or parts of structural systems, that does not at the time of inspection constitute a major violation, will be considered a minor violation.
- (d) Stairs, porches and appurtenances. Stairs, porches and appurtenances shall contain no loose, deteriorated or damaged material that would constitute a hazard. Protective railings shall be required on any stair, porch, appurtenance and unenclosed structure over thirty-six (36) inches from ground level or, on any steps containing four (4) risers or more. Any railing required to be installed under this provision shall comply with the requirements of the building code of the city. Major or minor violations will be determined by the inspector, based on severity and/or hazard.
- (e) Accessory buildings. Accessory buildings and other structures built on the same premises with a dwelling but not attached to it and not used as living quarters shall be kept in sound condition and good repair in accord with the applicable portions of the codes of the city. Violations of the above will be considered major violations if in such condition as to injure or be a health hazard to occupants or neighbors.
- (f) Screens. Unless the dwelling unit is equipped with central heat and air-conditioning Every door opening from a dwelling unit to the outdoors shall have a screen door that opens outward, fits the opening properly and is equipped with a self-closing device, except where the door opens onto a screen porch or where the door is a standard exterior door with a screen opening, and except as modified below. Screens are required on every window designed to be opened or other opening, attic and gable vents, under floor crawl space (except of the exposed pier design) vents, and opening to the outdoors. Window screens shall be made of frames that fit properly in the openings and which may be removed. Dwelling buildings containing heating furnaces and/or air conditioning equipment for mechanically ventilating the building year around are not required to have screen doors. If more than fifty (50) percent of the total number of window and/or door screens in a dwelling do not meet the above requirements, it shall constitute a major violation.
- (g) Exterior doors, basement doors, etc. Exterior doors, basement or cellar doors and hatchways shall be substantially weathertight, rodentproof and insectproof and kept in sound working condition and good repair. Each opening accessible from the outside shall be capable of being fastened closed with a latch or equivalent device when in the closed position. Failure to comply with these provisions will result in either a major or a minor violation.

- (h) Means of egress. Every dwelling unit shall have one (1) safe unobstructed means of egress with a minimum ceiling height of seven (7) feet and a minimum width of two (2) feet seven (7) inches leading from the living area to safe and open space at ground level. Stairs and doors to fill this requirement shall have a minimum headroom of six (6) feet seven (7) inches and a minimum width of two (2) feet seven (7) inches. The minimum width of a hallway or exit access shall be not less than three (3) feet, nor shall the ceiling height be less than seven (7) feet in height. Failure to provide the egress requirements shall be a major violation.
- (i) Protective treatment. Protective treatment shall be applied to all exterior surfaces other than surfaces that are naturally decay-resistant woods. When protective treatments such as paint peels or becomes nonprotective over more than ten (10) percent of the surface, failure to provide protection shall be considered a minor violation. When the protective coating peels or becomes nonprotective over more than twenty (20) percent of the surface and there is evidence of deterioration in the surface, failure to provide such protection shall be considered a major violation. See section 13-93 for additional requirements.
- (j) Facilities, fixtures, equipment. All supplied facilities, fixtures and equipment shall function properly and be free of hazards to the occupants or the dwelling. Hazardous facilities, fixtures or equipment shall be a major violation. Inoperable but nonhazardous and nonessential facilities, fixtures or equipment (dishwashers, microwave, etc.) shall not be a violation.

(Code 1960, § 15A-22; Ord. No. 3091, § 1(15A-22), 1-7-85; Ord. No. 3483, § 3, 11-7-88)

Secs. 13-77--13-90. Reserved.

DIVISION 5. GENERAL REQUIREMENTS FOR INTERIORS; HABITABLE ROOMS; VENTILATION AND LIGHTING

Sec. 13-91. Habitable rooms.

- (a) Every dwelling unit shall contain at least one hundred fifty (150) square feet of habitable floor area for the first occupant and at least one hundred (100) square feet of additional habitable floor area for each additional occupant. Violation of this provisions shall be considered a major violation.
- (b) Every habitable room shall have a minimum of seventy (70) square feet of floor area, except that every room occupied for sleeping shall contain at least fifty (50) square feet of floor area for each occupant thereof. Violation of this provision shall be considered a major violation.

- (c) Minimum height of a habitable room shall be not less than seven (7) feet in height from the floor to the ceiling throughout one-half the area of the room. Violation of this provision shall be considered a major violation.
- (d) Minimum width of a habitable room shall not be less than seven (7) feet. Violation of this provision shall be considered a major violation.

(Code 1960, § 15A-23; Ord. No. 3091, § 1(15A-23), 1-7-85)

Sec. 13-92. Ventilation, lighting and egress.

- (a) **Windows.** Each window accessible from the outside shall be capable of being held fastened in the closed position. Window sash shall be properly fitted and watertight within the window frame and fully supplied with glass window panes or an approved substitute which is without open cracks or holes that are generally in excess of one (1) square inch. Failure to comply with this provision will result in either a major or a minor violation.
- (b) **Glazed areas.** All habitable rooms shall be provided with aggregate glazing area of not less than eight (8) percent of the floor area of such rooms. Forty-five (45) percent of the required area of glazing shall be openable and capable of being held in the open position with appropriate hardware or props. Exceptions to this subsection are as follows:
 - (1) The glazed areas need not be openable where an approved mechanical ventilation system is provided which is capable of producing a change of air every thirty (30) minutes and the opening is not required in subsection (c) below.
 - (2) The glazed areas may be omitted in rooms where an approved mechanical ventilation system is provided which is capable of producing a change of air every thirty (30) minutes, artificial light is provided capable of producing an average illumination of six (6) footcandles over the area of the room at a height of thirty (30) inches above the floor level, and the opening is not required in subsection (c) below. Failure to comply with the above requirements shall be a major violation.
- (c) **Egress.** Every sleeping room in one- and two-family dwellings shall have at least one (1) operable window or exterior door approved for emergency egress or rescue to the dwelling's exterior. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of twenty (20) inches by twenty-four (24) inches. Net clear opening for windows shall mean the maximum opening available after removal of window glass and any frame parts which may be forcibly removed. The required exit door shall be not less than two (2) feet eight (8) inches in width and six (6) feet eight (8) inches in height. The minimum width of a hallway or exit

access shall be not less than three (3) feet. Failure to comply with the egress requirements is a major violation.

(Code 1960, § 15A-24; Ord. No. 3091, § 1(15A-24), 1-7-85; Ord. No. 3483, § 4, 11-7-88)

Sec. 13-93. Lead-based paint hazard.

Lead-based paint shall be presumed to exist in dwelling units that were built prior to 1950 unless conclusive evidence to the contrary exists. All surfaces that have not already been so treated and that are chipping, peeling or cracking shall be washed, sanded, scraped or wirebrushed, so as to remove all hazards resulting from pre-1950 painting, before repainting with at least two (2) coats of a nonleaded paint. Failure to provide proper paint treatment at some point in time subsequent to 1950 shall be considered a major violation.

(Code 1960, § 15A-25; Ord. No. 3091, § 1(15A-25), 1-7-85)

Revision of this section is necessary to protect the public health, safety and welfare of the people of the city by refining the minimum standards governing fire safety in residential occupancies, and whereas the adoption of Florida Building Code, 2001 Edition has made effective requirements which are less restrictive than the provisions of 13.16.1 and 13.94 these sections have been amended to provide clarification and uniformity with the provisions of Florida Building Code, 2001 Edition.

Sec. 13-94. Smoke detectors in other than conventional housing.

~~Every mobile home shall have at least one smoke detector in working condition. The smoke detector shall be approved by Underwriters Laboratories, Inc. a recognized testing agency. Failure to provide the detector shall be a major violation.~~

- ~~(1) Smoke detectors must be installed outside of each separate sleeping area in the immediate proximity of the bedrooms.~~

Smoke detectors shall be installed in each living unit. Smoke detectors must be either ionization or photoelectric type capable of sensing visible or invisible particles of combustion and providing approved signal alarm. Failure to install and maintain smoke detectors shall be a major violation.

(a) Location requirements.

- (1) Smoke detectors must be installed outside of each separate sleeping area in the immediate proximity of the bedrooms and must be on each additional level of the family living unit including basements and excluding crawl spaces and unfinished attics.

(2) For split level family units which are defined as adjacent levels with less than one full story separation between levels, a smoke detector is required outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every other floor level without an intervening door.

(a) Alternatives: Where smoke detectors are installed as part of an approved fire protection system, the requirements for single station smoke detectors may be set aside. An approved system is defined as a combination of devices that meet the requirements of the current building code and is installed in accordance with manufactures recommendations.

(b) Equipment. All devices, combinations of devices, and equipment required by this section are to be installed in conformance with the current building code and in compliance with manufactures recommendations.

(c) Installation.

A monitored battery power source shall be pennitted in existing construction.

(3) Smoke detectors for the deaf and/or hearing impaired:

a. Where a living unit is occupied by a deaf and/or hearing impaired person, a smoke detector must provide an approved signal.

(4) Maintenance.

(a) It is unlawful for an occupant or owner to remove or render a smoke detector(s) inoperative.

(Ord. No. 3601, § 1, 3-5-90)

~~Cross references: Smoke detectors in mobile homes, § 13-94.~~

(Code 1960, § 15A-26)

Cross references: Residential smoke detectors, § 13-16.1.

Sec. 13-95. Interior walls, floors and ceilings.

Each interior wall, floor and ceiling shall be substantially rodentproof and free from structural hazards and nonhazardous defects including open cracks (excluding hairline cracks), providing accessways for insects, loose or missing parts, and peeling paint over ten percent or more of the surface area. Structural or hazardous defects shall be major violations. Nonhazardous defects are minor violations.

(Code 1960, § 15A-27; Ord. No. 3091, § 1(15A-27), 1-7-85)

Sec. 13-96. Bathrooms.

- (a) Every dwelling shall have a bathroom. Failure to provide a bathroom shall be a major violation.
- (b) Bathrooms and water closets shall comply with light and ventilation requirements for habitable rooms, except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilation system. Failure to provide ventilation shall be a major violation.
- (c) Every water closet, flush urinal, bathroom lavatory basin, and bathtub or shower shall be located within the dwelling unit and, shall have adequate space, accessibility and privacy for use. The required plumbing facilities shall be accessible from the interior of the dwelling. A bathroom shall not be the sole access to a habitable room, hall, basement or to the exterior. Failure to provide the above shall be a major violation. See section 13-112 for related provisions.
- (d) The floor and wall of every bathroom, flush water closet room and shower room shall be so constructed or surfaced (with surface material such as tile or sheet vinyl for floors, and such as water-resistant paint or water-resistant wallpaper or tile for walls) as to be water-resistant and capable of being kept in a clean and sanitary condition at all times. Floors and walls that have decayed to a hazardous state shall be major violations. Floors that have tile, sheet vinyl or other cover missing over more than two percent of the floor area or similar defects shall be minor violations.
- (e) Every bathroom sink, basin and bathtub or shower function properly and shall be connected to the hot and cold water supply lines. Failure to provide connections shall be a major violation. Nonhazardous conditions shall be minor violations.

(Code 1960, § 15A-28; Ord. No. 3091, § 1(15A-28), 1-7-85)

Sec. 13-97. Kitchens.

- (a) Every dwelling unit shall have a kitchen area with fixtures connected to hot and cold water. Failure to provide a kitchen with hot and cold water shall be a major violation.
- (b) Every kitchen shall have adequate space provided and proper utility connections supplied for a refrigeration unit of at least five cubic feet capacity as well as a cooking unit containing at least three burners. If the dwelling is occupied, the refrigeration unit and cooking unit shall be installed and functioning properly. Failure to provide for a refrigerator and

cooking unit shall be a major violation. If the dwelling is occupied, failure to provide a refrigerator and cooking unit is a major violation.

- (c) Countertops shall be so constructed and surfaced that the area surrounding the sink is water-resistant and may be kept in a clean and sanitary condition. A countertop or its supporting structure which is decayed to the extent that it is a hazard shall be a major violation. All nonhazardous conditions shall be a minor violation.
- (d) Kitchens shall comply with light and ventilation requirements for habitable rooms, except that no window or skylight shall be required in adequately ventilated kitchens equipped with an approved ventilation system. Failure to provide ventilation shall be a major violation.

(Code 1960, § 15A-29; Ord. No. 3091, § 1(15A-29), 1-7-85)

Sec. 13-98. Common areas; nonhabitable areas.

- (a) Access to all habitable parts of a dwelling unit shall be provided without passing through any other dwelling unit. Access to all habitable parts of a dwelling unit shall be possible without leaving the unit. Entry to a habitable room through a garage or carport is acceptable. Failure to comply with this requirement shall be a major violation.
- (b) All attics shall be vented and screened, except when designed to be closed and insulated. Failure to provide attic vents and screens shall be a minor violation.
- (c) Attached garages shall not be used for the storage of flammable liquids, except for fuel in the tanks of vehicles parked in the garages or properly stored in containers and not near a ready source of ignition. Violation of this provision shall be a major violation.
- (d) Every stairway shall be constructed so as to be safe to use, capable of support a normal use load, and shall be unobstructed. Failure to meet the provisions of this subsection shall be a major violation.

(Code 1960, § 15A-30; Ord. No. 3091, § 1(15A-30), 1-7-85)
Secs. 13-99--13-110. Reserved.

DIVISION 6. PLUMBING*

*Cross references: Plumbing code, § 6-91 et seq.

Sec. 13-111. Water supply.

Every plumbing fixture in every dwelling, dwelling unit and room house shall be connected to an adequate and sanitary running water supply drawn from a source approved by the state board of health. All plumbing fixtures and piping shall meet the plumbing code requirements that were in effect at the time of installation of the fixtures and piping. All current plumbing renovations and repairs shall meet current code requirements. Failure to provide a proper water supply shall be considered a major violation.

(Code 1960, § 15A-31; Ord. No. 3091, § 1(15A-31), 1-7-85)

Cross references: Water and sewerage, § 27-96 et seq.

Sec. 13-112. Fixtures.

Each dwelling or dwelling unit shall contain not less than one (1) kitchen sink, one (1) bathroom lavatory basin, one (1) bathtub or shower bath and one (1) flush water closet. Every kitchen sink, bathroom lavatory basin, and bathtub or shower shall function properly and be properly connected with hot water and cold water supply lines. Failure to provide the fixtures as required by this section shall be a major violation. Nonhazardous conditions shall be minor violations.

(Code 1960, § 15A-32; Ord. No. 3091, § 1(15A-32), 1-7-85)

Sec. 13-113. Sewerage.

(a) Connections. All plumbing fixtures, facilities and equipment shall function properly and be properly connected to the city sanitary sewer system or to some other disposal system approved by the state board of health. Failure to provide proper sewerage connections shall be a major violation.

(b) Facilities prohibited. Water closets outside the dwelling and privies are hereby declared to be a public nuisance and shall be eliminated. This subsection shall not apply to facilities properly connected to sewer systems in buildings legally constructed for special purposes, such as pool dressing rooms, or to legally permitted temporary privies used for construction sites, public events or the like. Failure to remove privies and outside water closets shall be considered a major violation.

Sec. 13-114 All materials used in the sewer system shall be approved for the purpose and shall be installed in a manner consistent with any manufacture listing or labeling.

(Code 1960, § 15A-23; Ord. No. 3091, § 1(15A-33), 1-7-85)

Cross references: Water and sewerage, § 27-96 et seq.

Secs. 13-444 117–13-125. Reserved.