

CHAPTER 29 – PROPERTY MAINTENANCE CODE

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
I	ADMINISTRATION	
	<i>Division I - General</i>	
	Section 29-1-1 - Title	29-1
	Section 29-1-2 - Scope	29-1
	Section 29-1-3 - Intent	29-1
	Section 29-1-4 - Severability	29-1
	<i>Division II – Applicability</i>	
	Section 29-1-5 - General	29-2
	Section 29-1-6 - Maintenance	29-2
	Section 29-1-7 - Application of Other Codes	29-2
	Section 29-1-8 - Existing Remedies	29-2
	Section 29-1-9 - Workmanship	29-2
	Section 29-1-10 - Historic Buildings	29-2
	Section 29-1-11 - Referenced Codes and Standards	29-2
	Section 29-1-12 - Requirements Not Covered by Code	29-3
	Section 29-1-13 - Reserved	
	<i>Division III – Property Maintenance Inspection</i>	
	Section 29-1-14 - General	29-3
	Section 29-1-15 - Appointment	29-3
	Section 29-1-16 - Deputies	29-3
	Section 29-1-17 - Liability	29-3
	Section 29-1-18 - Fees	29-3
	Section 29-1-19 - Filing Fees	29-3
	Section 29-1-20 - Reserved	
	<i>Division IV – Duties and Powers of the Code Official</i>	
	Section 29-1-21 - General	29-4
	Section 29-1-22 - Rule-Making Authority	29-4
	Section 29-1-23 - Inspections	29-4
	Section 29-1-24 - Right of Entry	29-4
	Section 29-1-25 - Identification	29-5
	Section 29-1-26 - Notices and Orders	29-5
	Section 29-1-27 - Department Records	29-5
	Section 29-1-28 - Coordination of Inspections	29-5
	Section 29-1-29 - Reserved	
	<i>Division V – Approval</i>	
	Section 29-1-30 - Modifications	29-5
	Section 29-1-31 - Alternative Materials, Methods and Equipment	29-6
	Section 29-1-32 - Required Testing	29-6
	Section 29-1-33 - Materials and Equipment Reuse	29-6
	Section 29-1-34 - Reserved	
	<i>Division VI – Violations</i>	
	Section 29-1-35 - Unlawful Acts	29-6
	Section 29-1-36 - Notice of Violation	29-6
	Section 29-1-37 - Prosecution of Violation	29-6
	Section 29-1-38 - Violation Penalties	29-6

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
I	ADMINISTRATION (CONTINUED)	
	<i>Division VI – Violations (Continued)</i>	
	Section 29-1-39 - Abatement of Violation	29-7
	Section 29-1-40 - Reserved	
	<i>Division VII – Notices and Orders</i>	
	Section 29-1-41 - Notice to Person Responsible	29-7
	Section 29-1-42 - Form	29-7
	Section 29-1-43 - Method of Service	29-7
	Section 29-1-44 - Penalties	29-7
	Section 29-1-45 - Transfer of Ownership	29-8
	Section 29-1-46 - Reserved	
	<i>Division VIII – Unsafe Structures and Equipment</i>	
	Section 29-1-47 - General	29-8
	Section 29-1-48 - Closing of Vacant Structures	29-9
	Section 29-1-49 - Notice	29-9
	Section 29-1-50 - Placarding	29-9
	Section 29-1-51 - Prohibited Occupancy	29-9
	Section 29-1-52 - 29-1-59 Reserved	
	<i>Division IX – Emergency Measures</i>	
	Section 29-1-60 - Imminent Danger	29-9
	Section 29-1-61 - Temporary Safeguards	29-10
	Section 29-1-62 - Closing Streets	29-10
	Section 29-1-63 - Emergency Repairs	29-10
	Section 29-1-64 - Costs of Emergency Repairs	29-10
	Section 29-1-65 - Hearing	29-10
	Section 29-1-66 - Reserved	
	<i>Division X – Demolition</i>	
	Section 29-1-67 - General	29-10
	Section 29-1-68 - Notices and Orders	29-10
	Section 29-1-69 - Failure to Comply	29-10
	Section 29-1-70 - Salvage Materials	29-11
	Section 29-1-71 - Reserved	
	<i>Division XI – Means of Appeal</i>	
	Section 29-1-72 - Application for Appeal	29-11
	Section 29-1-73 - Membership of the Board	29-11
	Section 29-1-74 - Notice of Meeting	29-11
	Section 29-1-75 - Open Hearing	29-12
	Section 29-1-76 - Postponed Hearing	29-12
	Section 29-1-77 - Board Decision	29-12
	Section 29-1-78 - Court Review	29-12
	Section 29-1-79 - Stays of Enforcement	29-12
II	DEFINITIONS	
	<i>Division I – General</i>	
	Section 29-2-1 - Scope	29-13
	Section 29-2-2 - Interchangeability	29-13

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
II	DEFINITIONS (CONTINUED)	
	<i>Division I – General (Continued)</i>	
	Section 29-2-3 - Terms Defined in Other Codes	29-13
	Section 29-2-4 - Terms Not Defined	29-13
	Section 29-2-5 - Parts	29-13
	<i>Division II – General Definitions</i>	
	Section 29-2-6 - Definitions	29-13
III	GENERAL REQUIREMENTS	
	<i>Division I – General</i>	
	Section 29-3-1 - Scope	29-16
	Section 29-3-2 - Responsibility	29-16
	Section 29-3-3 - Vacant Structures and Land	29-16
	Section 29-3-4 - Reserved	
	<i>Division II – Exterior Property Areas</i>	
	Section 29-3-5 - Sanitation	29-16
	Section 29-3-6 - Grading and Drainage	29-16
	Section 29-3-7 - Sidewalks and Driveways	29-16
	Section 29-3-8 - Weeds	29-16
	Section 29-3-9 - Rodent Harborage	29-17
	Section 29-3-10 - Exhaust Vents	29-17
	Section 29-3-11 - Accessory Structures	29-17
	Section 29-3-12 - Motor Vehicles	29-17
	Section 29-3-13 - Defacement of Property	29-17
	Section 29-3-14 - Reserved	
	<i>Division III – Swimming Pools, Spas and Hot Tubs</i>	
	Section 29-3-15 - Swimming Pools	29-17
	Section 29-3-16 - Enclosures	29-17
	Section 29-3-17 - Reserved	
	<i>Division IV – Exterior Structure</i>	
	Section 29-3-18 - General	29-18
	Section 29-3-19 - Protective Treatment	29-18
	Section 29-3-20 - Premises Identification	29-18
	Section 29-3-21 - Structural Members	29-18
	Section 29-3-22 - Foundation Walls	29-18
	Section 29-3-23 - Exterior Walls	29-18
	Section 29-3-24 - Roofs and Drainage	29-18
	Section 29-3-25 - Decorative Features	29-18
	Section 29-3-26 - Overhang Extensions	29-19
	Section 29-3-27 - Stairways, Decks, Porches and Balconies	29-19
	Section 29-3-28 - Chimneys and Towers	29-19
	Section 29-3-29 - Handrails and Guards	29-19
	Section 29-3-30 - Window, Skylight and Door Frames	29-19
	Section 29-3-31 - Insect Screens	29-19
	Section 29-3-32 - Doors	29-19
	Section 29-3-33 - Basement Hatchways	29-19
	Section 29-3-34 - Guards for Basement Windows	29-19
	Section 29-3-35 - Building Security	29-20
	Section 29-3-36 - Reserved	

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
III	GENERAL REQUIREMENTS	
	<i>Division V – Interior Structure</i>	
	Section 29-3-37 - General	29-20
	Section 29-3-38 - Structural Members	29-20
	Section 29-3-39 - Interior Surfaces	29-20
	Section 29-3-40 - Stairs and Walking Surfaces	29-20
	Section 29-3-41 - Handrails and Guards	29-20
	Section 29-3-42 - Interior Doors	29-20
	Section 29-3-43 - Reserved	
	<i>Division VI – Handrails and Guardrails</i>	
	Section 29-3-44 - General	29-21
	Section 29-3-35 - Reserved	
	<i>Division VII – Rubbish and Garbage</i>	
	Section 29-3-46 - Accumulation of Rubbish or Garbage	29-21
	Section 29-3-47 - Disposal of Rubbish	29-21
	Section 29-3-48 - Disposal of Garbage	29-21
	Section 29-3-49 - Reserved	
	<i>Division VIII – Extermination</i>	
	Section 29-3-50 - Infestation	29-21
	Section 29-3-51 - Owner	29-22
	Section 29-3-52 - Single Occupant	29-22
	Section 29-3-53 - Multiple Occupancy	29-22
	Section 29-3-54 - Occupant	29-22
IV	LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS	
	<i>Division I - General</i>	
	Section 29-4-1 - Scope	29-23
	Section 29-4-2 - Responsibility	29-23
	Section 29-4-3 - Alternative Devices	29-23
	Section 29-4-4 - Reserved	
	<i>Division II – Light</i>	
	Section 29-4-5 - Habitable Spaces	29-23
	Section 29-4-6 - Common Halls and Stairways	29-23
	Section 29-4-7 - Other Spaces	29-23
	Section 29-4-8 - Reserved	
	<i>Division III – Ventilation</i>	
	Section 29-4-9 - Habitable Spaces	29-24
	Section 29-4-10 - Bathrooms and Toilet Rooms	29-24
	Section 29-4-11 - Cooking Facilities	29-24
	Section 29-4-12 - Process Ventilation	29-24
	Section 29-4-13 - Clothes Dryer Exhaust	29-24
	Section 29-4-14 - Reserved	
	<i>Division IV – Occupancy Limitations</i>	
	Section 29-4-15 - Privacy	29-24
	Section 29-4-16 - Minimum Room Widths	29-24

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
IV	LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (CONTINUED)	
	<i>Division IV – Occupancy Limitations (Continued)</i>	
	<i>Section 29-4-17 - Minimum Ceiling Heights</i>	29-24
	<i>Section 29-4-18 - Bedroom Requirements</i>	29-25
	<i>Section 29-4-19 - Overcrowding</i>	29-25
	<i>Section 29-4-20 - Efficiency Unit</i>	29-26
	<i>Section 29-4-21 - Food Preparation</i>	29-26
V	PLUMBING FACILITIES AND FIXTURE REQUIREMENTS	
	<i>Division I – General</i>	
	<i>Section 29-5-1 - Scope</i>	29-27
	<i>Section 29-5-2 - Responsibility</i>	29-27
	<i>Section 29-5-3 - Reserved</i>	
	<i>Division II – Required Facilities</i>	
	<i>Section 29-5-4 - Dwelling Units</i>	29-27
	<i>Section 29-5-5 - Rooming Houses</i>	29-27
	<i>Section 29-5-6 - Hotels</i>	29-27
	<i>Section 29-5-7 - Employees’ Facilities</i>	29-27
	<i>Section 29-5-8 - Reserved</i>	
	<i>Division III – Toilet Rooms</i>	
	<i>Section 29-5-9 - Privacy</i>	29-27
	<i>Section 29-5-10 - Location</i>	29-28
	<i>Section 29-5-11 - Location of Employee Toilet Facilities</i>	29-28
	<i>Section 29-5-12 - Floor Surface</i>	29-28
	<i>Section 29-5-13 - Reserved</i>	
	<i>Division IV – Plumbing Systems and Fixtures</i>	
	<i>Section 29-5-14 - General</i>	29-28
	<i>Section 29-5-15 - Fixture Clearances</i>	29-28
	<i>Section 29-5-16 - Plumbing System Hazards</i>	29-28
	<i>Section 29-5-17 - Reserved</i>	
	<i>Division V – Water System</i>	
	<i>Section 29-5-18 - General</i>	29-28
	<i>Section 29-5-19 - Contamination</i>	29-29
	<i>Section 29-5-20 - Supply</i>	29-29
	<i>Section 29-5-21 - Water Heating Facilities</i>	29-29
	<i>Section 29-5-22 - Reserved</i>	
	<i>Division VI – Sanitary Drainage System</i>	
	<i>Section 29-5-23 - General</i>	29-29
	<i>Section 29-5-24 - Maintenance</i>	29-29
	<i>Section 29-5-25 - Reserved</i>	
	<i>Division VII – Storm Drainage</i>	
	<i>Section 29-5-26 - General</i>	29-29

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
VI	MECHANICAL AND ELECTRICAL REQUIREMENTS (CONTINUED)	
	<i>Division I – General</i>	
	Section 29-6-1 - Scope	29-30
	Section 29-6-2 - Responsibility	29-30
	Section 29-6-3 - Reserved	
	<i>Division II – Heating Facilities</i>	
	Section 29-6-4 - Facilities Required	29-30
	Section 29-6-5 - Residential Occupancies	29-30
	Section 29-6-6 - Heat Supply	29-30
	Section 29-6-7 - Occupiable Work Spaces	29-30
	Section 29-6-8 - Room Temperature Measurement	29-31
	Section 29-6-9 - Reserved	
	<i>Division III – Mechanical Equipment</i>	
	Section 29-6-10 - Mechanical Appliances	29-31
	Section 29-6-11 - Removal of Combustion Products	29-31
	Section 29-6-12 - Clearances	29-31
	Section 29-6-13 - Safety Controls	29-31
	Section 29-6-14 - Combustion Air	29-31
	Section 29-6-15 - Energy Conservation Devices	29-31
	Section 29-6-16 - Reserved	
	<i>Division IV – Electrical Facilities</i>	
	Section 29-6-17 - Facilities Required	29-31
	Section 29-6-18 - Service	29-32
	Section 29-6-19 - Electrical System Hazards	29-32
	Section 29-6-20 - Reserved	
	<i>Division V – Electrical Equipment</i>	
	Section 29-6-21 - Installation	29-32
	Section 29-6-22 - Receptacles	29-32
	Section 29-6-23 - Lighting Fixtures	29-32
	Section 29-6-24 - Reserved	
	<i>Division VI – Elevators, Escalators and Dumbwaiters</i>	
	Section 29-6-25 - General	29-32
	Section 29-6-26 - Elevators	29-32
	Section 29-6-27 - Reserved	
	<i>Division VII – Duct Systems</i>	
	Section 29-6-28 - General	29-33
VII	FIRE SAFETY REQUIREMENTS	
	<i>Division I - General</i>	
	Section 29-7-1 - Scope	29-34
	Section 29-7-2 - Responsibility	29-34
	Section 29-7-3 - Reserved	

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
VII	FIRE SAFETY REQUIREMENTS (CONTINUED)	
	<i>Division II – Means of Egress</i>	
	Section 29-7-4 - General	29-34
	Section 29-7-5 - Aisles	29-34
	Section 29-7-6 - Locked Doors	29-34
	Section 29-7-7 - Emergency Escape Openings	29-34
	Section 29-7-8 - Reserved	
	<i>Division III – Fire-Resistance Ratings</i>	
	Section 29-7-9 - Fire-Resistance-Rated Assemblies	29-34
	Section 29-7-10 - Opening Protectives	29-35
	Section 29-7-11 - Reserved	
	<i>Division IV – Fire Protection Systems</i>	
	Section 29-7-12 - General	29-35
	Section 29-7-13 - Smoke Alarms	29-35
	Section 29-7-14 - Power Source	29-35
	Section 29-7-15 - Interconnection	29-35
VIII	REFERENCED STANDARDS	29-36