

## CHAPTER 3 – GENERAL REQUIREMENT

Chapter 3 provides requirements that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building’s structural and weather resistant performance.

### SECTION 301 – GENERAL REQUIRMENTS

<b>301.1 Scope</b>	The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and <i>exterior property</i> .
<b>301.2 Responsibility</b>	The <i>owner</i> of the <i>premises</i> shall maintain the structures and <i>exterior property</i> in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy <i>premises</i> which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. <i>Occupants</i> of a <i>dwelling unit, rooming unit or housekeeping unit</i> are responsible for keeping in a clean, sanitary and safe condition that part of the <i>dwelling unit, rooming unit, housekeeping unit or premises</i> which they occupy and control.
<b>301.3 Vacant structures and land</b>	All vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

### SECTION 302 – EXTERIOR PROPERTY AREAS

<b>302.1 Sanitation</b>	All <i>exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> which such <i>occupant</i> occupies or controls in a clean and sanitary condition.
<b>302.2 Grading and drainage</b>	All <i>premises</i> shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
<b>302.3 Sidewalks and driveways</b>	All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
<b>302.5 Rodent harborage</b>	All structures and <i>exterior property</i> shall be kept free from rodent harborage and <i>infestation</i> . Where rodents are found, they shall be promptly exterminated by <i>approved</i> processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent rein-festation.
<b>302.6 Exhaust vents</b>	Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another <i>tenant</i> .
<b>302.7 Accessory</b>	All accessory structures, including <i>detached</i> garages, fences and walls, shall be

structures.	maintained structurally sound and in good repair.
<b>SECTION 304 - EXTERIOR STRUCTURE</b>	
<b>304.1 General</b>	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
<b>304.1.1 Unsafe conditions.</b>	<p>The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings:</p> <ol style="list-style-type: none"> <li>1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;</li> <li>2. The <i>anchorage</i> of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;</li> <li>3. Structures or components thereof that have reached their limit state;</li> <li>4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;</li> <li>5. Structural members that have evidence of <i>deterioration</i> or that are not capable of safely supporting all nominal loads and load effects;</li> <li>6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly <i>anchored</i> or are not capable of supporting all nominal loads and resisting all load effects;</li> <li>7. Exterior walls that are not <i>anchored</i> to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly <i>anchored</i> or are not capable of supporting all nominal loads and resisting all load effects;</li> <li>8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i>, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;</li> <li>9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of <i>deterioration</i> or fatigue, are not properly <i>anchored</i> or are incapable of supporting all nominal loads and resisting all load effects;</li> <li>10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;</li> <li>11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly <i>anchored</i> or that are <i>anchored</i> with</li> </ol>

	<p>connections not capable of supporting all nominal loads and resisting all load effects;</p> <p>12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including <i>guards</i> and handrails, are not structurally sound, not properly <i>anchored</i> or that are <i>anchored</i> with connections not capable of supporting all nominal loads and resisting all load effects; or</p> <p>13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly <i>anchored</i>, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. When substantiated otherwise by an <i>approved</i> method.</li> <li>2. Demolition of unsafe conditions shall be permitted when <i>approved</i> by the <i>code official</i>.</li> </ol>
<p><b>304.2 Protective treatment.</b></p>	<p>All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.</p>
<p><b>304.3 Premises identification.</b></p>	<p>Buildings shall have <i>approved</i> address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).</p>
<p><b>304.4 Structural members.</b></p>	<p>All structural members shall be maintained free from <i>deterioration</i>, and shall be capable of safely supporting the imposed dead and live loads.</p>
<p><b>304.5 Foundation walls.</b></p>	<p>All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.</p>
<p><b>304.6 Exterior walls.</b></p>	<p>All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent <i>deterioration</i>.</p>

<p><b>304.7 Roofs and drainage.</b></p>	<p>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.</p>
<p><b>304.8 Decorative features.</b></p>	<p>All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.</p>
<p><b>304.9 Overhang extensions.</b></p>	<p>All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly <i>anchored</i> so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.</p>
<p><b>304.10 Stairways, decks, porches and balconies.</b></p>	<p>Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</p>
<p><b>304.11 Chimneys and towers.</b></p>	<p>All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.</p>
<p><b>304.12 Handrails and guards.</b></p>	<p>Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</p>
<p><b>304.13 Window, skylight and door frames</b></p>	<p>Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p style="padding-left: 40px;"><b>304.13.1 Glazing.</b> All glazing materials shall be maintained free from cracks and holes.</p> <p style="padding-left: 40px;"><b>304.13.2 Openable windows.</b> Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p>
<p><b>304.14 Insect screens.</b></p>	<p>During the period from [DATE] to [DATE], every door, window and other outside opening required for <i>ventilation</i> of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with <i>approved</i> tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.</p> <p style="padding-left: 40px;"><b>Exception:</b> Screens shall not be required where other <i>approved</i> means, such as air curtains or insect repellent fans, are employed.</p>

<p><b>304.15 Doors.</b></p>	<p>All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.</p>
<p><b>304.16 Basement hatchways.</b></p>	<p>Every <i>basement</i> hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.</p>
<p><b>304.17 Guards for basement windows.</b></p>	<p>Every <i>basement</i> window that is openable shall be supplied with rodent shields, storm windows or other <i>approved</i>, protection against the entry of rodents.</p>
<p><b>304.18 Building security.</b></p>	<p>Doors, windows or hatchways for <i>dwelling units</i>, room units or <i>housekeeping units</i> shall be provided with devices designed to provide security for the <i>occupants</i> and property within.</p> <p style="padding-left: 40px;"><b>304.18.1 Doors.</b> Doors providing access to a <i>dwelling unit</i>, <i>rooming unit</i> or <i>housekeeping unit</i> that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer’s specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.</p> <p style="padding-left: 40px;"><b>304.18.2 Windows.</b> Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a <i>dwelling unit</i>, <i>rooming unit</i> or <i>housekeeping unit</i> that is rented, leased or let shall be equipped with a window sash locking device.</p> <p style="padding-left: 40px;"><b>304.18.3 Basement hatchways.</b> <i>Basement</i> hatchways that provide access to a <i>dwelling unit</i>, <i>rooming unit</i> or <i>housekeeping unit</i> that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.</p>
<p><b>304.19 Gates.</b></p>	<p>All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good operable condition. Latches at all entrances shall tightly secure the gates.</p>
<p><b>SECTION 305 – INTERIOR STRUCTURE</b></p>	
<p><b>305.1 General.</b></p>	<p>The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. <i>Occupants</i> shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every <i>owner</i> of a structure containing a <i>rooming house</i>, <i>housekeeping units</i>, a hotel, a dormitory, two or more <i>dwelling units</i> or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and <i>exterior property</i>.</p> <p style="padding-left: 40px;"><b>305.1.1 Unsafe conditions.</b> The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings:</p> <ol style="list-style-type: none"> <li>1. The nominal strength of any structural member is</li> </ol>

	<p>exceeded by nominal loads, the load effects or the required strength;</p> <ol style="list-style-type: none"> <li>2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;</li> <li>3. Structures or components thereof that have reached their limit state;</li> <li>4. Structural members are incapable of supporting nominal loads and load effects;</li> <li>5. Stairs, landings, balconies and all similar walking surfaces, including <i>guards</i> and handrails, are not structurally sound, not properly <i>anchored</i> or are <i>anchored</i> with connections not capable of supporting all nominal loads and resisting all load effects;</li> <li>6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly <i>anchored</i> or are not capable of supporting all nominal loads and resisting all load effects.</li> </ol> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. When substantiated otherwise by an <i>approved</i> method.</li> <li>2. Demolition of unsafe conditions shall be permitted when <i>approved</i> by the <i>code official</i>.</li> </ol>
<p><b>305.2 Structural members.</b></p>	<p>All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.</p>
<p><b>305.3 Interior surfaces.</b></p>	<p>All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.</p>
<p><b>305.4 Stairs and walking surfaces.</b></p>	<p>Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.</p>
<p><b>305.5 Handrails and guards.</b></p>	<p>Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.</p>
<p><b>305.6 Interior doors.</b></p>	<p>Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.</p>
<p><b>SECTION 306 – COMPONENT SERVICABILITY</b></p>	
<p><b>306.1 General</b></p>	<p>The components of a structure and equipment therein shall be maintained in good</p>

	<p>repair, structurally sound and in a sanitary condition.</p>
<p><b>306.1.1 Unsafe conditions.</b></p>	<p>Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> as required for existing buildings:</p> <ol style="list-style-type: none"> <li>1. Soils that have been subjected to any of the following conditions:             <ol style="list-style-type: none"> <li>1.1. Collapse of footing or foundation system;</li> <li>1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;</li> <li>1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;</li> <li>1.4. Inadequate soil as determined by a geotechnical investigation;</li> <li>1.5. Where the allowable bearing capacity of the soil is in doubt; or</li> <li>1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.</li> </ol> </li> <li>2. Concrete that has been subjected to any of the following conditions:             <ol style="list-style-type: none"> <li>2.1. <i>Deterioration</i>;</li> <li>2.2. <i>Ultimate deformation</i>;</li> <li>2.3. Fractures;</li> <li>2.4. Fissures;</li> <li>2.5. Spalling;</li> <li>2.6. Exposed reinforcement; or</li> <li>2.7. <i>Detached</i>, dislodged or failing connections.</li> </ol> </li> <li>3. Aluminum that has been subjected to any of the following conditions:             <ol style="list-style-type: none"> <li>3.1. <i>Deterioration</i>;</li> <li>3.2. Corrosion;</li> <li>3.3. Elastic deformation;</li> <li>3.4. <i>Ultimate deformation</i>;</li> <li>3.5. Stress or strain cracks;</li> <li>3.6. Joint fatigue; or</li> <li>3.7. <i>Detached</i>, dislodged or failing connections.</li> </ol> </li> <li>4. Masonry that has been subjected to any of the following conditions:             <ol style="list-style-type: none"> <li>4.1. <i>Deterioration</i>;</li> <li>4.2. <i>Ultimate deformation</i>;</li> <li>4.3. Fractures in masonry or mortar joints;</li> <li>4.4. Fissures in masonry or mortar joints;</li> <li>4.5. Spalling;</li> <li>4.6. Exposed reinforcement; or</li> </ol> </li> </ol>

	<p style="text-align: center;">4.7. <i>Detached</i>, dislodged or failing connections.</p> <p>5. Steel that has been subjected to any of the following conditions:</p> <p style="padding-left: 40px;">5.1. <i>Deterioration</i>;</p> <p style="padding-left: 80px;">5.2. Elastic deformation;</p> <p style="padding-left: 80px;">5.3. <i>Ultimate deformation</i>;</p> <p style="padding-left: 80px;">5.4. Metal fatigue; or</p> <p style="padding-left: 80px;">5.5. <i>Detached</i>, dislodged or failing connections.</p> <p>6. Wood that has been subjected to any of the following conditions:</p> <p style="padding-left: 40px;">6.1. <i>Ultimate deformation</i>;</p> <p style="padding-left: 80px;">6.2. <i>Deterioration</i>;</p> <p style="padding-left: 80px;">6.3. Damage from insects, rodents and other vermin;</p> <p style="padding-left: 80px;">6.4. Fire damage beyond charring;</p> <p style="padding-left: 80px;">6.5. Significant splits and checks;</p> <p style="padding-left: 80px;">6.6. Horizontal shear cracks;</p> <p style="padding-left: 80px;">6.7. Vertical shear cracks;</p> <p style="padding-left: 80px;">6.8. Inadequate support;</p> <p style="padding-left: 80px;">6.9. <i>Detached</i>, dislodged or failing connections; or</p> <p style="padding-left: 80px;">6.10. Excessive cutting and notching.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. When substantiated otherwise by an <i>approved</i> method.</li> <li>2. Demolition of unsafe conditions shall be permitted when <i>approved</i> by the <i>code official</i>.</li> </ol>
<b>SECTION 307 HANDRAILS &amp; GUARDRAILS</b>	
<p><b>307.1 General.</b></p>	<p>Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have <i>guards</i>. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. <i>Guards</i> shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.</p> <p style="padding-left: 40px;"><b>Exception:</b> <i>Guards</i> shall not be required where exempted by the adopted building code.</p>
<b>SECTION 308 – RUBBISH &amp; GARBAGE</b>	
<p><b>308.1 Accumulation of rubbish or garbage.</b></p>	<p>All <i>exterior property</i> and <i>premises</i>, and the interior of every structure, shall be free from any accumulation of <i>rubbish</i> or garbage.</p>



SECTION 309 – PEST ELIMINATION	
309.1 Infestation.	All structures shall be kept free from insect and rodent <i>infestation</i> . All structures in which insects or rodents are found shall be promptly exterminated by <i>approved</i> processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.
309.2 Owner.	The <i>owner</i> of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
309.3 Single occupant.	The <i>occupant</i> of a one-family dwelling or of a <i>single-tenant</i> nonresidential structure shall be responsible for pest elimination on the <i>premises</i> .
309.4 Multiple occupancy.	The <i>owner</i> of a structure containing two or more <i>dwelling units</i> , a multiple <i>occupancy</i> , a <i>rooming house</i> or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and <i>exterior property</i> . If <i>infestation</i> is caused by failure of an <i>occupant</i> to prevent such <i>infestation</i> in the area occupied, the <i>occupant</i> and <i>owner</i> shall be responsible for pest elimination.
309.5 Occupant.	The <i>occupant</i> of any structure shall be responsible for the continued rodent and pest-free condition of the structure. <b>Exception:</b> Where the <i>infestations</i> are caused by defects in the structure, the <i>owner</i> shall be responsible for pest elimination.