

MINIMUM STANDARDS OF LIVEABILITY

15.24.590 Exhaust vents and waste discharge.

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke or odors upon abutting or adjacent public or private property or that of another tenant. Sewage shall be properly disposed through the city's sewer system. Buckets and other types of containers shall not be used for the collection and disposal of human waste. (Ord. 1665 Exh. A (part), 1997)

15.24.690 Street numbers.

Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in arabic numerals at least three inches high and one-half inch stroke. (Ord. 1665 Exh. A (part), 1997)

15.24.780 Insect screens.

A. During the period from April 15 to October 1, every window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, or any areas where products to be included or utilized in food preparation for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition.

B. Exception: Portable screens shall be acceptable. (Ord. 1665 Exh. A (part), 1997)

15.24.930 Light.

The following standards are required in structures covered by this code:

A. Habitable Spaces. Every habitable space shall have at least one window facing directly to the out-doors for natural illumination and for emergency egress and access. Every window provided or used for light and ventilation for habitable spaces shall be easily operable and secured in an open position by window hardware.

B. Artificial Light. If artificial light is not provided, the minimum glazed area, clear or translucent, for windows shall be eight percent of the floor area of the room.
Exception: Bathrooms, water closet compartments and food preparation areas shall comply unless mechanically exhausted outdoors at a rate of two cubic feet per minute for each square foot of floor area.

C. Common Halls and Stairways. Every common hall and stairway, other than one and two family dwellings, shall be able to be lit at all times with at least a sixty (60)-watt standard incandescent light bulb or equivalent for each two hundred (200) square feet of floor area, provided that the spacing between lights shall not be greater than thirty (30) feet. Every stairway shall be illuminated with a minimum of one foot candle at floors, landings and treads.

D. Emergency Egress. Windows in multiple family dwelling structures shall not serve as the primary means of egress to an outside stairway. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than forty-four (44) inches above the floor. (Ord. 1665 Exh. A (part), 1997)

15.24.940 Ventilation.

A. Habitable Spaces. Every habitable space shall have at least one operable window for natural ventilation.

B. Bathrooms and Toilet Rooms. Every bathroom and toilet room shall comply with ventilation requirements for habitable spaces except that a window shall not be required in spaces equipped with a mechanical ventilation system that exhausts air to the exterior and does not re-circulate it to any space, including the space from which such air is withdrawn.

C. Clothes Dryer Exhaust. Clothes dryer venting systems shall be independent of all other systems, and shall be vented to the exterior of the structure. (Ord. 1665 Exh. A (part), 1997)

15.24.980 Doors.

Access doors to rooming units shall have operating locksets to ensure privacy. Hasp lock assemblies are not permitted on doors unless used for storage only. (Ord. 1665 Exh. A (part), 1997)

15.24.1080 Requirements and facilities.

A. Maintenance. All plumbing fixtures shall be maintained in a safe, usable condition and in accordance with the city's practical plumbing code and all plumbing facilities shall be maintained in a clean and sanitary condition to prevent unhealthful conditions.

C. Dwelling Units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. Such facilities shall be connected to water system that at all times provides an adequate amount of running water under pressure and shall be connected to a sewer system in accordance with the rules and regulations of the State Department of Health and Department of Public Works.

D. Rooming Houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

E. Toilet Rooms. Within every dwelling unit there shall be a non-habitable room (bathroom) which affords privacy to a person within such room and which is equipped with a flush water closet in good working condition, and properly connected to a water and sewer system.

F. Water Supply. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which does not have a supply of hot or tempered and cold running water connected to the structure and readily available upon demand. (Ord. 1665 Exh. A (part), 1997)

15.24.1090 Plumbing fixtures.

C. Water Heating Facilities. Every dwelling unit shall have supplied water heating facilities which are properly installed, operated and maintained in a safe and good working condition and are properly connected to the bathtub or shower, sink and lavatory basin. Such water heating facilities shall be capable of heating water to a temperature of one hundred ten (110) degrees Fahrenheit and capable of meeting normal demands at every required plumbing outlet. All gas-fired water heaters shall be vented to the outside. Gas and liquid fuel water heaters are not permitted to be located in bedrooms. (Ord. 1665 Exh. A (part), 1997)

15.24.1120 Heating facilities.

A. Residential Buildings. Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of sixty-five (65) degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms, limited to the following:

1. Stationary heat unit(s) from which heated air is distributed through a system of ducts, pipes or plenums;
2. Stationary heat unit(s) which is equipped with a fan or blower to circulate heated air;
3. Stationary heat unit(s) through which air is circulated by gravity;
4. Stationary heat unit(s) which conduct heat through registers or electric heating coils; and
5. Stationary heat unit(s) which provide heat by means of convection.

B. Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit or guest room on terms, either expressed or implied, shall furnish a heat source to the occupants. All fuel burning heat sources shall be installed and maintained according to manufacturer's specifications.

C. Space Heaters. Unvented space heaters or unvented kerosene heaters providing supplementary heat may be used in a single-family dwelling only under the following conditions:

1. As a secondary source of heat and not a primary source of heat; and
2. With written consent of the property owner.

Unvented kerosene heaters are prohibited in multiple-family dwellings. (Ord. 1665 Exh. A (part), 1997)

15.24.1150 Electrical equipment.

A. General. It shall be illegal to occupy as owner-occupant or permit another person/s to occupy any structure or premises which is not provided with a connected electrical system and power available upon demand.

D. Bathrooms. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

E. Water Use Area. In any water use area, including, but not limited to bathrooms, utility rooms, kitchens and basements, electrical receptacles are prohibited in floor areas where they would create a hazardous condition. (Ord. 1665 Exh. A (part), 1997)

15.24.1180 Means of egress.

A safe, continuous and unobstructed means of egress shall be provided from the interior of a structure to a public way.

A. Exit Capacity. Every dwelling unit and/or rooming unit shall have one or more means of egress, with minimum head room of six feet, eight inches leading to a safe and open space at ground level. It shall be maintained as a safe, continuous and unobstructed passageway to the open area at grade. The capacity of the exits serving a floor shall be sufficient for the occupant load thereof as determined by the International Building Code.

B. Number of Exits. In residential buildings, every story or rooming unit/s exceeding two stories above grade shall be provided with not less than two independent exits. In stories of rooming unit/s where more than one exit is required, all occupants shall have access to at least two exits. Exception: A single exit is acceptable under any one of the following conditions:

1. Where the building is equipped throughout with an automatic sprinkler system and an automatic fire detection system with smoke detectors located in all corridors, lobbies and commons areas;
2. Where the building is equipped throughout with an automatic fire detection system and the exit is an approved smoke proof enclosure or pressurized stairway;
3. Where an existing fire escape conforming to the International Building Code.

C. Arrangement. Exits from dwelling units shall not lead through other such units, or through toilet rooms or bathrooms. Exiting through kitchens shall not be the only means of egress.

D. Exit Signs. All means of egress shall be indicated with approved "Exit" signs, where required by the NFPA Life Safety Code. All "Exit" signs shall be maintained visible and all illuminated "Exit" signs shall be illuminated at all times that the building is occupied.

E. Emergency Lighting. Means of egress shall be equipped with artificial lighting facilities to provide the intensity of illumination as prescribed in the NFPA Life Safety Code.

F. Locked Doors. Except in one- and two-family dwellings, means of egress doors shall be readily operable from the inside from which egress is to be made without the need for keys, special knowledge or effort. Exception: glass doors on first floor or ground level subject to burglary. (Ord. 1974 (part), 2005; Ord. 1665 Exh. A (part), 1997)

15.24.1240 Smoke detectors.

Smoke detectors shall be in accordance with the state law.

A. Installation. All detectors shall be installed in accordance with the State Fire Prevention Code. When actuated, the smoke detectors shall provide an alarm suitable to warn occupants within the individual room or dwelling unit.

B. Power Source. The power source for smoke detectors shall be either an AC primary power source or a monitored battery primary power source.

C. Tampering. Anyone tampering or interfering with the effectiveness of a smoke detector shall be charged with a misdemeanor. (Ord. 1665 Exh. A (part), 1997)

Fulfillment of the standards referenced above is necessary to meet the minimum livability requirements. However, conformity with these minimum standards does in no way circumvent any other applicable criterion.