

ORDINANCE NO. 200247

An ordinance of the City of Gainesville, Florida, related to property maintenance standards for existing residential and non-residential properties; repealing the existing Division 1. titled "General Requirements for Fences and Walls" within Article I of Chapter 13 and renumbering the existing Division 2.; repealing the existing Article II titled "Housing Code" of Chapter 13; repealing the existing Article III titled "Commercial Building Code" of Chapter 13; and creating a new Article II titled "Property Maintenance Code" within Chapter 13 to adopt by reference the International Property Maintenance Code (IPMC) with local revisions; amending Sec. 2-339 titled "Applicable codes and ordinances" within Division 6, Article V of Chapter 2; amending Sec. 2-377 titled "Applicability; jurisdiction" within Division 8, Article V of Chapter 2; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing effective dates.

WHEREAS, the City Commission desires to replace the outdated and Gainesville-specific Housing and Commercial Building Codes with the International Property Maintenance Code (IPMC) with local revisions;

WHEREAS, at least 10 days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings to be held in the City Commission Auditorium, City Hall, City of Gainesville; and

WHEREAS, the public hearings were held pursuant to the published notice described at which hearings the parties in interest and all others had an opportunity to be and were, in fact heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

**Section 1.** Division 1 titled "General Requirements for Fences and Walls" within Article I of Chapter 13 of the Code of Ordinances is hereby repealed effective at 12:01am on January 1,

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

2021. And the exiting Division 2 titled "Graffiti Abatement Program" is renumbered as Article I.

## CHAPTER 13. HOUSING AND COMMERCIAL BUILDING CODES

### ARTICLE I. ~~IN GENERAL~~

#### DIVISION 1. ~~GENERAL REQUIREMENTS FOR FENCES AND WALLS~~

##### Sec. 13-1. ~~Definitions.~~

As used in this division:

~~Fence shall mean a barrier constructed of materials other than masonry, including without limitation, wood, metal, PVC or vinyl, erected for the purpose of protection, confinement, enclosure or privacy. The term "fence" does not include natural barriers, such as, but not limited to, trees, hedges or shrubs.~~

~~Material(s) of professional grade shall mean materials that are manufactured for use in a fence or wall.~~

~~Wall shall mean a barrier constructed, in whole or part, of masonry, including without limitation, stone, brick, block or concrete, for the purpose of protection, confinement, enclosure or privacy.~~

##### Sec. 13-2. ~~Construction and maintenance.~~

~~(a) — Construction.~~

~~(1) — The construction of a wall requires a building permit and is subject to the applicable codes and review procedures of the building department.~~

~~(2) — All fences and walls shall be constructed of uniform, durable, weather-resistant materials of professional grade. Fences constructed of wood shall be treated to resist wood-destroying organisms. Fences constructed of metal, except galvanized metal, shall have a colored finish coat and be treated to resist rust and corrosion.~~

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1           ~~(3) — Fences and walls shall be constructed in a safe, sturdy, workmanship like manner.~~  
2   ~~Horizontal and vertical support posts shall be placed facing the inside of the fenced area, except~~  
3   ~~where the fence is designed such that both sides are finished with alternating vertical fence~~  
4   ~~supports.~~

5           ~~(4) — No fence or wall may be constructed in a location or manner that obstructs the~~  
6   ~~vision triangle (as defined in section 30-341 of the city land development code).~~

7           ~~(5) — The requirements of this section are minimum requirements and shall not be~~  
8   ~~construed to supersede any fence or wall requirements in the City Code of Ordinances or in state~~  
9   ~~law, such as height limitations or material requirements in the city land development code or~~  
10   ~~specific requirements for fencing around swimming pools.~~

11   ~~(b) — *Maintenance.*~~

12           ~~(1) — All fences and walls shall be maintained upright and in good condition. For~~  
13   ~~purposes of this section, upright shall mean no vertical structural member shall list or lean to~~  
14   ~~such an extent that a normally vertical structural member shall be more than two inches out of~~  
15   ~~plumb in ten feet or less of vertical distance. For purposes of this section, in good condition~~  
16   ~~means without missing, broken, chipped or cracked elements.~~

17           ~~(2) — Missing elements shall be repaired or replaced with material of professional grade~~  
18   ~~of the same type and quality as the existing fence or wall.~~

19   **~~Sec. 13-3. — Prohibited fences.~~**

20   ~~(a) — Fences that are constructed, in whole or in part, of razor wire or barbed wired or similar~~  
21   ~~materials are prohibited in residential zoning districts (as classified in section 30-41 of the city~~  
22   ~~land development code.)~~

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1 ~~(b) Fences that are constructed of cloth, fabric or other similar materials, are prohibited; except~~  
2 ~~that such materials of professional grade may be used as a privacy screening in conjunction with~~  
3 ~~a permanent fence or wall.~~

4 ~~(c) Temporary fences are prohibited; except that temporary fences constructed of materials of~~  
5 ~~professional grade used to protect construction and excavation sites or to protect plants during~~  
6 ~~grading and construction, are allowed for the duration of an active building permit for the fenced~~  
7 ~~site.~~

8 **~~Sec. 13-4. Nonconformities.~~**

9 ~~Except for fences prohibited by section 13-3, fences on which construction has commenced and~~  
10 ~~walls for which a valid active permit has been issued, on or before October 2, 2008 at 11:59 p.m.~~  
11 ~~and do not conform to the construction requirements in section 13-2(a) shall be allowed to~~  
12 ~~remain until destroyed or removed, in whole or in part; provided such non-conforming fence or~~  
13 ~~wall otherwise complies with the maintenance requirements in section 13-2(b). Following~~  
14 ~~destruction or removal, in whole or in part, of any non-conforming fence or wall, any~~  
15 ~~replacement wall or fence shall comply with the requirements of this article.~~

16 **~~Sec. 13-5. Administration and enforcement.~~**

17 ~~The administration and enforcement of this article shall be in accordance with Division 2,~~  
18 ~~Administration and Enforcement of Article II, Housing Code.~~

19 Secs. 13-1 through 13-5. - reserved.

20 **DIVISION 2. ARTICLE I. - GRAFFITI ABATEMENT PROGRAM**

21  
22 **Section 2.** Article II titled "Housing Code" of Chapter 13 of the Code of Ordinances is hereby  
23 repealed effective at 12:01am on January 1, 2021.

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1 **ARTICLE II. -- HOUSING CODE**

2 **DIVISION 1. -- GENERALLY**

3 **Sec. 13-16. -- Findings of fact and declaration of necessity.**

4 The city commission finds the following:

5 ~~(1) -- Existence of conditions. Premises exist within the city containing blighted dwellings or~~  
6 ~~other structures intended for human habitation, and such dwellings or other structures~~  
7 ~~are blighted because of faulty design or construction or failure to keep them in a proper~~  
8 ~~state of repair or lack of proper sanitary facilities or lack of adequate heat, light or~~  
9 ~~ventilation, or improper management or any combination of these factors as a result of~~  
10 ~~which such buildings or structures have become deteriorated, dilapidated, neglected,~~  
11 ~~overcrowded with occupants or unsanitary as to be unfit for human habitation, thereby~~  
12 ~~imperiling the health, safety or welfare of the occupants thereof or the inhabitants of the~~  
13 ~~surrounding area.~~

14 ~~(2) -- Results if conditions uncorrected. Such blighted premises, dwellings and other~~  
15 ~~blighted buildings or other structures contribute to the development of, or increase in,~~  
16 ~~disease, infant mortality, crime and juvenile delinquency; conditions existing on such~~  
17 ~~blighted premises cause a drain upon public revenue and impair the efficient and~~  
18 ~~economical exercise of governmental functions in such areas; and conditions existing~~  
19 ~~on such blighted premises necessitate excessive and disproportionate expenditure of~~  
20 ~~public funds for public health, public safety, crime prevention, fire protection and other~~  
21 ~~public services.~~

22 ~~(3) -- Necessity to protect public health, safety and welfare. The enactment of this chapter is~~  
23 ~~necessary to protect the public health, safety and welfare of the people of the city by~~

1        ~~establishing minimum standards governing the facilities, utilities, occupancy, repair and~~  
2        ~~maintenance of buildings and grounds used for human habitation. This chapter is~~  
3        ~~declared to be remedial and essential to the public interest and welfare, and to this~~  
4        ~~extent it is intended that this housing code be liberally construed to effectuate the~~  
5        ~~purposes stated herein.~~

6        **~~Sec. 13-17. -- Buildings affected.~~**

7        ~~Every portion of a building or premises, used or intended to be used as a dwelling, shall comply~~  
8        ~~with the provisions of this article, irrespective of when the building shall have been constructed,~~  
9        ~~altered or repaired, except where specifically exempt as stated in this article, and irrespective of~~  
10       ~~any permits or licenses which shall have been issued for the use or occupancy of the building or~~  
11       ~~premises.~~

12       **~~Sec. 13-18. -- Conflicts resolved; conditional provisions for higher standard to prevail;~~**  
13       **~~quality of work.~~**

14       ~~In any case where a provision of this article is found to be in conflict with a provision of any~~  
15       ~~zoning, fire, safety or health ordinance or other code provision of this city, the provision which~~  
16       ~~establishes the higher standards for the promotion and protection of the health and safety of the~~  
17       ~~people shall prevail. All work or repairs performed as required in this chapter shall be performed~~  
18       ~~in a neat and professional manner.~~

19       **~~Sec. 13-19. -- Definitions.~~**

20       ~~For the purpose of this article, the following terms, words, phrases and their derivations shall~~  
21       ~~have the meanings given in this section. When not inconsistent with the context, words used in~~  
22       ~~the present tense include the future, words in the plural number include the singular number, and~~  
23       ~~words in the singular number include the plural number. The word "shall" is always mandatory~~

1 and not merely directory. Whenever the words "dwelling," "dwelling unit," "rooming house,"  
2 "rooming unit" and "premises" are used in this chapter, they shall be construed as though they  
3 were followed by words "or any part thereof."

4 ~~*Accessory building* shall mean a separate building or structure, the use of which is incidental to~~  
5 ~~that of the principal building on the same lot.~~

6 ~~*Abandoned vehicle* shall mean any vehicle, which appears to be incapable of safe operation~~  
7 ~~under its own power upon public street. It is rebuttably presumed that a vehicle is abandoned if it~~  
8 ~~does not have a current motor vehicle registration tag properly attached.~~

9 ~~*Agent* shall mean a representative of an owner who performs any services for the owner with~~  
10 ~~respect to the real estate of the owner.~~

11 ~~*Approved* shall mean any system, structure or equipment that is designed and/or plans sealed by~~  
12 ~~an engineer or architect, or that meets the requirements of the standard building trade codes~~  
13 ~~adopted by the city.~~

14 ~~*Basement* shall mean a portion of any dwelling located partly underground, but having less than~~  
15 ~~half its clear floor to ceiling height below the average grade of the adjoining ground.~~

16 ~~*Building* shall mean any structure built for the support, shelter or enclosure of persons, animals,~~  
17 ~~chattels or property of any kind. The term "building" shall be construed as if followed by the~~  
18 ~~words "or part thereof."~~

19 ~~*Cellar* shall mean a portion of a building located partly or wholly underground, having one half~~  
20 ~~or more of its clear floor to ceiling height below the average grade of the adjoining ground.~~

1 ~~Common area/public areas~~ as used in this Code, means an unoccupied open space inside or  
2 adjoining a building and on the same property, that is permanently maintained accessible to the  
3 fire department and all occupants and free of all encumbrances that might interfere with its use  
4 by the fire department.

5 ~~Decay-resistant woods~~ shall mean those woods that are known to be resistant to moisture and  
6 insect damage because of their natural properties, such as cypress, redwood and preservative-  
7 treated lumber.

8 ~~Dwelling~~ shall mean any building which is wholly or partly used or intended to be used for  
9 living, eating or sleeping by human occupants, whether or not the building is occupied or vacant;  
10 provided, that temporary housing, as defined in this section, shall not be regarded as a dwelling.

11 ~~Dwelling unit~~ shall mean any room or group of rooms located within a dwelling and forming a  
12 single habitable unit with facilities which are used or intended to be used for living, sleeping,  
13 cooking and eating, whether or not the unit is occupied or vacant.

14 ~~Extermination~~ shall mean control and extermination of insects, rodents or other pests by  
15 elimination thereof.

16 ~~Foundation systems~~ shall mean those structural members of a building consisting of piers, sills,  
17 girders, joists, concrete slabs or any other members designed and used to support a building,  
18 upon, in or under the ground.



~~Habitable room shall mean a room or enclosed floor space, used or intended to be used for living, sleeping or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, kitchens, foyers or communicating corridors, closets, and storage spaces.~~

~~Hazard (hazardous) shall mean any condition, substance or material which has or creates a reasonably serious potential for harm to a building, its occupants or the general public.~~

~~Infestation shall mean the presence within or around a dwelling, of any insects, rodents or other pests.~~

~~Letter of commencement shall mean a letter provided by the city manager or designee to the code enforcement officer responsible for the inspection of a given dwelling. The letter states when action on the case begins so the code enforcement officer has reason to halt enforcement.~~

~~Letter of completion shall mean a letter provided by the city manager or designee to the code enforcement officer responsible for the inspection of a given dwelling. The letter states when action is completed on the house and reinspection for completion of work or to carry out the remaining code enforcement action is required.~~

~~Major, multiple-minors, minor violations:~~

~~(1) Major violation shall mean a defect existing on a premises that is immediately dangerous to the health or safety of the occupants or passersby, or persons in contiguous areas.~~

~~(2) Multiple-minors. Five or more minor violations on a single dwelling unit and/or premises constitute a multiple minor violation. The multiple minor will then be acted upon as a major violation until abatement; except the time given for correcting the~~

violations on the notice of violation shall be not less than 30 days nor more than 120 days. Abatement of a multiple minor violation includes reducing the number of minor violations to four or less.

~~(3) Minor violation shall mean a defect on the premises that is not an immediate hazard but if allowed to remain unrepaired will potentially cause a hazard or further property deterioration.~~

~~All defects of the same kind shall be included as one violation (e.g., two broken windows constitute only one violation).~~

~~Occupant shall mean an individual living in a dwelling unit for more than 30 days or an individual living in a dwelling unit by any implied lease or express agreement.~~

~~Occupancy shall mean the use of a dwelling unit for residential purposes.~~

~~Openable area shall mean that part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.~~

~~Order, written shall mean the status assumed by a notice of violation, order to vacate or order to demolish, upon its expiration date, at which time it has become a misdemeanor for the occupaney/owner to fail to correct the violation cited.~~

~~Outdoor storage shall mean the storage, keeping, maintaining or allowing the existence of merchandise, building materials, wood, junk, trash, debris or similar items outside of a completely enclosed building.~~

1 ~~Owner shall mean the holder of the title in fee simple and any person, individual, association,~~  
2 ~~firm, corporation, partnership, bodies politic and corporation and groups or combinations thereof~~  
3 ~~in show name tax bills on the property are submitted. It shall also mean any person who, alone or~~  
4 ~~jointly or severally with others:~~

5 (1) ~~Shall have legal title, to any dwelling or dwelling unit, with or without accompanying~~  
6 ~~actual possession thereof, or~~

7 (2) ~~Shall have charge, care or control of any dwelling or dwelling unit, as owner,~~  
8 ~~executor, executrix, administrator, trustee, guardian of the estate of the owner,~~  
9 ~~mortgagee or vendee in possessions, or assignee of rents, lessee, or other person, firm or~~  
10 ~~corporation in control of a building, or their duly authorized agents.~~

11 ~~Plumbing shall mean the practice, materials and fixtures used in the installation, maintenance,~~  
12 ~~extension and alteration of all piping, fixtures, appliances and appurtenances in connection with~~  
13 ~~any of the following: Sanitary drainage or storm drainage facilities, the venting system and the~~  
14 ~~public or private water supply systems, within or adjacent to any building, structure or~~  
15 ~~conveyance; also the practice and materials used in the installation, maintenance, extension or~~  
16 ~~alteration of stormwater, and water supply systems of any premises to their connection with any~~  
17 ~~point of public or other acceptable means of disposal.~~

18 ~~Premises shall mean a lot, plot or parcel of land, including the buildings or structures thereon.~~

19 ~~Registered domestic partner means a person in a relationship as provided in Article VIII of~~  
20 ~~Chapter 2 of this Code.~~

1 ~~Repair shall mean the replacement of existing work with the same or equivalent kind of material~~  
2 ~~used in the existing work, not including additional work that would change the structural safety~~  
3 ~~of the building, or that would affect or change required existing facilities, a vital element of an~~  
4 ~~elevator, plumbing, gas piping, wiring or heating installations, or that would be in violation of a~~  
5 ~~provision of law or ordinance. The term "repair" or "repairs" shall not apply to any change of the~~  
6 ~~structural systems.~~

7 ~~Rooming house shall mean any dwelling, or that part of any dwelling containing one or more~~  
8 ~~rooming units, in which space is let by the owner to three or more persons who are not husband~~  
9 ~~or wife, or registered domestic partner, son or daughter, mother or father, or sister or brother of~~  
10 ~~the owner.~~

11 ~~Rooming unit shall mean any room or group of rooms forming a single habitable unit used or~~  
12 ~~intended to be used for living and sleeping, but not for cooking or eating purposes.~~

13 ~~Rubbish shall mean combustible and noncombustible waste materials, except garbage.~~

14 ~~Sleeping room shall mean a habitable room used continuously or occasionally for the purpose of~~  
15 ~~sleeping. This room must meet more stringent requirements for purposes of safety.~~

16 ~~Stairway shall mean one or more flights of stairs and the necessary landings and platforms~~  
17 ~~connecting them, to form a continuous and uninterrupted passage from one story to another in a~~  
18 ~~building or structure.~~

~~Story shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.~~

~~Structure shall mean that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definitive manner. The term "structure" shall be construed as if followed by the words "or part thereof."~~

~~Supplied shall mean paid for, furnished or provided by or under control of the owner.~~

~~Temporary housing shall mean tents, campers, plastic or tarpaper lean to's and similar structures of a temporary nature not meeting the requirements of this Code.~~

~~Vehicle shall mean a machine propelled by power other than human power designed to travel along the ground by use of wheels, treads, runners or slides and transport persons or property or pull machinery and shall include, without limitation, automobile, truck, trailer, motorcycle, tractor, buggy and wagon.~~

**~~Sec. 13-20. — Occupancy of dwellings, rooming units, etc., containing major violations.~~**

~~(a) — No owner shall let for occupancy by any person other than the owner of any premises, any dwelling, dwelling unit or rooming unit which contains major violations as defined in this division. For additional procedures, see section 13-41(c).~~

~~(b) — Any persons who shall fail to comply with subsection (a) above after a notice of violation of the provisions of this article becomes an order, shall be subject to penalty as provided in section 1-9. Each day of violation shall constitute a separate offense.~~

**~~DIVISION 2. ADMINISTRATION AND ENFORCEMENT~~**

**~~Sec. 13-36. Administrative liability.~~**

~~(a) The purpose of this section is to set the standard between the city and its employees. No officer, agent or employee of the city shall himself/herself become personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the proper discharge of duties under this article.~~

~~(b) Any suit brought against an officer, agent or employee of the city as a result of any act required or permitted in the proper discharge of his/her duties under this article shall be defended by the city at no cost or expense to the employee until the final determination of the proceedings therein. The city shall pay any judgment against an employee who has correctly discharged his/her duties.~~

**~~Sec. 13-37. Designation of enforcing official; powers and duties.~~**

~~The city manager shall be the enforcing official. The city manager may designate one or more subordinates who shall be charged with the duty of administering the applicable standards of this article and securing compliance therewith, and carrying out all other duties as specified by this Code. In furtherance of this responsibility, the enforcing official shall:~~

~~(1) Cooperate with housing related boards in studies of housing conditions in the city;~~

~~(2) Make such routine area inspections, investigate complaints of alleged violations of the provisions of this article and take such actions as specified in this article as may be necessary to effectuate the purposes and intent and gain compliance with this housing code;~~

1       ~~(3) Maintain a record of the disposition of all such inspections and complaint~~  
2       ~~investigations and of the actions taken in regard to violations of this article.~~

3   **~~Sec. 13-38. Authorization and procedure for inspections.~~**

4   ~~The enforcing official is authorized to enter and make inspections of dwellings, dwelling units,~~  
5   ~~rooming houses and rooming units at reasonable times during daylight hours, to determine their~~  
6   ~~condition in order to safeguard the health, safety and welfare of the public, when the inspections~~  
7   ~~are part of an area wide, systematic inspection routine or are based on reasonable cause to~~  
8   ~~believe a violation of this article exists. The enforcing official is also authorized to apply for~~  
9   ~~search warrants when permission to search is refused by the owner or occupant. Written notice of~~  
10   ~~the enforcing official's intention to inspect shall be issued and mailed to the owner or his/her~~  
11   ~~agent, as well as the occupant of the premises, if the premises are not occupied by the owner, at~~  
12   ~~least seven calendar days before the inspection except in an emergency, or for an inspection not~~  
13   ~~requiring entry onto the premises, or for a reinspection after a notice of violation has been issued~~  
14   ~~but not abated, or for an inspection made upon the owner's or occupant's request. Such notice~~  
15   ~~shall state the date and time of the inspection and identify the person making same. If the~~  
16   ~~inspection is authorized by search warrant, the notice shall so state.~~

17   **~~Sec. 13-39. Procedure in handling minor violations.~~**

18   ~~Whenever the enforcing official determines that a minor violation (see section 13-19 for~~  
19   ~~definition) of this article exists, he/she shall take action as follows:~~

20       ~~(1) Give written notice of the violation to the occupants and/or owners.~~

21       ~~(2) The notice shall include:~~

1       a. ~~A description of the location of the structure involved, either by street address or~~  
2       ~~legal description;~~

3       b. ~~A statement indicating the nature of the violation and the reason or reasons why~~  
4       ~~the notice of violation is issued;~~

5       c. ~~A specification of the section or sections of this article upon which the notice of~~  
6       ~~violation is based;~~

7       d. ~~If repairs or alterations will bring the structure into compliance with this article, a~~  
8       ~~statement of the nature and extent of such repairs or alterations necessary to comply~~  
9       ~~with this article; and~~

10      e. ~~A statement that the violation, if it is uncorrected and becomes a major violation,~~  
11      ~~could result in the city performing the required repairs and obtaining a lien on the~~  
12      ~~property.~~

13      ~~(3) The written notice of violation referred to in subsections (1) and (2) above shall in all~~  
14      ~~cases be served upon the owner, as well as upon the occupant of the premises, if the~~  
15      ~~premises are not occupied by the owner. Such service shall be deemed complete if~~  
16      ~~personally delivered or upon sending same by regular mail to the last known address of~~  
17      ~~the owner as shown on the tax rolls of the city.~~

18      **~~Sec. 13-40. -- Procedures in handling major violations.~~**

19      ~~Whenever the enforcing official determines that a major violation of this article or article III~~  
20      ~~exists, he/she shall take action as follows:~~

21      ~~(1) Give written notice of the violation as described in subsection (3) below.~~

22      ~~(2) The notice shall include:~~



- 1       a. ~~A description of the location of the structure involved, either by street address or~~  
2       ~~legal description;~~
- 3       b. ~~A statement indicating the nature of the violation and the reason or reasons why~~  
4       ~~the notice of violation is issued;~~
- 5       c. ~~A specification of the section or sections of this chapter upon which the notice of~~  
6       ~~violation is based;~~
- 7       d. ~~If repairs or alterations will bring the structure into compliance with this article, a~~  
8       ~~statement of the nature and extent of such repairs or alterations necessary to comply~~  
9       ~~with this article;~~
- 10      e. ~~If repairs or alterations are necessary for compliance, a specification of time for~~  
11      ~~performing such repairs, such time to be not less than 15 nor more than 120 days,~~  
12      ~~except as noted in the definition of "letter of commencement" in section 13-19,~~  
13      ~~depending on the extent of the needed repairs, and the degree of danger to the~~  
14      ~~occupants, if any. When the violation is of such a magnitude that there exists an~~  
15      ~~immediate threat to the safety and well being of the occupants, the enforcing~~  
16      ~~official may allow less than 15 days as a minimum time period for compliance.~~  
17      ~~Such determination of imminence shall be confirmed by the city manager or~~  
18      ~~designee prior to the specification of time of performance of less than 15 days by~~  
19      ~~the enforcing official;~~
- 20      f. ~~If the violation is of such character that repairs or alterations cannot reasonably~~  
21      ~~bring the structure into compliance, a statement to this effect and an order for~~  
22      ~~vacating of the premises indicating fully the reasons therefor;~~

1       ~~g. The name or names of persons upon whom the notice of violation is served as~~  
2       ~~required by subsection (3) and this subsection;~~

3       ~~h. A statement advising that upon the owner's failure to comply with the notice, the~~  
4       ~~city may perform or cause to be performed the repairs, alterations, demolition or~~  
5       ~~vacation of the premises involved and that the expense of such performance by the~~  
6       ~~city shall be, and the same shall constitute, a lien against the property involved;~~

7       ~~i. A statement advising of procedures available for review of the action of the~~  
8       ~~enforcing official as set out in division 3 of this article.~~

9       ~~(3) The written notice of violation referred to in subsections (1) and (2) above shall in all~~  
10       ~~cases be served upon the owner or his/her agent, as well as upon the occupant of the~~  
11       ~~premises, if the premises are not occupied by the owner. Such service shall be deemed~~  
12       ~~complete if personally delivered or upon sending same by certified mail, return receipt~~  
13       ~~requested, to the last known address of the owner as shown on the tax rolls of the city,~~  
14       ~~and by posting a copy of the notice in a conspicuous place on the premises.~~

15       ~~(4) The enforcing official shall endorse on the copies of the written notice, the date, time~~  
16       ~~and manner of service of the notice or notices as is hereby required.~~

17       ~~(5) A written notice of a major violation becomes an order when no petition for review of~~  
18       ~~the decision of the enforcing official has been taken or when the petition for review has~~  
19       ~~been taken and the decision of the enforcing official has not been reversed.~~

20       ~~(6) When a notice of a major violation becomes an order and the order is not complied~~  
21       ~~with, the enforcing official may take any of the actions authorized by this article to~~  
22       ~~execute or seek compliance with the order.~~

1       ~~(7) At any time after the issuance of a notice of major violation the code enforcement~~  
2       ~~procedure may be temporarily halted (rehabilitation halt) while consideration is being~~  
3       ~~given to the owner by the city manager or designee for qualification for funds and/or~~  
4       ~~actual rehabilitation of the unit in violation with the following qualifications:~~

5       ~~a. A letter of commencement will be given to the enforcing official which will~~  
6       ~~temporarily halt enforcement action;~~

7       ~~b. A letter of release from liability will be signed by the person in control of the~~  
8       ~~property and submitted to the enforcing official with the letter of commencement;~~

9       ~~c. A letter of completion will be given to the enforcing official upon completion of~~  
10      ~~services (whether or not assistance was given);~~

11      ~~d. Upon receipt of the letter of completion, code enforcement action will commence~~  
12      ~~from the point it was halted;~~

13      ~~e. After a period of six months code enforcement activity will continue without~~  
14      ~~further notice unless a second letter of commencement and liability is issued to the~~  
15      ~~enforcing official. At no time will the rehabilitation halt extend past 12 months.~~

16   **~~Sec. 13-41. Execution of orders.~~**

17   ~~Notices which become orders may be executed in the following manner:~~

18      ~~(1) Notices to repair or to demolish. The enforcing official may cause the required repairs~~  
19      ~~or demolition to be done, bill the owner for the full cost thereof and request that the city~~  
20      ~~commission place a lien on the property for the work accomplished.~~

21      ~~(2) Notices to vacate. The enforcing official may request that the city attorney apply to the~~  
22      ~~appropriate court for an order requiring the vacation of the premises.~~

1       ~~(3) — Letting of premises in violation. The enforcing official may request that the city~~  
2       ~~attorney apply to the appropriate court for an order enjoining the letting of premises in~~  
3       ~~major violation of this article to any person other than the owner thereof for occupancy.~~  
4       ~~The enforcing official may also request that the state attorney prosecute any person who~~  
5       ~~lets such premises, for occupancy, to any person other than the owner.~~

6       **Sec. 13-42. — Assessing liens.**

7       ~~(a) — Billing and notice. Promptly after completion of any repairs, alterations or vacation~~  
8       ~~accomplished by the city under authority of this article, the enforcing official shall cause the~~  
9       ~~owner to be billed for the cost of the work, including labor, materials, administrative costs,~~  
10       ~~court costs, legal expenses and title searches. The bill shall be served upon the owner by~~  
11       ~~delivery to him/her personally or by certified mail, return receipt requested, at his/her last~~  
12       ~~known address as shown on the city tax rolls. If the bill is not paid within 30 days following~~  
13       ~~such service, the owner shall be notified of the enforcing official's intention to apply for a~~  
14       ~~special assessment against the property. The notice shall:~~

15       ~~(1) — Describe the premises involved, either by legal description or street address;~~

16       ~~(2) — Describe the nature of the work done thereon and state the amount for which a special~~  
17       ~~assessment is sought;~~

18       ~~(3) — Specify the date on which the city commission will hold a public hearing for the~~  
19       ~~purpose of making a special assessment against the property for the cost of the work~~  
20       ~~done thereon, and advise the owner of his/her right to be heard on any matter pertaining~~  
21       ~~to the proposed special assessment; and~~

1       ~~(4) Be served on the owner not less than ten days prior to the date set for the hearing, in~~  
2       ~~the same manner as set forth above in this section.~~

3       ~~(b) *Hearing.* At the hearing, the enforcing official shall report to the city commission on the~~  
4       ~~nature of the work accomplished, the cost of the work, and the service of the required notice.~~  
5       ~~All interested parties shall be given an opportunity to be heard at the hearing with respect to~~  
6       ~~the validity and amount of the proposed special assessment.~~

7       ~~(c) *Levy by city commission:*~~

8       ~~(1) After the hearing, the city commission may levy a special assessment against the~~  
9       ~~property improved, for the cost of work done on the property, in such amount as the~~  
10       ~~commission may find to be proper and reasonable. The assessments shall be made by~~  
11       ~~the adoption of a resolution containing findings that:~~

12       ~~a. The procedures of this article have been followed;~~

13       ~~b. The work done was in conformity with the requirements of this article; and~~

14       ~~c. The amount of assessment is just and reasonable and based on the actual cost of the~~  
15       ~~work.~~

16       ~~(2) The resolution shall contain a legal description of the property, the names of the~~  
17       ~~owners of the property, and such other information as may be deemed appropriate. The~~  
18       ~~assessment shall become effective immediately upon the adoption of the resolution and~~  
19       ~~shall bear interest thereafter at the rate established by the method set forth below.~~

20       ~~(3) Each year, immediately before the beginning of the next fiscal year, the city manager~~  
21       ~~shall have the appropriate financial periodicals researched and shall determine the~~  
22       ~~current rate of interest being paid by cities with credit ratings comparable to the city on~~

1 debts of duration equal to the duration of liens. The city manager shall report this rate to  
2 the city commission, which shall consider the city manager's report and shall then set  
3 the rate of interest to be charged on the city's liens which are made during the next fiscal  
4 year. There shall be no effect on liens made prior to the beginning of the fiscal year, and  
5 once established for an individual lien, the interest rate shall not be changed. Upon the  
6 adoption of the resolution, the city shall have a lien placed against the property on  
7 which the repaired building is located, as described in the resolution, which lien shall be  
8 of equal dignity with other municipal liens. The owner may pay the amount of the lien,  
9 including interest, in 36 equal, consecutive, monthly installments, commencing on the  
10 first day of the month following the adoption of the resolution.

11 ~~(d) — Notice of adoption of resolution. A copy of the resolution shall be served on the owner by~~  
12 ~~certified mail, return receipt requested, within ten days of the date of its adoption; a copy~~  
13 ~~shall be published once each week for two consecutive weeks in a newspaper of general~~  
14 ~~circulation within the city and a copy shall be recorded in the public records of the county.~~  
15 ~~Along with a copy of the resolution, the property owner shall be served a notice informing~~  
16 ~~the owner that payments on the lien may be made in installments, the amount of each~~  
17 ~~installment, the address to which the payments shall be sent, and of the consequence that the~~  
18 ~~property may be sold to satisfy the lien if payments are not made.~~

19 ~~(e) — Enforcement of liens. Liens shall be in default whenever one monthly installment payment~~  
20 ~~is missed unless all delinquent payments have been brought up to date with no outstanding~~  
21 ~~delinquencies. Whenever liens are in default, they shall be referred to the city attorney for~~  
22 ~~enforcement and collection.~~

23 **~~DIVISION 3. — EXTENSION OF TIME~~**

1 **~~Sec. 13-58. Authority to grant extension of time; procedure.~~**

2 ~~(a) The city manager or designee has the authority, upon good cause shown therefor in~~  
3 ~~writing, to grant an extension of time within which an owner or occupant may be required to~~  
4 ~~comply with a notice of violation which has been issued by the enforcing official, provided~~  
5 ~~the written request for the extension of time is filed prior to the expiration of time originally~~  
6 ~~stated in the written notice of violation.~~

7 ~~(b) The authority of the city manager or designee in considering requests for extension of time~~  
8 ~~as given in this section shall be in each instance limited to either granting or denying the~~  
9 ~~request for the extension, and shall not be considered as an appeal from the terms of the~~  
10 ~~notice of violation, and the city manager or designee shall not have authority to modify or~~  
11 ~~vary the terms of the notice of violation except as to the time of performance.~~

12 ~~(c) In granting or denying the request for extension of time, the city manager or designee shall~~  
13 ~~consider such factors as are appropriate, including the good faith effort to comply, the~~  
14 ~~availability of materials and workmen necessary, and such other factors as may be deemed~~  
15 ~~appropriate and consistent with the intent of the housing code.~~

16 ~~(d) All requests for extension of time shall be decided within ten working days after the filing~~  
17 ~~of the request.~~

18 ~~(e) In granting or denying the request, the city manager or designee shall state its reasons~~  
19 ~~therefor and state the length of time, if it is extended, during which the acts required to be~~  
20 ~~done shall be completed, which time, in no instance, may be greater than 90 days after the~~  
21 ~~time period stated in the original notice of violation.~~

22 **~~DIVISION 4. STRUCTURAL REQUIREMENTS~~**

1 **Sec. 13-76. — Exteriors.**

2 ~~(a) — Foundation systems:~~

3 ~~(1) — The building foundation systems shall be maintained to provide a safe, firm base for~~  
4 ~~the support of the structure. Foundation members shall not lean or be damaged,~~  
5 ~~decayed, deteriorated or insect infested to the extent that causes unsafe sagging, leaning~~  
6 ~~or buckling of other structural members. Unsafe foundation members constitute a major~~  
7 ~~violation.~~

8 ~~(2) — Foundation systems that show significant deterioration that has not yet created sag,~~  
9 ~~lean or buckling in the foundation or the structure above, but if left untended would do~~  
10 ~~so shall be cleaned, treated and reinforced to prevent future deterioration. Failure to~~  
11 ~~meet this requirement shall be a minor violation.~~

12 ~~(b) — Walls:~~

13 ~~(1) — Every exterior wall shall be free of holes, cracks, breaks, loose or rotting and~~  
14 ~~deteriorated coverings which might admit rain, dampness, cold, rodents or insects to the~~  
15 ~~interior of the wall or occupied portions of the dwelling. Such conditions shall be~~  
16 ~~considered a minor violation unless the defect is of such a nature as to create a hazard.~~

17 ~~(2) — No wall or other vertical structural member shall list, lean or buckle to such an extent~~  
18 ~~that a normally vertical structural member shall be more than two inches out of plumb~~  
19 ~~in ten feet or less of vertical distance and the structure appears in danger of collapsing.~~  
20 ~~Violations of these requirements shall be a major violation. Structural members that~~  
21 ~~were originally designed not to be vertical (e.g., rafters or diagonal braces) that sag, lean~~



1       ~~or buckle from their original position to such an extent or to appear in danger of~~  
2       ~~collapse shall constitute a major violation.~~

3       ~~(c) —~~ *Roofs.*

4       ~~(1) —~~ Roofs shall not leak with such volume as to cause damage to any of the components of  
5       the structure. All critical joints in the roof which are likely to admit water shall be  
6       protected by sheet metal or other suitable flashing material. Roofs shall be securely  
7       fastened to walls and other support in a manner required by the building code. Failure of  
8       a roof system to meet these requirements shall be a major violation.

9       ~~(2) —~~ Minor deterioration of roofing coverings and/or parts of structural systems, that does  
10      not at the time of inspection constitute a major violation, will be considered a minor  
11      violation.

12     ~~(d) —~~ *Stairs, porches and appurtenances.* Stairs, porches and appurtenances shall contain no  
13     loose, deteriorated or damaged material that would constitute a hazard. Protective railings  
14     shall be required on any stair, porch, appurtenance and unenclosed structure over 36 inches  
15     from ground level or, on any steps containing four risers or more. Any railing required to be  
16     installed under this provision shall comply with the requirements of the building code of the  
17     city. Major or minor violations will be determined by the inspector, based on severity and/or  
18     hazard.

19     ~~(e) —~~ *Accessory buildings.* Accessory buildings and other structures built on the same premises  
20     with a dwelling but not attached to it and not used as living quarters shall be kept in sound  
21     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 a functioning central heat and air conditioning unit, 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. Where required, if more than 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 safe unobstructed means of egress with a minimum ceiling height of seven feet and a minimum width of two feet seven inches leading from the living area to safe and open space at ground level. Stairs and doors to fill~~

1     ~~this requirement shall have a minimum headroom of six feet seven inches and a minimum~~  
2     ~~width of two feet seven inches. The minimum width of a hallway or exit access shall be not~~  
3     ~~less than three feet, nor shall the ceiling height be less than seven feet in height. Failure to~~  
4     ~~provide the egress requirements shall be a major violation.~~

5     ~~(i) — Protective treatment. Protective treatment shall be applied to all exterior surfaces other than~~  
6     ~~surfaces that are naturally decay resistant woods. When protective treatments such as paint~~  
7     ~~peels or becomes nonprotective over more than ten percent of the surface, failure to provide~~  
8     ~~protection shall be considered a minor violation. When the protective coating peels or~~  
9     ~~becomes nonprotective over more than 20 percent of the surface and there is evidence of~~  
10    ~~deterioration in the surface, failure to provide such protection shall be considered a major~~  
11    ~~violation. See section 13-93 for additional requirements.~~

12   ~~(j) — Facilities, fixtures, equipment. All supplied facilities, fixtures and equipment shall function~~  
13   ~~properly and be free of hazards to the occupants or the dwelling. Hazardous facilities,~~  
14   ~~fixtures or equipment shall be a major violation. Inoperable but nonhazardous and~~  
15   ~~nonessential facilities, fixtures or equipment (dishwashers, microwave, etc.) shall not be a~~  
16   ~~violation.~~

17   **~~DIVISION 5. — GENERAL REQUIREMENTS FOR INTERIORS; HABITABLE~~**  
18   **~~ROOMS; VENTILATION AND LIGHTING~~**

19   **~~Sec. 13-91. — Habitable rooms.~~**

20   ~~(a) — Every dwelling unit shall contain at least 150 square feet of habitable floor area for the first~~  
21   ~~occupant and at least 100 square feet of additional habitable floor area for each additional~~  
22   ~~occupant. Violation of this provisions shall be considered a major violation.~~

1 ~~(b) — Every habitable room shall have a minimum of 70 square feet of floor area, except that~~  
2 ~~every room occupied for sleeping shall contain at least 50 square feet of floor area for each~~  
3 ~~occupant thereof. Violation of this provision shall be considered a major violation.~~

4 ~~(c) — Minimum height of a habitable room shall be not less than seven feet in height from the~~  
5 ~~floor to the ceiling throughout one half the area of the room. Violation of this provision shall~~  
6 ~~be considered a major violation.~~

7 ~~(d) — Minimum width of a habitable room shall not be less than seven feet. Violation of this~~  
8 ~~provision shall be considered a major violation.~~

9 **~~Sec. 13-92. — Ventilation, lighting and egress.~~**

10 ~~(a) — *Windows.* Each window accessible from the outside shall be capable of being held fastened~~  
11 ~~in the closed position. Window sash shall be properly fitted and watertight within the~~  
12 ~~window frame and fully supplied with glass window panes or an approved substitute which~~  
13 ~~is without open cracks or holes that are generally in excess of one square inch. Failure to~~  
14 ~~comply with this provision will result in either a major or a minor violation.~~

15 ~~(b) — *Glazed areas.* All habitable rooms shall be provided with aggregate glazing area of not less~~  
16 ~~than eight percent of the floor area of such rooms. Forty five percent of the required area of~~  
17 ~~glazing shall be openable and capable of being held in the open position with appropriate~~  
18 ~~hardware or props. Exceptions to this subsection are as follows:~~

19 ~~(1) — The glazed areas need not be openable where an approved mechanical ventilation~~  
20 ~~system is provided which is capable of producing a change of air every 30 minutes and~~  
21 ~~the opening is not required in subsection (c) below.~~

1       (2) ~~The glazed areas may be omitted in rooms where an approved mechanical ventilation~~  
2       ~~system is provided which is capable of producing a change of air every 30 minutes,~~  
3       ~~artificial light is provided capable of producing an average illumination of six~~  
4       ~~footeandles over the area of the room at a height of 30 inches above the floor level, and~~  
5       ~~the opening is not required in subsection (c) below. Failure to comply with the above~~  
6       ~~requirements shall be a major violation.~~

7       (c) ~~Egress. Every sleeping room in one and two family dwellings shall have at least one~~  
8       ~~operable window or exterior door approved for emergency egress or rescue to the dwelling's~~  
9       ~~exterior. All egress or rescue windows from sleeping rooms must have a minimum net clear~~  
10      ~~opening of 20 inches by 24 inches. Net clear opening for windows shall mean the maximum~~  
11      ~~opening available after removal of window glass and any frame parts which may be forcibly~~  
12      ~~removed. The required exit door shall be not less than two feet eight inches in width and six~~  
13      ~~feet eight inches in height. The minimum width of a hallway or exit access shall be not less~~  
14      ~~than three feet. Failure to comply with the egress requirements is a major violation.~~

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

16   ~~Lead-based paint shall be presumed to exist in dwelling units that were built prior to 1950 unless~~  
17   ~~conclusive evidence to the contrary exists. All surfaces that have not already been so treated and~~  
18   ~~that are chipping, peeling or cracking shall be washed, sanded, scraped or wirebrushed, so as to~~  
19   ~~remove all hazards resulting from pre 1950 painting, before repainting with at least two coats of~~  
20   ~~a nonleaded paint. Failure to provide proper paint treatment at some point in time subsequent to~~  
21   ~~1950 shall be considered a major violation.~~

22   **Sec. 13-94. -- Smoke detectors.**

1 ~~(a) For purposes of protection of the public health, safety and welfare of the people of the city~~  
2 ~~regarding fire safety in residential occupancies, single station smoke detectors shall be~~  
3 ~~installed in each dwelling unit. Smoke detectors shall be ionization or photoelectric type~~  
4 ~~capable of sensing visible or invisible particles of combustion and providing an approved~~  
5 ~~signal alarm. Failure to install and maintain smoke detectors in each dwelling unit shall be a~~  
6 ~~major violation.~~

7 ~~(b) Location requirements.~~

8 ~~(1) Smoke detectors shall be installed outside of each separate sleeping area in the~~  
9 ~~immediate proximity of the bedrooms and shall be installed on each additional level of~~  
10 ~~the dwelling unit including basements and excluding crawl spaces and unfinished attics.~~

11 ~~(2) For split level dwelling units, which are defined as adjacent levels with less than one~~  
12 ~~full story separation between levels, a smoke detector shall be installed outside each~~  
13 ~~separate sleeping area in the immediate vicinity of the bedrooms, and on every other~~  
14 ~~floor level without an intervening door.~~

15 ~~(c) Exception. Where smoke detectors are installed as part of an approved fire protection~~  
16 ~~system, the requirements for single station smoke detectors are waived. An approved fire~~  
17 ~~protection system is defined as a combination of devices meeting the requirements of the~~  
18 ~~current building code and installed in accordance with manufacturer's recommendations.~~

19 ~~(d) Equipment. All devices, combinations of devices, and equipment required by this section~~  
20 ~~are to be installed in conformance with the current building code and in compliance with~~  
21 ~~manufacturer's recommendations.~~

1 ~~(e) — Smoke detectors for the deaf and/or hearing-impaired. Where a deaf and/or hearing-~~  
2 ~~impaired person occupies a living unit, a smoke detector shall provide a signal approved for~~  
3 ~~persons with such disabilities.~~

4 ~~(f) — It is a major violation for an occupant or owner of a dwelling unit to remove a smoke~~  
5 ~~detector(s) or render the smoke detector(s) inoperative.~~

6 **~~Sec. 13-95. — Interior walls, floors and ceilings.~~**

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

12 **~~Sec. 13-96. — Bathrooms.~~**

13 ~~(a) — Every dwelling shall have a bathroom. Failure to provide a bathroom shall be a major~~  
14 ~~violation.~~

15 ~~(b) — Bathrooms and water closets shall comply with light and ventilation requirements for~~  
16 ~~habitable rooms, except that no window or skylight shall be required in adequately~~  
17 ~~ventilated bathrooms equipped with an approved ventilation system. Failure to provide~~  
18 ~~ventilation shall be a major violation.~~

19 ~~(c) — Every water closet, flush urinal, bathroom lavatory basin, and bathtub or shower shall be~~  
20 ~~located within the dwelling unit and, shall have adequate space, accessibility and privacy for~~  
21 ~~use. The required plumbing facilities shall be accessible from the interior of the dwelling. A~~  
22 ~~bathroom shall not be the sole access to a habitable room, hall, basement or to the exterior.~~

1 Failure to provide the above shall be a major violation. See section 13-112 for related  
2 provisions.

3 ~~(d) The floor and wall of every bathroom, flush water closet room and shower room shall be~~  
4 ~~so constructed or surfaced (with surface material such as tile or sheet vinyl for floors, and~~  
5 ~~such as water resistant paint or water resistant wallpaper or tile for walls) as to be water-~~  
6 ~~resistant and capable of being kept in a clean and sanitary condition at all times. Floors and~~  
7 ~~walls that have decayed to a hazardous state shall be major violations. Floors that have tile,~~  
8 ~~sheet vinyl or other cover missing over more than two percent of the floor area or similar~~  
9 ~~defects shall be minor violations.~~

10 ~~(e) Every bathroom sink, basin and bathtub or shower function properly and shall be~~  
11 ~~connected to the hot and cold water supply lines. Failure to provide connections shall be a~~  
12 ~~major violation. Nonhazardous conditions shall be minor violations.~~

13 **Sec. 13-97. — Kitchens.**

14 ~~(a) Every dwelling unit shall have a kitchen area with fixtures connected to hot and cold water.~~  
15 ~~Failure to provide a kitchen with hot and cold water shall be a major violation.~~

16 ~~(b) Every kitchen shall have adequate space provided and proper utility connections supplied~~  
17 ~~for a refrigeration unit of at least five cubic feet capacity as well as a cooking unit containing~~  
18 ~~at least three burners. If the dwelling is occupied, the refrigeration unit and cooking unit~~  
19 ~~shall be installed and functioning properly. Failure to provide for a refrigerator and cooking~~  
20 ~~unit shall be a major violation. If the dwelling is occupied, failure to provide a refrigerator~~  
21 ~~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.~~

**~~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.~~

**~~DIVISION 6. — PLUMBING~~**

**~~Sec. 13-111. — Water supply.~~**

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

7 **Sec. 13-112. -- Fixtures.**

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

13 **Sec. 13-113. -- Sewerage.**

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

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

~~(c) All materials used in a sewer system shall be approved for this purpose and shall be installed in a manner consistent with any manufacturer's listing or labeling.~~

### **~~DIVISION 7. MINIMUM REQUIREMENTS FOR ARTIFICIAL LIGHTING~~**

#### **~~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.~~

#### **~~Sec. 13-127. Hazardous conditions.~~**

~~An electrical installation shall not be permitted which has any one 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;~~

- 1       ~~(4) Labeled electrical equipment or wiring that is not installed in accordance with any~~  
2           ~~labeling or other instructions;~~
- 3       ~~(5) Circuit breaker, fuse, switch, receptacle, other device, fixed utilization equipment or~~  
4           ~~wiring that is not compatible with the phase, voltage, amperage or type characteristics~~  
5           ~~of the electricity in use;~~
- 6       ~~(6) Circuit breaker, switch or other operable device that has visible evidence of arcing,~~  
7           ~~overheating or other malfunction;~~
- 8       ~~(7) Receptacle contact devices that are not firmly in contact with the contact devices of a~~  
9           ~~standard type flexible cord attachment plug, when the plug is inserted in the receptacle;~~
- 10       ~~(8) Neutral that is not grounded at the main service entrance equipment location by a~~  
11           ~~properly connected grounding electrode conductor where called for by the current~~  
12           ~~electrical code;~~
- 13       ~~(9) Polarity that is reversed in wiring connections to receptacle outlets;~~
- 14       ~~(10) Fixed utilization equipment, such as a lighting fixture, lampholder or appliance, that~~  
15           ~~malfunctions;~~
- 16       ~~(11) Faulty insulation on wiring, equipment or appliance;~~
- 17       ~~(12) Service, feeder or branch circuit conductors that have evidence of malfunction,~~  
18           ~~impaired operation or that cannot otherwise be determined to be acceptable when the~~  
19           ~~installation is energized;~~
- 20       ~~(13) Flexible cord that is used as a permanent wiring method contrary to the current~~  
21           ~~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 location, wet or location, damp (as defined in Article 100, National Electrical Code: NFPA 70, 2005 addition).~~

(16) ~~Exterior light fixtures where the associated lamps are exposed to the elements of nature.~~

(17) ~~Electrical equipment or conductors that are installed in a manner inconsistent with manufacturer's listing or labeling.~~

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

~~(a) Entrances and exits.~~

(1) ~~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 major violation.~~

(2) ~~In multiple occupancy buildings with two or more common entrances and/or exits, at least two 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 the required exterior illumination shall be a major violation.~~

~~(b) Interior stairways. 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~~

1 floor levels is six steps or more, except in hallways, stairways, and at outdoor entrances,  
2 remote, central, or automatic control of lighting shall be permitted.

3 ~~(c) — Habitable rooms.~~ All habitable rooms including living rooms shall be provided with  
4 illumination. At least one lighting outlet in each habitable room shall be controlled by a wall  
5 switch, located for convenient and readily accessible use. One of the receptacle outlets  
6 controlled by a wall switch in lieu of ceiling outlet is acceptable. Convenient duplex  
7 receptacle outlets shall be provided. Receptacle outlets shall be reasonably spaced around  
8 the room and at least two receptacles shall be required per room. Failure to provide at least  
9 two receptacles or one receptacle and one light fixture shall be a major violation. Failure to  
10 provide the other requirements of this subsection shall be a minor violation.

11 ~~(d) — Kitchens.~~ Kitchens shall be provided with illumination. The lighting outlet shall be  
12 controlled by a wall switch located for convenient and readily accessible use. Failure to  
13 provide this illumination shall be a major violation. A minimum of two 125-volt convenient  
14 duplex receptacles shall be provided on a minimum of one 20-amp appliance circuit.  
15 Nothing in this requirement shall be construed to be more restrictive than the city electrical  
16 code. One of these receptacles shall be readily accessible for convenient use of portable  
17 appliances. Failure to provide these circuits and receptacles shall be a major violation.

18 ~~(e) — (1) — Bathrooms shall be illuminated and the light controlled by a wall switch. Failure to~~  
19 ~~provide this illumination shall be a major violation.~~

20 ~~(2) — No electrical device or equipment shall be located within 36 inches of a tub or shower~~  
21 ~~area unless the device or equipment is protected by ground fault interruption~~  
22 ~~capabilities.~~

1 ~~(f) — Laundry areas. Laundry areas, where provided, shall be provided with illumination. The~~  
2 ~~laundry circuit shall be an individual circuit if the calculated load on the existing system is~~  
3 ~~too great. Such load shall be considered as too great when the laundry appliance exceeds 80~~  
4 ~~percent of the branch circuit rating. A wall-mounted grounding-type duplex receptacle outlet~~  
5 ~~shall be provided and located within six feet of the laundry equipment. Hazardous~~  
6 ~~conditions shall be major violations.~~

7 ~~(g) — Service and/or feeder. Service to an existing dwelling unit shall be a minimum of 100~~  
8 ~~amperes, three wire capacity. Service equipment shall be dead front having no live parts~~  
9 ~~exposed where accidental contact could be made. Type "S" fuses shall be installed when~~  
10 ~~fused equipment is used. Overcurrent, faultcurrent and groundfault devices shall be properly~~  
11 ~~sized and installed in a manner consistent with any manufacturer's recommendations or~~  
12 ~~listing.~~

13 ~~Exception. Existing service of lesser amperage, three wire capacity, and feeder of 30 amperes or~~  
14 ~~larger two or three wire capacity shall be acceptable if adequate for the electrical load being~~  
15 ~~served.~~

## 16 **~~DIVISION 8. — HEATING AND COOKING INSTALLATION REQUIREMENTS~~**

### 17 **~~Sec. 13-141. — Supplied and required facilities.~~**

18 ~~(a) — Every dwelling unit shall have, as a supplied facility, a domestic water heater and heating~~  
19 ~~equipment which can safely and adequately heat all habitable rooms, bathrooms and water~~  
20 ~~closet compartments to at least 65 degrees Fahrenheit and provide hot water of at least 110~~  
21 ~~degrees Fahrenheit. Failure to supply facilities, spaces, equipment and/or connections as~~  
22 ~~required is a major violation.~~

1 ~~(b) — Every piece of cooking, heating and water heating equipment in a dwelling unit shall be so~~  
2 ~~constructed, installed, maintained and operated so that it will function safely and effectively,~~  
3 ~~free from fire, health and accident hazards in conformance with the subsections below.~~  
4 ~~Failure to meet this requirement is a major violation.~~

5 ~~(c) — Portable heating and cooking equipment employing open flame from gasoline or kerosene~~  
6 ~~or other liquid fuel is prohibited in a dwelling unit. All other portable kerosene units shall~~  
7 ~~likewise be prohibited unless they have an a label from a recognized testing laboratory~~  
8 ~~attached. Failure to meet this requirement is a major violation.~~

9 ~~(d) — Where they exist, chimneys, flues and smoke and vent pipes shall be provided and~~  
10 ~~adequately supported, reasonably clean, in a good state of repair, and free from cracks or~~  
11 ~~openings which would permit leakage of gases within the dwelling unit. Failure to comply~~  
12 ~~with this subsection shall be a major violation.~~

13 ~~(e) — Where heat-producing equipment is installed on or adjacent to combustible materials, the~~  
14 ~~location, insulation, clearance and the control of the equipment shall be such that the~~  
15 ~~temperature on the surface of the combustible materials does not exceed a safe limit. Failure~~  
16 ~~to comply with this subsection shall be a major violation.~~

17 ~~(f) — Heating and cooking equipment burning liquefied petroleum or gaseous fuels shall conform~~  
18 ~~to the applicable City Code. Failure to comply with this subsection shall be a major~~  
19 ~~violation.~~

20 ~~(g) — Heating or cooking equipment, burning oil or kerosene, shall conform to the regulations~~  
21 ~~established in the applicable City Code. Failure to comply with this subsection shall be a~~  
22 ~~major violation.~~



(h) ~~All appliance use for conformance with these provisions shall be installed in a manner consistent with manufacturer's installation instructions.~~

**~~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:~~

(1) ~~All halls, corridors, stairways, lobbies, foyers and other common or public areas used or intended to be used by more than one family, or by one family and some other person shall have supplied electric light fixtures providing three 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. 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 flush water closet, one bathroom lavatory basin, and one bathtub or shower bath for each five persons or fraction thereof, except that in a rooming house, where rooming units are let only to males, flush urinals may be~~

1           ~~substituted for not more than one half the required number of flush water closets.~~

2           ~~Failure to provide the required number of fixtures shall be a major violation.~~

3   **~~DIVISION 10. -- CARE OF PREMISES~~**

4   **~~Sec. 13-171. -- Insects, outdoor storage, trash, and yard maintenance.~~**

5   ~~(a) All premises shall be maintained so as to discourage the harboring and breeding of insects,~~  
6   ~~rodents and vermin. Failure to comply with this provision shall be a major violation. Insofar~~  
7   ~~as the natural drainage will permit, yards and premises appurtenant to a dwelling unit shall~~  
8   ~~be sloped or graded to provide for disposal of surface water and to prevent the accumulation~~  
9   ~~of surface water in the yard or next to the building. Failure to comply with this provision~~  
10   ~~shall be a minor violation.~~

11   ~~(b) It shall be unlawful for the owner or occupant of a residential building structure or property~~  
12   ~~to utilize the premises of the residential property for the open outdoor storage of any blight-~~  
13   ~~inducing materials such as abandoned motor vehicle or part thereof including tires, icebox,~~  
14   ~~refrigerator, stove, or other appliances, planks, timbers, glass, or other building material,~~  
15   ~~building rubbish, packing material, barrels, bottles, cans, boxes or similar items. Failure to~~  
16   ~~comply with this subsection shall be a major violation.~~

17   ~~(c) No owner, tenant or occupant of a dwelling shall permit or allow furniture, mattresses, or~~  
18   ~~other materials which are upholstered with water permeable fabric to remain outside of a~~  
19   ~~completely enclosed building or structure other than between the hours of 7:00 a.m. and~~  
20   ~~6:00 p.m. This subsection does not apply to furniture, mattresses or other such materials~~  
21   ~~which are unused and placed at or near the curb as refuse for collection and disposal, or as~~  
22   ~~items offered for sale at a yard or garage sale. Failure to comply with this subsection shall be~~  
23   ~~a major violation.~~

1 ~~(d) Any other provision of this Code notwithstanding, the placement of any pools, furniture or~~  
2 ~~furnishings, such as any chair, sofa, bed, table or other similar furnishings, on the roof of~~  
3 ~~any building or structure at any time is strictly prohibited and shall be a major violation.~~

4 ~~This subsection does not apply to any building or structure that has been designed and~~  
5 ~~approved for rooftop occupancy by the City of Gainesville Building Inspection Department.~~

6 ~~(e) It shall be the duty and responsibility of every owner and occupant to keep the premises of~~  
7 ~~residential property clean, and to remove from the premises, upon notice from the code~~  
8 ~~officer, the following:~~

9 ~~(1) All trash and garbage;~~

10 ~~(2) Dead or hazardous trees that are standing or have fallen to the ground and that pose a~~  
11 ~~hazard to neighboring properties, or which create a hazard to the safety or welfare of~~  
12 ~~any occupant of the property (except the owner), or the inhabitants of the surrounding~~  
13 ~~area, or any public property; and~~

14 ~~(3) Dead tree limbs and vegetative debris that pose a hazard to neighboring properties, or~~  
15 ~~which create a hazard to the safety or welfare of any occupant of the property (except~~  
16 ~~the owner), or the inhabitants of the surrounding area, or any public property.~~

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

18 ~~(f) Every dwelling unit shall have adequate garbage storage facilities which comply with city~~  
19 ~~ordinances. Failure to comply with this subsection shall be a major violation.~~

20 ~~(g) Yards shall be maintained to prohibit vegetation over 12 inches high that is or may~~  
21 ~~reasonably become infested by pests or may create a fire or safety hazard. This shall not be~~  
22 ~~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.~~

#### **~~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.~~

#### **~~DIVISION 12. POOLS, WADING POOLS AND HOT TUBS~~**

##### **~~Sec. 13-191. Hazardous conditions.~~**

~~In addition to pool safety standards stated in law and rule, the following shall apply:~~

- (1) ~~It shall be unlawful for an owner or occupant to create, maintain, keep or allow the existence of any hazardous condition, equipment, facility or fixture associated with a~~

1 swimming pool, wading pool or hot tub. Failure to comply with this section shall be a  
2 major violation.

3 ~~(2) Overhead conductor clearances.~~ The following shall not be placed under existing  
4 service drop conductors or any other open overhead wiring nor shall such wiring be  
5 installed above the following:

6 a. Pools and the area extending ten feet horizontally from the inside walls of the pool;

7 b. Diving structure, or

8 c. Observation stands, towers, or platforms unless the installation provides a  
9 minimum of 22 feet of clearance from the water level or 14 feet of clearance in any  
10 direction from a diving platform or tower from an insulated supply or service drop  
11 cable rated 0-750 volts to ground.

12 **~~Sec. 13-192. Receptacles, lighting fixtures, lighting outlets, switching devices, or other~~**  
13 **~~circulation and sanitation system.~~**

14 ~~(a) Receptacles.~~

15 ~~(1) A receptacle(s) that provides power for a water pump motor(s) or other circulation and~~  
16 ~~sanitation system for a permanently installed pool shall be permitted between five and~~  
17 ~~ten feet from the inside walls of the pool or fountain, and, where so located, shall be~~  
18 ~~single and of the locking and grounding types and shall be protected by a ground fault~~  
19 ~~circuit interrupter(s). Other receptacles on the property shall be located at least ten feet~~  
20 ~~from the inside walls of a pool.~~

1 ~~(2) At least one 125-volt 15- or 20-ampere receptacle on a general-purpose branch circuit~~  
2 ~~shall be located between ten feet and 20 feet from the inside wall of a permanently~~  
3 ~~installed pool. This receptacle shall be located not more than six feet six inches above~~  
4 ~~the floor, platform, or grade level serving the pool.~~

5 ~~(3) All 125-volt receptacles located within 20 feet of the inside walls of a pool shall be~~  
6 ~~protected by a ground-fault circuit interrupter.~~

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

10 ~~(b) Lighting fixtures, lighting outlets, and ceiling-suspended (paddle) fans.~~

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

15 ~~(2) Existing lighting fixtures and lighting outlets located less than five feet from the inside~~  
16 ~~walls of a pool shall be at least five feet above the surface of the maximum water level,~~  
17 ~~shall be rigidly attached to the existing structure, and shall be protected by a ground-fault~~  
18 ~~circuit interrupter.~~

19 **~~Sec. 13-193. -- Bonding.~~**

20 ~~All metallic parts required to be bonded by the city electrical code shall be maintained in an~~  
21 ~~approved manner. Failure to maintain bonding connections shall be a major violation.~~

22 **~~Sec. 13-194. -- Maintenance.~~**

1 All private swimming pool fences and enclosures shall be maintained in a manner consistent  
2 with the standards set forth in section 6-159(a) of the City Code. All equipment, wiring and  
3 devices shall be maintained in a functional manner.

4  
5 **Section 3.** Article III titled “Commercial Building Code” of Chapter 13 of the Code of  
6 Ordinances is hereby repealed effective at 12:01am on January 1, 2021.

7 **~~ARTICLE III. COMMERCIAL BUILDING CODE~~**

8 **~~Sec. 13-201. Findings of fact and declaration of necessity.~~**

9 The city commission finds the following:

10 (1) ~~—Existence of conditions.~~ There exists within the city blighted buildings or other structures  
11 used or intended to be used for commercial, business, institutional, industrial or multifamily  
12 dwelling purposes that because of structural or maintenance problems are abandoned, unsafe,  
13 and endanger the general health, welfare and safety of the general public and those who use or  
14 visit the structures.

15 (2) ~~—Results if conditions uncorrected.~~ Such blighted buildings and structures contribute to the  
16 development of, or increase in crime, increase costs to public revenue and impair the efficient  
17 and economical exercise of governmental functions in such areas; and necessitate excessive and  
18 disproportionate expenditure of public funds for public safety, crime prevention, fire protection  
19 and other public services.

20 (3) ~~—Necessity to protect public health, safety and welfare.~~ The adoption of this article is  
21 necessary to protect the public health, safety and welfare of the people of the city by establishing  
22 minimum standards governing the facilities, repair and maintenance of buildings and grounds  
23 used for or intended to be used for commercial, business, institutional, industrial or multi-family  
24 dwelling purposes. This article is intended to be remedial and essential to the public interest and

welfare and to this extent it is intended that this commercial building code be liberally construed to effectuate the purposes stated herein.

**~~Sec. 13-202. -- Buildings affected.~~**

~~Every portion of a building or premises, used or intended to be used for commercial, business, institutional, industrial or multi-family dwelling purposes, shall comply with the provisions of this article, irrespective of when the building shall have been constructed, altered or repaired, except where specifically exempt as stated in this article, and irrespective of any permits or licenses that have been issued for the use of the building or premises, for the construction or repair of the building or for the installation or repair of equipment or facilities prior to the adoption of this article.~~

**~~Sec. 13-203. -- Conflicts resolved.~~**

~~In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or other code provision of this city, the provision that establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail if the defect cited is hazardous to the health, safety and welfare of the people using the building or adjoining properties and the defect must be replaced to comply. If repairs will correct the defect cited, the repairs may be made using the same methods and materials used in the original construction.~~

**~~Sec. 13-204. -- Standards for exterior property areas.~~**

~~(a) -- Sanitation. All exterior property and premise shall be maintained in a clean, safe and sanitary condition. Each occupant of the property shall keep that part of the exterior property that the occupant occupies or controls in a clean and sanitary condition.~~



1 ~~(b) — Weeds. All premises and exterior property shall be maintained free from weeds or plant~~  
2 ~~growth in excess of ten inches. Weeds shall mean all grasses, annual plants and vegetation, other~~  
3 ~~than trees or shrubs; however, the term shall not include cultivated flowers and gardens.~~

4 ~~(c) — Accessory structures. All accessory structures, including detached garages, shall be~~  
5 ~~maintained so that they are structurally sound and in good repair.~~

6 ~~(d) — Motor vehicles. Except as permitted by the land development code in a particular zoning~~  
7 ~~district, no motor vehicle shall at any time be in a state of major disassembly, disrepair, or in the~~  
8 ~~process of being stripped or dismantled unless such work is performed inside a structure or~~  
9 ~~similarly enclosed area designed for, and approved by the city for, such purpose.~~

10 ~~(e) — Hazardous conditions. It shall be unlawful for the owner or occupant to create, maintain,~~  
11 ~~keep or allow the existence of any hazardous condition, equipment, facility, fixture, premises or~~  
12 ~~building.~~

13 **~~Sec. 13-205. — Exterior structures.~~**

14 ~~(a) — General. The exterior of all buildings and structures shall be maintained in good repair,~~  
15 ~~structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.~~

16 ~~(b) — Exterior painting. All wood and metal surfaces, including but not limited to window~~  
17 ~~frames, doors, door frames, cornices, porches and trim shall be maintained in good condition.~~  
18 ~~Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.~~

19 ~~(c) — Street numbers. Each structure to which a street number has been assigned shall have such~~  
20 ~~number displayed in a position easily observed and readable from the public right of way.~~

1    **~~Sec. 13-206. — Exterior walls.~~**

2    ~~Building walls shall be maintained in a secure and safe manner as follows:~~

3    ~~(1) — All defective structural and decorative elements of the building facade shall be removed,~~  
4    ~~replaced or repaired.~~

5    ~~(2) — All exterior walls shall have all loose material removed. Patching and resurfacing shall~~  
6    ~~match the existing or adjacent surfaces as to material, color, bond and joinings.~~

7    ~~(3) — All cornices, trim, and window frames that are damaged, sagging or otherwise deteriorated~~  
8    ~~shall be removed, repaired or replaces so that they are structurally sound and secure.~~

9    ~~(4) — All exposed materials shall be painted, stained or otherwise treated to protect them from~~  
10    ~~the elements.~~

11    **~~Sec. 13-207. — Door and window openings.~~**

12    ~~(a) — All window and door openings shall be safe and secure. Sashes with rotten wood, broken~~  
13    ~~joints, or deteriorated mullions or muntins shall be removed, repaired or replaced.~~

14    ~~(b) — All exterior doors and windows shall be maintained in an unbroken and secure condition.~~  
15    ~~No door or window shall be removed and enclosed, covered or boarded up unless treated as an~~  
16    ~~integral part of the building facade, compatible with the design, material and finish of the~~  
17    ~~adjoining walls of which the opening is a part. This subsection shall not apply to the temporary~~  
18    ~~short-term covering or boarding up of windows or doors while undergoing replacement or repair.~~  
19    ~~However, all damaged or broken doors and windows shall be restored, repaired or replaced~~  
20    ~~within 60 days following breakage or damage.~~

1    **~~Sec. 13-208. -- Roofs.~~**

2    ~~Roofs shall be maintained in a secure, safe and watertight condition. Roof drains, gutters and~~  
3    ~~downspouts shall be maintained in good repair and free from obstructions.~~

4    **~~Sec. 13-209. -- Accessory and appurtenant structures.~~**

5    ~~Signs, awnings, canopies, freestanding walls, and fences shall be maintained in good repair and~~  
6    ~~condition. Deteriorated signs and torn or unsecured awnings or canopies shall be removed,~~  
7    ~~repaired or replaced.~~

8    **~~Sec. 13-210. -- Compliance period.~~**

9    ~~(a) -- Any other provision of this Code notwithstanding, corrective action ordered by the city~~  
10    ~~manager or designee shall be commenced within 30 days and shall be completed within 90 days~~  
11    ~~from the date of written notice of noncompliance.~~

12    ~~(b) -- The city manager or designee may stay enforcement for a further period of time, not to~~  
13    ~~exceed six months from the initial notice, if the property owner demonstrates with tangible~~  
14    ~~evidence that he/she is taking affirmative steps to abate the violations and requires additional~~  
15    ~~time to fully comply.~~

16    **~~Sec. 13-211. -- Reserved.~~**

17    **~~Sec. 13-212. -- Historic preservation review.~~**

18    ~~The owner of a building that is subject to the provisions of section 30-112 (historic preservation~~  
19    ~~ordinance) shall comply with the provisions of that section when making repairs or modifications~~  
20    ~~required by this article.~~

1    **~~Sec. 13-213. – Right of entry.~~**

2    ~~The enforcing official is authorized to enter and make inspections of any building, structure or~~  
3    ~~premises that is subject to the provisions of this article at reasonable times during daylight hours,~~  
4    ~~to determine the condition of the building in order to safeguard the health, safety and welfare of~~  
5    ~~the public. If an owner, operator or other occupant of a building, structure or premises refuses to~~  
6    ~~permit the enforcing official to enter and make inspections, the official is authorized to petition~~  
7    ~~the court for an administrative warrant to allow entry and inspection.~~

8  
9            **Section 4.** A new Article II titled “Property Maintenance Code” within Chapter 13 of  
10 the Code of Ordinances is hereby created effective at 12:01am on January 1, 2021.

11    **ARTICLE II – PROPERTY MAINTENANCE CODE**

12    **Sec. 13-16. Purpose.**

13            The overall purpose of this Chapter is to protect the public health, safety and welfare by  
14 establishing minimum requirements governing the maintenance, appearance and condition of  
15 residential and non-residential premises; to establish minimum requirements for utilities,  
16 facilities and other physical components and conditions essential to make the aforesaid premises  
17 fit for occupancy and use; to require structural strength, stability, sanitation, adequate light and  
18 ventilation, and safety to life and property from fire, nuisances and other hazards; to conserve  
19 and maintain the viable housing stock to basic standards essential for occupancy and use; to  
20 minimize the degree to which the economic welfare of adjacent property is adversely affected or  
21 impaired; to reduce those factors which contribute to neighborhood blight; and to provide for the  
22 repair, demolition or vacation of residential, commercial, business or industrial premises. This

Chapter is hereby declared to be remedial and essential for the public health, safety and welfare and it is intended that this Chapter be liberally construed to effectuate the purposes as stated herein.

**Sec. 13-17.- Adoption**

With the general and technical local amendments referenced below, the City hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein.

The IPMC is adopted as the City's Property Maintenance Code and shall be the governing law relative to all existing buildings, structures and premises as defined herein. This Property Maintenance Code will apply to every building or structure irrespective of when the building was constructed, altered, or repaired and irrespective of any permits or licenses which shall have been issued for the use or occupancy of the building or structure, for the construction or repair of the building, or for the installation or repair of equipment or facilities prior to the effective date of this article. This Property Maintenance Code establishes minimum requirements for occupancy and does not replace or modify requirements otherwise established for construction, replacement or repair of buildings except such as are contrary to and less stringent than the provisions of this Property Maintenance Code.

(a) *General Amendments.* The IPMC is amended in that:

(1) Wherever the words "International Building Code" or "International Existing Building Code" are found, the words "Florida Building Code" are substituted.

(2) Wherever the term "owner-occupant" is found it is deleted.

1       (3)   Wherever the words "International Fire Code" are found, the words "the current  
2       edition of the Florida Fire Prevention Code (FFPC)" are substituted. Any reference to  
3       section numbers in the International Fire Code are likewise deleted.

4       (4)   Wherever the words "International Residential Code" are found they are deleted.

5       (b)   *Technical Amendments.* The following sections of the IPMC are amended as follows:

6       (1)   Section 101.1 titled "Title" is amended to read as follows: These regulations shall  
7       be known as the City of Gainesville Property Maintenance Code, hereafter referred to in  
8       this Chapter as "this code."

9       (2)   Section 102.3 titled "Application of other codes" is amended to read as follows:  
10       Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in  
11       accordance with the procedures and provisions of the Florida Building Code and the  
12       Florida Fire Prevention Code as adopted by the City of Gainesville and the State of  
13       Florida. If there is inconsistency between this code and the Florida Building Code or  
14       Florida Fire Prevention Code, the Florida Building Code or Florida Fire Prevention Code  
15       shall prevail.

16       (3)   Section 103.1 titled "General" is amended to read as follows: The provisions of this  
17       code shall be administered by the city manager or such other person or persons  
18       designated by the city manager (the "enforcing official"). All inspections, regulations,  
19       enforcement and hearings on violations of the provisions of this code, unless expressly  
20       stated to the contrary, shall be under the direction and supervision of the enforcing  
21       official.

22       (4)   Section 103.2 titled "Appointment" is deleted in its entirety.

1        (5) Section 103.4 titled "Liability" is amended so that the words "member of the board  
2        of appeals" are substituted with the words "Code Enforcement Board or Special  
3        Magistrate."

4        (6) Section 103.4.1 titled "Legal defense" is deleted in its entirety.

5        (7) Section 103.5 titled "Fees" is deleted in its entirety.

6        (8) Section 106.2 titled "Notice of violation" is deleted in its entirety.

7        (9) Section 106.3 titled "Prosecution of violation" is deleted in its entirety.

8        (10) Section 106.4 titled "Violation penalties" is amended to read as follows: Any  
9        person who shall violate a provision of this code, or fail to comply therewith, or with any  
10       of the requirements thereof, shall be prosecuted within the limits provided by state or  
11       local laws.

12       (11) Section 107 titled "Notices and Orders" is deleted in its entirety.

13       (12) Section 108.2 titled "Closing of vacant structures" is deleted in its entirety.

14       (13) Section 108.3 titled "Notice" is deleted in its entirety.

15       (14) Section 108.4 titled "Placarding" is deleted in its entirety.

16       (15) Section 108.4.1 titled "Placard removal" is deleted in its entirety.

17       (16) Section 108.5 titled "Prohibited occupancy" is deleted in its entirety.

18       (17) Section 108.7 titled "Record" is deleted in its entirety.

19       (18) Section 109 titled "Emergency Measures" is deleted in its entirety.

20       (19) Section 110 titled "Demolition" is deleted in its entirety.

21       (20) Section 111 titled "Means of Appeal" is deleted in its entirety.

22       (21) Section 112.1 titled "Authority" is amended to read as follows: Whenever the  
23       code official finds any work regulated by this code being performed in a manner contrary

1 to the provisions of this code, the code official is authorized to issue a stop work order  
2 after consultation with the building official.

3 (22) Section 112.4 titled "Failure to Comply" shall be deleted in its entirety.

4 (23) Section 302.4 titled "Weeds" is amended to specify weeds or plant growth in  
5 excess of 12 inches on residential property.

6 (24) Section 302.7 titled "Accessory Structures" is amended to read as follows:

7 Accessory structures, including detached garages, fences and walls, shall be maintained  
8 structurally sound and in good repair. As used in this section: Fence shall mean a barrier  
9 constructed of materials other than masonry, including without limitation, wood, metal,  
10 PVC or vinyl, erected for the purpose of protection, confinement, enclosure or privacy.

11 The term "fence" does not include natural barriers, such as, but not limited to, trees,

12 hedges or shrubs. Material(s) of professional grade shall mean materials that are

13 manufactured for use in a fence or wall. Wall shall mean a barrier constructed, in whole  
14 or part, of masonry, including without limitation, stone, brick, block or concrete, for the  
15 purpose of protection, confinement, enclosure or privacy.

16 (a) Construction.

17 (1) The construction of a wall requires a building permit and is subject to the  
18 applicable codes and review procedures of the building department.

19 (2) All fences and walls shall be constructed of uniform, durable, weather-  
20 resistant materials of professional grade. Fences constructed of wood shall be  
21 treated to resist wood-destroying organisms. Fences constructed of metal, except



1 galvanized metal, shall have a colored finish coat and be treated to resist rust and  
2 corrosion.

3 (3) Fences and walls shall be constructed in a safe, sturdy, workmanship-like  
4 manner. Horizontal and vertical support posts shall be placed facing the inside of  
5 the fenced area, except where the fence is designed such that both sides are  
6 finished with alternating vertical fence supports.

7 (4) No fence or wall may be constructed in a location or manner that obstructs  
8 the vision triangle contained in the Gainesville Engineering Design and  
9 Construction Manual.

10 (5) The requirements of this section are minimum requirements and shall not be  
11 construed to supersede any fence or wall requirements in the city code of  
12 ordinances or in state law, such as height limitations or material requirements in  
13 the city land development code or specific requirements for fencing around  
14 swimming pools.

15 (b) Maintenance.

16 (1) All fences and walls shall be maintained upright and in good condition. For  
17 purposes of this section, upright shall mean no vertical structural member shall  
18 list or lean to such an extent that a normally vertical structural member shall be  
19 more than two inches out of plumb in ten feet or less of vertical distance. For  
20 purposes of this section, in good condition means without missing, broken,  
21 chipped or cracked elements.

22 (2) Missing elements shall be repaired or replaced with material of professional  
23 grade of the same type and quality as the existing fence or wall.

1        (c) Prohibited fences.

2            (1) Fences that are constructed, in whole or in part, of razor wire or barbed  
3            wired or similar materials are prohibited in residential zoning districts (as  
4            classified in section 30-4.1 of the city land development code.)

5            (2) Fences that are constructed of cloth, fabric or other similar materials, are  
6            prohibited; except that such materials of professional grade may be used as a  
7            privacy screening in conjunction with a permanent fence or wall.

8            (3) Temporary fences are prohibited; except that temporary fences constructed  
9            of materials of professional grade used to protect construction and excavation  
10           sites or to protect plants during grading and construction, are allowed for the  
11           duration of an active building permit for the fenced site.

12        (d) Nonconformities. Except for fences prohibited by (c), fences on which construction  
13        has commenced and walls for which a valid active permit has been issued, on or before October  
14        2, 2008 at 11:59 p.m. and do not conform to the construction requirements in (a) shall be allowed  
15        to remain until destroyed or removed, in whole or in part; provided such non-conforming fence  
16        or wall otherwise complies with the maintenance requirements in (b). Following destruction or  
17        removal, in whole or in part, of any non-conforming fence or wall, any replacement wall or fence  
18        shall comply with the requirements of this section.

19        (25) Section 303.2 titled "Enclosures" is deleted in its entirety.

20        (26) Section 308.3.1 titled "Garbage facilities" is deleted in its entirety.

21        (27) Section 308.3.2 titled "Containers" is deleted in its entirety.

22        (28) Section 506.3 titled "Grease interceptors" is deleted in its entirety.

1        (29) Section 602.3 titled "Heat supply" is amended to require the supply of heat year-  
2        round.

3        (30) Section 602.4 titled "Occupiable work spaces" is amended to require the supply of  
4        heat year-round.

5        (31) Section 603.2 titled "Removal of combustion products" is deleted in its entirety.

6        (32) Section 603.3 titled "Clearances" is deleted in its entirety.

7        (33) Section 603.4 titled "Safety controls" is deleted in its entirety.

8        (34) Section 603.5 titled "Combustion air" is deleted in its entirety.

9        (35) Section 603.6 titled "Energy conservation devices" is deleted in its entirety.

10       (36) Section 606 titled "Elevators, Escalators and Dumbwaiters" is deleted in its  
11       entirety.

12       (37) Section 702.2 titled "Aisles" is deleted in its entirety.

13       (38) Section 702.4 titled "Emergency Escape Windows" is amended to delete the phrase  
14       "in accordance with the code in effect at the time of construction" and the phrase "that  
15       was in effect at the time of construction."

16       (39) Section 703.2 titled "Unsafe conditions" is amended as follows: the first sentence is  
17       amended to delete "in accordance with Section 111.1.1 of the International Fire Code.  
18       The last sentence is amended to delete "the fire code official shall act in accordance with  
19       Section 111.2 of the International Fire Code".

20       (40) Section 703.4.1 titled "Signs" is deleted in its entirety.

21       (41) Section 703.5 titled "Ceilings" is deleted in its entirety.

22       (42) Section 703.7 titled "Vertical shafts" is deleted in its entirety.

1 (43) Section 703.8 titled “Opening protective closers” is amended to delete the last  
2 sentence.

3 (44) Section 704.1.2 “Required fire protection systems” is amended to add “At least one  
4 2A 10BC rated fire extinguisher shall be provided and accessible within a 75 ft. travel  
5 distance from all areas of each regulated residential rental unit”.

6 (45) Section 704.1.3 titled “Fire protection systems” is amended to state “Fire protection  
7 systems shall be inspected, maintained and tested in accordance with the appropriate  
8 Florida Fire Prevention Code standards.” The remainder of this section is deleted in its  
9 entirety.

10 (46) Section 704.2 titled “Standards” is deleted in its entirety.

11 (47) Section 704.2.2 titled “Records information” is deleted in its entirety.

12 (48) Section 704.3 titled “Systems out of service” is amended to delete the last sentence.

13 (49) Section 704.3.1 titled “Emergency impairments” is deleted in its entirety.

14 (50) Section 704.4.2 titled “Removal of existing occupant hose lines” is deleted in its  
15 entirety.

16 (51) Section 704.5.1 titled “Fire department connection access” is amended to delete the  
17 exception.

18 (52) Section 704.6 titled “Single and multiple station smoke alarms” is amended to state  
19 “Single and multiple station smoke alarms shall be installed according to the  
20 manufactures recommendations and listing, the Florida Fire Prevention Code and Florida  
21 Building Code. At minimum; single and multiple station smoke alarms shall be installed  
22 and maintained in all regulated residential dwelling units, inside of each dwelling unit

sleeping area, outside of each separate dwelling unit sleeping area in the immediate vicinity of sleeping rooms and on every occupiable level of a dwelling unit.

(53) Section 704.6.1 titled “Where required” is deleted in its entirety.

(54) Section 704.6.1.1 titled “Group R-1” is deleted in its entirety.

(55) Section 704.6.1.2 titled “Groups R-2, R-3, R-4 and I-1” is deleted in its entirety.

(56) Section 705.1 titled “General” is amended to state “Carbon monoxide alarms and detectors shall be installed and maintained in accordance with the Florida Fire Prevention Code and NFPA 720 requirements. Carbon monoxide alarms and detectors shall be provided in all regulated residential rental units with communicating attached garages, containing fuel burning appliances or fuel burning fire places. Carbon monoxide alarms and detectors shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of sleeping rooms and on every occupiable level of a dwelling unit, excluding attics and crawl spaces.”

(57) Section 705.2 titled “Carbon monoxide alarms and detectors” is deleted in its entirety.

**Sec. 13-18. - Enforcement of and Compliance with Other Ordinances; Conflicts.**

No certification of compliance with this code shall constitute a defense against any violation of any other ordinance of the city otherwise applicable to any structure or premises, nor shall any provision of this code relieve any owner or operator from complying with other applicable city ordinances or any official of the city from enforcing any such ordinances. In the event of a conflict between the provisions of the IPMC adopted by this chapter, and the provisions of other parts of the Code of Ordinances, the Code of Ordinances shall prevail. Where differences occur

1 between the provisions of the IPMC adopted by this Chapter, and the provisions of other parts of  
2 the Code of Ordinances, the more stringent or specific standard shall apply.

3 **Sec. 13-19. - Right of Entry/Inspections.**

4 In accordance with the requirements of applicable federal or state law, the enforcement officer,  
5 upon presentation of proper identification to the owner, operator, agent or tenant in charge of  
6 such property, may enter any building, business, industrial premise, structure, dwelling,  
7 apartment, apartment house, or other premises regulated by this code within the city, during all  
8 reasonable hours to enforce this code, except in cases of emergency where extreme hazards are  
9 known to exist which may involve the potential loss of life or severe property damage, in which  
10 case the above limitations shall not apply.

11 **Sec. 13-20. - Procedure When Violation is Discovered.**

12 Whenever the enforcing authority determines that there has been or is a violation, or that there  
13 are reasonable grounds to believe that there has been or is a violation of any provisions of this  
14 code, the enforcement procedure set forth in Division 6 or Division 8 (as applicable) within  
15 Article V of Chapter 2 of the Code of Ordinances shall be utilized.

16 **Section 5.** Section 2-339 titled “Applicable codes and ordinances” within Division 6,  
17 Article V of Chapter 2 is amended as set forth below effective at 12:01am on January 1, 2021.  
18 Except as amended herein, the remainder of Sec. 2-339 remains in full force and effect.

Article <del>III</del> <u>II</u> of Chapter 13	<del>Commercial building code</del> <u>Property Maintenance</u> <u>Code, when the violation is committed by the</u> <u>tenant or occupant</u>	<del>H I</del>	\$250.00
13-171	<del>Insects, outdoor storage, trash and yard</del> <del>maintenance</del>	<del>I</del>	\$250.00

13-181	<del>Hazardous conditions on residential property</del>	I	\$250.00
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**Section 6.** Section 2-377 titled “Applicability; jurisdiction” within Division 8, Article V of Chapter 2 is amended as set forth below effective at 12:01am on January 1, 2021. Except as amended herein, the remainder of Sec. 2-377 remains in full force and effect.

Sec. 2-377. - Applicability; jurisdiction.

(a) The Gainesville Code Enforcement Board shall have jurisdiction to hear and decide cases in which violations are alleged of any provisions of the following provisions of this Code of Ordinances as they may exist or may hereafter be amended by ordinance:

(9) Chapter 13, "Housing and Commercial Building Codes;" when the violation is committed by other than the tenant or occupant.

**Section 7.** It is the intention of the City Commission that the provisions of Sections 1 through 6 of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Gainesville, Florida, and that the sections and paragraphs of this Ordinance may be renumbered or relettered in order to accomplish such intentions.

**Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or application of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

**Section 9.** All ordinances or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

1           **Section 10.** This ordinance shall become effective immediately upon adoption; however,  
2 the various sections within this ordinance shall become effective on the date/time specified in  
3 those sections.


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5 **PASSED AND ADOPTED this 17th day of September, 2020.**

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LAUREN POE  
MAYOR

ATTEST:

Approved as to form and legality

  
\_\_\_\_\_  
OMICHELE D. GAINES  
CLERK OF THE COMMISSION

  
\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this 3rd day of September, 2020.

This ordinance passed on second reading this 17th day of September, 2020.