

## Scope and Administration

Contains provisions for the application, enforcement and administration of subsequent requirements of the code. Identifies which buildings and structures come under the purview of the code.

### PART 1 – SCOPE AND APPLICATION

#### 101 GENERAL

##### 101.1 TITLE

These regulations shall be known as the *International Property Maintenance Code of City of Spokane*, hereinafter referred to as “this code.”

##### 101.2 SCOPE

The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an owner’s authorized agent, *operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

##### 101.3 INTENT

This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

##### 101.4 SEVERABILITY

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

#### 102 APPLICABILITY

##### 102.1 GENERAL

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

##### 102.2 MAINTENANCE

Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or *premises* was constructed, altered or repaired shall be maintained in good working order. No *owner*, *owner’s* authorized agent, *operator* or *occupant* shall cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in

	<p>progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner’s authorized agent shall be responsible for the maintenance of buildings, structures and premises.</p>
<p><b>102.3 APPLICATION OF OTHER CODES</b></p>	<p>Repairs, additions or alterations to a structure, or changes of <i>occupancy</i>, shall be done in accordance with the procedures and provisions of the <i>International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Uniform Plumbing Code, International Pool and Spa Code</i> and NFPA 70.</p>
<p><b>102.4 EXISTING REMEDIES</b></p>	<p>The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.</p>
<p><b>102.5 WORKMANSHIP</b></p>	<p>Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a <i>workmanlike</i> manner and installed in accordance with the manufacturer’s instructions.</p>
<p><b>102.6 HISTORIC BUILDINGS</b></p>	<p>The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the <i>code official</i> to be safe and in the public interest of health, safety and welfare.</p>
<p><b>102.7 REFERENCED CODES AND STANDARDS</b></p>	<p>The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.</p> <p><b>Exception:</b> Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.</p> <p><b>[A] 102.7.1 Conflicts.</b> Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.</p> <p><b>[A] 102.7.2 Provisions in referenced codes and standards.</b> Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.</p>

<p><b>102.8 REQUIREMENTS NOT COVERED BY CODE</b></p>	<p>Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the <i>code official</i>.</p>
<p><b>102.9 APPLICATION OF REFERENCES</b></p>	<p>References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.</p>
<p><b>102.10 OTHER LAWS</b></p>	<p>The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.</p>
<p><b>PART 2 - ADMINISTRATION AND ENFORCEMENT</b>  <b>103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION</b></p>	
<p><b>103.1 GENERAL</b></p>	<p>The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the <i>code official</i>.</p>
<p><b>103.2 APPOINTMENT</b></p>	<p>The <i>code official</i> shall be appointed by the chief appointing authority of the jurisdiction.</p>
<p><b>103.3 DEPUTIES</b></p>	<p>In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the <i>code official</i> shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the <i>code official</i>.</p>
<p><b>103.4 LIABILITY</b></p>	<p>The <i>code official</i>, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.</p> <p><b>[A] 103.4.1 Legal defense.</b> Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.</p>
<p><b>103.5 FEES</b></p>	<p>The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule. <b>[JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]</b></p>

<b>104 DUTIES AND POWERS OF THE CODE OFFICIAL</b>	
<b>104.1 GENERAL</b>	The <i>code official</i> is hereby authorized and directed to enforce the provisions of this code. The <i>code official</i> shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.
<b>104.2 INSPECTION</b>	The <i>code official</i> shall make all of the required inspections, or shall accept reports of inspection by <i>approved</i> agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such <i>approved</i> agency or by the responsible individual. The <i>code official</i> is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
<b>104.3 RIGHT OF ENTRY</b>	Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the <i>code official</i> has reasonable cause to believe that there exists in a <i>structure</i> or upon a <i>premises</i> a condition in violation of this code, the <i>code official</i> is authorized to enter the structure or <i>premises</i> at reasonable times to inspect or perform the duties imposed by this code, provided that if such <i>structure</i> or <i>premises</i> is occupied the <i>code official</i> shall present credentials to the <i>occupant</i> and request entry. If such structure or <i>premises</i> is unoccupied, the <i>code official</i> shall first make a reasonable effort to locate the <i>owner</i> , <i>owner's</i> authorized agent or other person having charge or control of the <i>structure</i> or <i>premises</i> and request entry. If entry is refused, the <i>code official</i> shall have recourse to the remedies provided by law to secure entry.
<b>104.4 IDENTIFICATION</b>	The <i>code official</i> shall carry proper identification when inspecting <i>structures</i> or <i>premises</i> in the performance of duties under this code.
<b>104.5 NOTICES AND ORDERS</b>	The <i>code official</i> shall issue all necessary notices or orders to ensure compliance with this code.
<b>104.6 DEPARTMENT RECORDS</b>	The <i>code official</i> shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.
<b>105 APPROVAL</b>	
<b>105.1 MODIFICATIONS</b>	Whenever there are practical difficulties involved in carrying out the provisions of this code, the <i>code official</i> shall have the authority to grant modifications for

	<p>individual cases upon application of the <i>owner</i> or <i>owner's</i> authorized agent, provided the <i>code official</i> shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.</p>
<p><b>105.2 ALTERNATIVE MATERIALS, METHODS AND EQUIPMENT</b></p>	<p>The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been <i>approved</i>. An alternative material or method of construction shall be <i>approved</i> where the <i>code official</i> finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not <i>approved</i>, the <i>code official</i> shall respond in writing, stating the reasons the alternative was not <i>approved</i>.</p>
<p><b>105.3 REQUIRED TESTING</b></p>	<p>Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the <i>code official</i> shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.</p> <p style="padding-left: 40px;"><b>[A] 105.3.1 Test methods.</b> Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the <i>code official</i> shall be permitted to approve appropriate testing procedures performed by an <i>approved agency</i>.</p> <p style="padding-left: 40px;"><b>[A] 105.3.2 Test reports.</b> Reports of tests shall be retained by the <i>code official</i> for the period required for retention of public records.</p>
<p><b>105.4 USED MATERIAL AND EQUIPMENT</b></p>	<p>The use of used materials that meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and <i>approved</i> by the <i>code official</i>.</p>
<p><b>105.5 APPROVED MATERIALS AND EQUIPMENT</b></p>	<p>Materials, equipment and devices <i>approved</i> by the <i>code official</i> shall be constructed and installed in accordance with such approval.</p>
<p><b>105.6 RESEARCH REPORTS</b></p>	<p>Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid</p>

	research reports from <i>approved</i> sources.
<b>106 VIOLATIONS</b>	
<b>106.1 UNLAWFUL ACTS</b>	It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.
<b>106.2 NOTICE OF VIOLATION</b>	The <i>code official</i> shall serve a notice of violation or order in accordance with Section 107.
<b>106.3 PROSECUTION OF VIOLATION</b>	Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a <i>strict liability offense</i> . If the notice of violation is not complied with, the <i>code official</i> shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful <i>occupancy</i> of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such <i>premises</i> shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
<b>106.4 VIOLATION PENALTIES</b>	Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
<b>106.5 ABATEMENT OF VIOLATION</b>	The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal <i>occupancy</i> of a building, structure or <i>premises</i> , or to stop an illegal act, conduct, business or utilization of the building, structure or <i>premises</i> .
<b>107 NOTICES AND ORDERS</b>	
<b>107.1 NOTICE TO PERSON RESPONSIBLE</b>	Whenever the <i>code official</i> determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.
<b>107.2 FORM</b>	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: <ol style="list-style-type: none"> <li>1. Be in writing.</li> <li>2. Include a description of the real estate sufficient for identification.</li> </ol>

	<p>3. Include a statement of the violation or violations and why the notice is being issued.</p> <p>4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the <i>dwelling unit</i> or structure into compliance with the provisions of this code.</p> <p>5. Inform the property <i>owner</i> or owner’s authorized agent of the right to appeal.</p> <p>6. Include a statement of the right to file a lien in accordance with Section 106.3.</p>
<p><b>107.3 METHOD OF SERVICE</b></p>	<p>Such notice shall be deemed to be properly served if a copy thereof is:</p> <ol style="list-style-type: none"> <li>1. Delivered personally;</li> <li>2. Sent by mail addressed to the last known address; or</li> <li>3. Posted in a conspicuous place in or about the structure affected by such notice.</li> </ol>
<p><b>107.4 UNAUTHORIZED TAMPERING.</b></p>	<p>Signs, tags or seals posted or affixed by the <i>code official</i> shall not be mutilated, destroyed or tampered with, or removed without authorization from the <i>code official</i>.</p>
<p><b>107.5 PENALTIES</b></p>	<p>Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.</p>
<p><b>108 UNSAFE STRUCTURES AND EQUIPMENT</b></p>	
<p><b>108.1 GENERAL</b></p>	<p>When a structure or equipment is found by the <i>code official</i> to be unsafe, or when a structure is found unfit for human <i>occupancy</i>, or is found unlawful, such structure shall be <i>condemned</i> pursuant to the provisions of this code.</p> <p><b>[A] 108.1.1 Unsafe structures.</b> An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.</p> <p><b>[A] 108.1.2 Unsafe equipment.</b> Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the <i>premises</i> or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or <i>occupants</i> of the <i>premises</i> or structure.</p>

	<p><b>[A] 108.1.3 Structure unfit for human occupancy.</b> A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i>, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public.</p> <p><b>[A] 108.1.4 Unlawful structure.</b> An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.</p> <p><b>[A] 108.1.5 Dangerous structure or premises.</b> For the purpose of this code, any structure or <i>premises</i> that has any or all of the conditions or defects described below shall be considered dangerous:</p> <ol style="list-style-type: none"><li>1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the <i>approved</i> building or fire code of the jurisdiction as related to the requirements for existing buildings.</li><li>2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.</li><li>3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, <i>deterioration</i>, <i>neglect</i>, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become <i>detached</i> or dislodged.</li><li>4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so <i>anchored</i>, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.</li><li>5. The building or structure, or part of the building or structure, because of dilapidation, <i>deterioration</i>, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</li><li>6. The building or structure, or any portion thereof, is clearly unsafe for its use and <i>occupancy</i>.</li><li>7. The building or structure is <i>neglected</i>, damaged, dilapidated,</li></ol>
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	<p>unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p> <p>8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the <i>approved</i> building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.</p> <p>9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, <i>ventilation</i>, mechanical or plumbing system, or otherwise, is determined by the <i>code official</i> to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p> <p>10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the <i>code official</i> to be a threat to life or health.</p> <p>11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.</p>
<p><b>108.2 CLOSING OF VACANT STRUCTURES</b></p>	<p>If the structure is vacant and unfit for human habitation and <i>occupancy</i>, and is not in danger of structural collapse, the <i>code official</i> is authorized to post a placard of condemnation on the <i>premises</i> and order the structure closed up so as not to be an attractive nuisance. Upon failure of the <i>owner</i> or <i>owner's</i> authorized agent to close up the <i>premises</i> within the time specified in the order, the <i>code official</i> shall cause the <i>premises</i> to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.</p> <p><b>[A] 108.2.1 Authority to disconnect service utilities.</b> The <i>code official</i> shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this</p>

	<p>code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The <i>code official</i> shall notify the serving utility and, whenever possible, the <i>owner</i> or <i>owner's</i> authorized agent and <i>occupant</i> of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the <i>owner</i>, <i>owner's</i> authorized agent or <i>occupant</i> of the building structure or service system shall be notified in writing as soon as practical thereafter.</p>
<b>108.3 NOTICE</b>	<p>Whenever the <i>code official</i> has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the <i>owner</i>, <i>owner's</i> authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.</p>
<b>108.4 PLACARDING</b>	<p>Upon failure of the <i>owner</i>, <i>owner's</i> authorized agent or person responsible to comply with the notice provisions within the time given, the <i>code official</i> shall post on the <i>premises</i> or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the <i>premises</i>, operating the equipment or removing the placard.</p> <p><b>[A] 108.4.1 Placard removal.</b> The <i>code official</i> shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the <i>code official</i> shall be subject to the penalties provided by this code.</p>
<b>108.5 PROHIBITED OCCUPANCY</b>	<p>Any occupied structure condemned and placarded by the <i>code official</i> shall be vacated as ordered by the <i>code official</i>. Any person who shall occupy a placarded <i>premises</i> or shall operate placarded equipment, and any <i>owner</i>, <i>owner's</i> authorized agent or person responsible for the <i>premises</i> who shall let anyone occupy a placarded <i>premises</i> or operate placarded equipment shall be liable for the penalties provided by this code.</p>
<b>108.6 ABATEMENT METHODS</b>	<p>The <i>owner</i>, <i>owner's</i> authorized agent, <i>operator</i> or <i>occupant</i> of a building, <i>premises</i> or equipment deemed unsafe by the <i>code official</i> shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other <i>approved</i> corrective action.</p>
<b>108.7 RECORD</b>	<p>The <i>code official</i> shall cause a report to be filed on an unsafe condition. The report shall state the <i>occupancy</i> of the structure and the nature of the unsafe</p>

	condition.
<b>109 EMERGENCY MEASURES</b>	
<b>109.1 IMMEDIATE DANGER</b>	When, in the opinion of the <i>code official</i> , there is <i>imminent danger</i> of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building <i>occupants</i> or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the <i>code official</i> is hereby authorized and empowered to order and require the <i>occupants</i> to vacate the <i>premises</i> forthwith. The <i>code official</i> shall cause to be posted at each entrance to such structure a notice reading as follows: "This <i>Structure</i> Is Unsafe and Its <i>Occupancy</i> Has Been Prohibited by the <i>Code Official</i> ." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.
<b>109.2 TEMPORARY SAFEGUARDS</b>	Notwithstanding other provisions of this code, whenever, in the opinion of the <i>code official</i> , there is <i>imminent danger</i> due to an unsafe condition, the <i>code official</i> shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the <i>code official</i> deems necessary to meet such emergency.
<b>109.3 CLOSING STREETS</b>	When necessary for public safety, the <i>code official</i> shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, <i>public ways</i> and places adjacent to unsafe structures, and prohibit the same from being utilized.
<b>109.4 EMERGENCY REPAIRS</b>	For the purposes of this section, the <i>code official</i> shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
<b>109.5 COSTS OF EMERGENCY REPAIRS</b>	<p>A. As provided in RCW 35.80.030(1)(h), all costs to the City of repairs, alterations, or improvements; or vacating and closing; or removal or demolition are a lien against the property, to the maximum extent permitted by law. Lien costs includes costs of administration of the above listed items, including maintenance and monitoring ordered by the building official or his designee of any dwelling, building, or structure. Lien costs further include:</p> <ol style="list-style-type: none"> <li>1. the amount of relocation assistance payments that a property owner has not repaid to a municipality or other local government entity that has advanced relocation assistance payments to tenants under RCW 59.18.085, and</li> </ol>

	<p>2. all penalties and interest that accrue as a result of the failure of the property owner to timely repay the amount of these relocation assistance payments under RCW 59.18.085.</p> <p>B. Such fees shall be certified by the City treasurer to the County treasurer, and are a charge and lien against the property and are, unless sooner paid and discharged, collected as property taxes as provided by law.</p>
<b>109.6 HEARING</b>	Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.
<b>110 DEMOLITION</b>	
<b>110.1 GENERAL</b>	The <i>code official</i> shall order the <i>owner</i> or owner’s authorized agent of any <i>premises</i> upon which is located any structure, which in the <i>code official’s</i> or owner’s authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the <i>owner’s</i> option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the <i>code official</i> shall order the <i>owner</i> or owner’s authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless <i>approved</i> by the building official.
<b>110.2 NOTICES AND ORDERS</b>	Notices and orders shall comply with Section 107.
<b>110.3 FAILURE TO COMPLY</b>	If the <i>owner</i> of a <i>premises</i> or owner’s authorized agent fails to comply with a demolition order within the time prescribed, the <i>code official</i> shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
<b>110.4 SALVAGE MATERIALS</b>	When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is

	entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.
<b>111 MEANS OF APPEAL</b>	
<b>111.1 APPLICATION FOR APPEAL</b>	Any person directly affected by a decision of the <i>code official</i> or a notice or order issued under this code shall have the right to appeal following the cities current examining process.

<b>DEFINITIONS</b>	
<b>SECTION 201 GENERAL</b>	
<b>201.1 Scope.</b>	Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.
<b>201.2 Interchangeability.</b>	Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.
<b>201.3 Terms defined in other codes.</b>	Where terms are not defined in this code and are defined in the <i>International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, International Residential Code, International Pool and Spa Code</i> and NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.
<b>201.4 Terms not defined.</b>	Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
<b>201.5 Parts.</b>	Whenever the words “ <i>dwelling unit,</i> ” “ <i>dwelling,</i> ” “ <i>premises,</i> ” “ <i>building,</i> ” “ <i>rooming house,</i> ” “ <i>rooming unit,</i> ” “ <i>housekeeping unit</i> ” or “ <i>story</i> ” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”
<b>SECTION 202 GENERAL DEFINITIONS</b>	
<b>ANCHORED.</b> Secured in a manner that provides positive connection.	
<b>[A] APPROVED.</b> Acceptable to the <i>code official</i> .	
<b>BASEMENT.</b> That portion of a building which is partly or completely below grade.	
<b>BATHROOM.</b> A room containing plumbing fixtures including a bathtub or shower.	

<b>BEDROOM.</b> Any room or space used or intended to be used for sleeping purposes in either a dwelling or <i>sleeping unit</i> .
<b>[A] CODE OFFICIAL.</b> The official who is charged with the administration and enforcement of this code, or any duly authorized representative.
<b>CONDEMN.</b> To adjudge unfit for <i>occupancy</i> .
<b>COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS.</b> The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a <i>code official</i> , the governing body or board of appeals.
<b>DETACHED.</b> When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.
<b>DETERIORATION.</b> To weaken, disintegrate, corrode, rust or decay and lose effectiveness.
<b>[BG] DWELLING UNIT.</b> A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
<b>[Z] EASEMENT.</b> That portion of land or property reserved for present or future use by a person or agency other than the legal fee <i>owner(s)</i> of the property. The <i>easement</i> shall be permitted to be for use under, on or above a said lot or lots.
<b>EQUIPMENT SUPPORT.</b> Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.
<b>EXTERIOR PROPERTY.</b> The open space on the <i>premises</i> and on adjoining property under the control of <i>owners or operators</i> of such <i>premises</i> .
<b>GARBAGE.</b> The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
<b>[BE] GUARD.</b> A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.
<b>[BG] HABITABLE SPACE.</b> Space in a structure for living, sleeping, eating or cooking. <i>Bathrooms, toilet</i>

<p><i>rooms, closets, halls, storage or utility spaces, and similar areas are not considered <i>habitable spaces</i>.</i></p>
<p><b>HISTORIC BUILDING.</b> Any building or structure that is one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.</li> <li>2. Designated as historic under an applicable state or local law.</li> <li>3. Certified as a contributing resource within a National Register or state or locally designated historic district.</li> </ol>
<p><b>HOUSEKEEPING UNIT.</b> A room or group of rooms forming a single <i>habitable space</i> equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.</p>
<p><b>IMMINENT DANGER.</b> A condition which could cause serious or life-threatening injury or death at any time.</p>
<p><b>INFESTATION.</b> The presence, within or contiguous to, a structure or <i>premises</i> of insects, rats, vermin or other pests.</p>
<p><b>INOPERABLE MOTOR VEHICLE.</b> A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.</p>
<p><b>[A] LABELED.</b> Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-<i>labeled</i> items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.</p>
<p><b>LET FOR OCCUPANCY or LET.</b> To permit, provide or offer possession or <i>occupancy</i> of a dwelling, <i>dwelling unit, rooming unit</i>, building, premise or structure by a person who is or is not the legal <i>owner</i> of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.</p>
<p><b>NEGLECT.</b> The lack of proper maintenance for a building or <i>structure</i>.</p>
<p><b>[A] OCCUPANCY.</b> The purpose for which a building or portion thereof is utilized or occupied.</p>
<p><b>OCCUPANT.</b> Any individual living or sleeping in a building, or having possession of a space within a building.</p>
<p><b>OPENABLE AREA.</b> That part of a window, skylight or door which is available for unobstructed <i>ventilation</i> and which opens directly to the outdoors.</p>
<p><b>OPERATOR.</b> Any person who has charge, care or control of a structure or <i>premises</i> which is let or offered for <i>occupancy</i>.</p>

<p><b>[A] OWNER.</b> Any person, agent, <i>operator</i>, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.</p>
<p><b>PERSON.</b> An individual, corporation, partnership or any other group acting as a unit.</p>
<p><b>PEST ELIMINATION.</b> The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other <i>approved pest elimination</i> methods.</p>
<p><b>[A] PREMISES.</b> A lot, plot or parcel of land, <i>easement</i> or <i>public way</i>, including any structures thereon.</p>
<p><b>[A] PUBLIC WAY.</b> Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.</p>
<p><b>ROOMING HOUSE.</b> A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.</p>
<p><b>ROOMING UNIT.</b> Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.</p>
<p><b>RUBBISH.</b> Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, <i>yard</i> trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.</p>
<p><b>[BG] SLEEPING UNIT.</b> A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a <i>dwelling unit</i> are not <i>sleeping units</i>.</p>
<p><b>STRICT LIABILITY OFFENSE.</b> An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.</p>
<p><b>[A] STRUCTURE.</b> That which is built or constructed or a portion thereof.</p>
<p><b>TENANT.</b> A person, corporation, partnership or group, whether or not the legal <i>owner</i> of record, occupying a building or portion thereof as a unit.</p>
<p><b>TOILET ROOM.</b> A room containing a water closet or urinal but not a bathtub or shower.</p>
<p><b>ULTIMATE DEFORMATION.</b> The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.</p>



**[M] VENTILATION.** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

**WORKMANLIKE.** Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

**[Z] YARD.** An open space on the same lot with a structure.

## GENERAL REQUIREMENT

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 re-infestation.
<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 structures.</b>	All accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.
<b>302.8 Gates.</b>	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.
<b>302.9 Fences</b>	All fences, fence assemblies directly adjacent to the public right of way shall be maintained in good structural condition.
<b>302.10 Pool Maintenance</b>	Refer to the <i>International Pool Maintenance Code</i> .
<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</li> </ol>

	<p>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;</p> <ol style="list-style-type: none"> <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 connections not capable of supporting all nominal loads and resisting all load effects;</li> <li>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</li> <li>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.</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>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</p>

	a minimum stroke width of 0.5 inch (12.7 mm).
<b>304.4 Structural members.</b>	All structural members shall be maintained free from <i>deterioration</i> , and shall be capable of safely supporting the imposed dead and live loads.
<b>304.5 Foundation walls.</b>	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.
<b>304.6 Exterior walls.</b>	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> .
<b>304.7 Roofs and drainage.</b>	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.
<b>304.8 Decorative features.</b>	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.
<b>304.9 Overhang extensions.</b>	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.
<b>304.10 Stairways, decks, porches and balconies.</b>	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.
<b>304.11 Chimneys and towers.</b>	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.
<b>304.12 Handrails and guards.</b>	Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
<b>304.13 Window, skylight and door frames</b>	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.  <b>304.13.1 Glazing.</b> All glazing materials shall be maintained free from cracks and holes.

	<p><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>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><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><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><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><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>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</p>

	<p>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, housekeeping units, a hotel, a dormitory, two or more 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><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 exceeded by nominal loads, the load effects or the required strength;</li> <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</b></p>	<p>Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be</p>

walking surfaces.	maintained in sound condition and good repair.
305.5 Handrails and guards.	Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
305.6 Interior doors.	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.
<b>SECTION 306 – COMPONENT SERVICABILITY</b>	
306.1 General	The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
306.1.1 Unsafe conditions.	<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> </ol> </li> </ol>



	<p>3.4. <i>Ultimate deformation</i>;</p> <p>3.5. Stress or strain cracks;</p> <p>3.6. Joint fatigue; or</p> <p>3.7. <i>Detached</i>, dislodged or failing connections.</p> <p>4. Masonry that has been subjected to any of the following conditions:</p> <p>4.1. <i>Deterioration</i>;</p> <p>4.2. <i>Ultimate deformation</i>;</p> <p>4.3. Fractures in masonry or mortar joints;</p> <p>4.4. Fissures in masonry or mortar joints;</p> <p>4.5. Spalling;</p> <p>4.6. Exposed reinforcement; or</p> <p>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>5.1. <i>Deterioration</i>;</p> <p>5.2. Elastic deformation;</p> <p>5.3. <i>Ultimate deformation</i>;</p> <p>5.4. Metal fatigue; or</p> <p>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>6.1. <i>Ultimate deformation</i>;</p> <p>6.2. <i>Deterioration</i>;</p> <p>6.3. Damage from insects, rodents and other vermin;</p> <p>6.4. Fire damage beyond charring;</p> <p>6.5. Significant splits and checks;</p> <p>6.6. Horizontal shear cracks;</p> <p>6.7. Vertical shear cracks;</p> <p>6.8. Inadequate support;</p> <p>6.9. <i>Detached</i>, dislodged or failing connections; or</p> <p>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>
<p><b>SECTION 307 HANDRAILS &amp; GUARDRAILS</b></p>	
<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</p>

	<p>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><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>	
<b>308.1 Accumulation of rubbish or garbage.</b>	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.
<b>SECTION 309 – PEST ELIMINATION</b>	
<b>309.1 Infestation.</b>	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.
<b>309.2 Owner.</b>	The <i>owner</i> of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
<b>309.3 Single occupant.</b>	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> .
<b>309.4 Multiple occupancy.</b>	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.
<b>309.5 Occupant.</b>	<p>The <i>occupant</i> of any structure shall be responsible for the continued rodent and pest-free condition of the structure.</p> <p><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.</p>

<h2>LIGHT, VENTILATION &amp; OCCUPANCY LIMITATIONS</h2> <p>Establishes the minimum criteria for light and ventilation and identifies occupancy limitations.</p>
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<b>SECTION 401 - GENERAL</b>	
<b>401.1 Scope.</b>	The provisions of this chapter shall govern the minimum conditions and standards for light, <i>ventilation</i> and space for occupying a structure.
<b>401.2 Responsibility.</b>	The <i>owner</i> of the structure shall provide and maintain light, <i>ventilation</i> and space conditions in compliance with these requirements. A person shall not occupy as <i>owner-occupant</i> , or permit another person to occupy, any <i>premises</i> that do not comply with the requirements of this chapter.
<b>401.3 Alternative devices.</b>	In lieu of the means for natural light and <i>ventilation</i> herein prescribed, artificial light or mechanical <i>ventilation</i> complying with the <i>International Building Code</i> shall be permitted.
<b>SECTION 402 - LIGHT</b>	
<b>402.1 Habitable spaces.</b>	<p>Every <i>habitable space</i> shall have at least one window of <i>approved</i> size facing directly to the outdoors or to a court. The minimum total glazed area for every <i>habitable space</i> shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.</p> <p><b>Exception:</b> Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m<sup>2</sup>). The exterior glazing area shall be based on the total floor area being served.</p>
<b>402.2 Common halls and stairways.</b>	Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with at least an equivalent of a 60-watt incandescent standard light bulb for each 200 square feet (19 m <sup>2</sup> ) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times.
<b>402.3 Other spaces.</b>	All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe <i>occupancy</i> of the space and utilization of the appliances, equipment and fixtures.
<b>SECTION 403 - VENTILATION</b>	
<b>403.1 Habitable spaces.</b>	Every <i>habitable space</i> shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.
<b>403.2 Bathrooms and</b>	Every <i>bathroom</i> and <i>toilet room</i> shall comply with the <i>ventilation</i> requirements

<p><b>toilet rooms.</b></p>	<p>for <i>habitable spaces</i> as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical <i>ventilation</i> system. Air exhausted by a mechanical <i>ventilation</i> system from a <i>bathroom</i> or <i>toilet room</i> shall discharge to the outdoors and shall not be recirculated.</p>
<p><b>403.3 Cooking facilities.</b></p>	<p>Unless <i>approved</i> through the certificate of <i>occupancy</i>, cooking shall not be permitted in any <i>rooming unit</i> and a cooking facility or appliance shall not be permitted to be present in the <i>rooming unit</i>.</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. Where specifically <i>approved</i> in writing by the <i>code official</i>.</li> <li>2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.</li> </ol>
<p><b>403.5 Clothes dryer exhaust.</b></p>	<p>Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer’s instructions.</p> <p><b>Exception:</b> Listed and <i>labeled</i> condensing (ductless) clothes dryers.</p>
<p><b>SECTION 404 – OCCUPANCY LIMITATIONS</b></p>	
<p><b>404.1 Privacy.</b></p>	<p><i>Dwelling units</i>, hotel units, <i>housekeeping units</i>, <i>rooming units</i> and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.</p>
<p><b>404.2 Minimum room widths.</b></p>	<p>A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.</p> <p><b>Exception</b></p> <ol style="list-style-type: none"> <li>1. Tiny Homes</li> </ol>
<p><b>404.3 Minimum ceiling heights.</b></p>	<p><i>Habitable spaces</i>, hallways, corridors, laundry areas, <i>bathrooms</i>, <i>toilet rooms</i> and habitable <i>basement</i> areas shall have a minimum clear ceiling height of 7 feet (2134 mm).</p> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>1. In one- and two-family dwellings, beams or girders spaced a minimum of 4 feet (1219 mm) on center and projecting a maximum of 6 inches (152 mm) below the required ceiling height.</li> <li>2. <i>Basement</i> rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.</li> <li>3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over a minimum of</li> </ol>

	<p>one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.</p>															
<p><b>404.4 Bedroom and living room requirements.</b></p>	<p>Every <i>bedroom</i> and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.</p> <p><b>404.4.1 Room area.</b> Every living room shall contain at least 120 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain a minimum of 70 square feet (6.5 m<sup>2</sup>) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.</p> <p><b>404.4.2 Access from bedrooms.</b> <i>Bedrooms</i> shall not constitute the only means of access to other <i>bedrooms</i> or <i>habitable spaces</i> and shall not serve as the only means of egress from other <i>habitable spaces</i>.</p> <p><b>Exception:</b> Units that contain fewer than two <i>bedrooms</i>.</p> <p><b>404.4.3 Water closet accessibility.</b> Every <i>bedroom</i> shall have access to at least one water closet and one lavatory without passing through another <i>bedroom</i>. Every <i>bedroom</i> in a <i>dwelling unit</i> shall have access to at least one water closet and lavatory located in the same story as the <i>bedroom</i> or an adjacent story.</p> <p><b>404.4.4 Prohibited occupancy.</b> Kitchens and non-habitable spaces shall not be used for sleeping purposes.</p> <p><b>404.4.5 Other requirements.</b> <i>Bedrooms</i> shall comply with the applicable provisions of this code including, but not limited to, the light, <i>ventilation</i>, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.</p>															
<p><b>404.5 Overcrowding.</b></p>	<p>Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.</p> <table border="1" data-bbox="399 1327 1230 1858"> <thead> <tr> <th colspan="4" data-bbox="399 1327 1230 1478">TABLE 404.5 MINIMUM AREA REQUIREMENTS</th> </tr> <tr> <th data-bbox="399 1478 587 1751" rowspan="2">SPACE</th> <th colspan="3" data-bbox="587 1478 1230 1596">MINIMUM AREA IN SQUARE FEET</th> </tr> <tr> <th data-bbox="587 1596 805 1751">1-2 occupants</th> <th data-bbox="805 1596 993 1751">3-5 occupants</th> <th data-bbox="993 1596 1230 1751">6 or more occupants</th> </tr> </thead> <tbody> <tr> <td data-bbox="399 1751 587 1858">Living room<sup>a, b</sup></td> <td data-bbox="587 1751 805 1858">120</td> <td data-bbox="805 1751 993 1858">120</td> <td data-bbox="993 1751 1230 1858">150</td> </tr> </tbody> </table>	TABLE 404.5 MINIMUM AREA REQUIREMENTS				SPACE	MINIMUM AREA IN SQUARE FEET			1-2 occupants	3-5 occupants	6 or more occupants	Living room <sup>a, b</sup>	120	120	150
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<p><b>404.6 Efficiency unit.</b></p>	<p><b>404.6 Efficiency unit.</b> Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:</p> <ol style="list-style-type: none"> <li>1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m<sup>2</sup>). A unit occupied by not more than two <i>occupants</i> shall have a minimum clear floor area of 220 square feet (20.4 m<sup>2</sup>). A unit occupied by three <i>occupants</i> shall have a minimum clear floor area of 320 square feet (29.7 m<sup>2</sup>). These required areas shall be exclusive of the areas required by Items 2 and 3.</li> <li>2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and <i>ventilation</i> conforming to this code shall be provided.</li> <li>3. The unit shall be provided with a separate <i>bathroom</i> containing a water closet, lavatory and bathtub or shower.</li> <li>4. The maximum number of <i>occupants</i> shall be three.</li> </ol>																
<p><b>404.7 Food preparation.</b></p>	<p>All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.</p>																

<b>PLUMBING FACILITIES &amp; FIXTURE REQUIREMENTS</b>	
Establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water-heating appliances, and sewage disposal system and related plumbing fixtures.	
<b>SECTION 501 – GENERAL</b>	
<b>501.1 Scope</b>	The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.
<b>501.2 Responsibility</b>	The <i>owner</i> of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as <i>owner-occupant</i> or permit another person to occupy any structure or <i>premises</i> which does not comply with the requirements of this chapter.
<b>SECTION 502 – REQUIRED FACILITIES</b>	
<b>502.1 Dwelling units.</b>	Every <i>dwelling unit</i> shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.
<b>SECTION 503 – TOILET ROOMS</b>	
<b>503.1 Privacy.</b>	<i>Toilet rooms</i> and <i>bathrooms</i> shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared <i>bathrooms</i> and <i>toilet rooms</i> in a multiple dwelling.
<b>503.2 Location</b>	<i>Toilet rooms</i> and <i>bathrooms</i> serving, <i>rooming units</i> or <i>housekeeping units</i> , shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.
<b>503.4 Floor Surface.</b>	In other than <i>dwelling units</i> , every <i>toilet room</i> floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.
<b>SECTION 504 – PLUMBING SYSTEMS &amp; FIXTURES</b>	
<b>504.1 General.</b>	All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are

	designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
<b>504.2 Fixture clearances.</b>	Plumbing fixtures shall have adequate clearances for usage and cleaning.
<b>504.3 Plumbing system hazards.</b>	Where it is found that a plumbing system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, <i>deterioration</i> or damage or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.
<b>SECTION 505 – WATER SYSTEM</b>	
<b>505.1 General.</b>	Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an <i>approved</i> private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the <i>Uniform Plumbing Code</i> .
<b>505.2 Contamination.</b>	The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
<b>505.3 Supply.</b>	The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
<b>505.4 Water heating facilities.</b>	Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any <i>bathroom, toilet room, bedroom</i> or other occupied room normally kept closed, unless adequate combustion air is provided. An <i>approved</i> combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
<b>SECTION 506 – SANITARY DRAINAGE SYSTEM</b>	
<b>506.1 General.</b>	All plumbing fixtures shall be properly connected to either a public sewer system or to an <i>approved</i> private sewage disposal system.
<b>506.2 Maintenance.</b>	Every plumbing stack, vent, waste and sewer line shall function properly and be



	kept free from obstructions, leaks and defects.
<b>SECTION 507 – STORM DRAINAGE</b>	
<b>507.1 General.</b>	Drainage of roofs and paved areas, <i>yards</i> and courts, and other open areas on the <i>premises</i> shall not be discharged in a manner that creates a public nuisance.

<b>MECHANICAL &amp; ELECTRICAL REQUIREMENTS</b>	
Establishes minimum criteria for the installation and maintenance of the following: heating and air conditioning equipment, appliances and systems; water-heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures and electrical receptacle outlets.	
<b>SECTION 601 - GENERAL</b>	
<b>601.1 Scope</b>	The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.
<b>601.2 Responsibility</b>	The <i>owner</i> of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as <i>owner-occupant</i> or permit another person to occupy any <i>premises</i> which does not comply with the requirements of this chapter.
<b>SECTION 602 – HEATING FACILITIES</b>	
<b>602.1 Facilities required.</b>	Heating facilities shall be provided in structures as required by this section.
<b>602.2 Residential occupancies.</b>	Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, <i>bathrooms</i> and <i>toilet rooms</i> . Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. <b>Exception:</b> In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.
<b>602.3 Heat supply.</b>	Every <i>owner</i> and <i>operator</i> of any building who rents, leases or lets one or more <i>dwelling units</i> or <i>sleeping units</i> on terms, either expressed or implied, to furnish heat to the <i>occupants</i> thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, <i>bathrooms</i> and <i>toilet rooms</i> . <b>Exceptions:</b> <ol style="list-style-type: none"><li>1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as</li></ol>

	<p>indicated in WAC 51-11C-80100.</p> <p>2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 5°F (18°C) shall be maintained.</p>
<b>602.5 Room temperature measurement.</b>	The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.
<b>SECTION 603 – MECHANICAL EQUIPMENT</b>	
<b>603.1 Mechanical appliances.</b>	All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
<b>603.2 Removal of combustion products.</b>	<p>All fuel-burning equipment and appliances shall be connected to an <i>approved</i> chimney or vent.</p> <p><b>Exception:</b> Fuel-burning equipment and appliances which are <i>labeled</i> for unvented operation.</p>
<b>603.3 Clearances.</b>	All required clearances to combustible materials shall be maintained.
<b>603.4 Safety controls.</b>	All safety controls for fuel-burning equipment shall be maintained in effective operation.
<b>603.5 Combustion air.</b>	A supply of air for complete combustion of the fuel and for <i>ventilation</i> of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
<b>603.6 Energy conservation devices.</b>	Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless <i>labeled</i> for such purpose and the installation is specifically <i>approved</i> .
<b>SECTOPM 604 – ELECTRICAL FACILITIES</b>	
<b>604.2 Service.</b>	The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. <i>Dwelling units</i> shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.
<b>604.3 Electrical system hazards.</b>	<p>Where it is found that the electrical system in a structure constitutes a hazard to the <i>occupants</i> or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, <i>deterioration</i> or damage, or for similar reasons, the <i>code official</i> shall require the defects to be corrected to eliminate the hazard.</p> <p><b>604.3.1 Abatement of electrical hazards associated with water</b></p>
<b>NOTES:</b> <i>This section should be</i>	

*included in educating the public and include an executive summary*

**exposure.** The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

**604.3.1.1 Electrical equipment.** Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *Uniform Building Code*.

**Exception:** The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

**604.3.2 Abatement of electrical hazards associated with fire exposure.** The

	<p>provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.</p> <p><b>604.3.2.1 Electrical equipment.</b> Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the <i>Uniform Building Code</i>.</p> <p><b>Exception:</b> Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or <i>approved</i> manufacturer’s representative indicates that the equipment has not sustained damage that requires replacement.</p>
<b>SECTION 605 – ELECTRICAL EQUIPMENT</b>	
<b>605.1 Installation.</b>	All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and <i>approved</i> manner.
<b>605.2 Receptacles.</b>	Every <i>habitable space</i> in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every <i>bathroom</i> shall contain at least one receptacle. Any new <i>bathroom</i> receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.
<b>605.3 Luminaires.</b>	Every public hall, interior stairway, <i>toilet room</i> , kitchen, <i>bathroom</i> , laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 V shall have ground fault circuit interrupter protection.
<b>605.4 Wiring.</b>	Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.
<b>SECTION 607 – DUCT SYSTEMS</b>	
<b>607.1 General.</b>	Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

<b>FIRE SAFETY REQUIREMENTS</b>	
Establishes a minimum requirements for fire safety facilities and fire protection systems.	
<b>SECTION 701 - GENERAL</b>	
<b>701.1 SCOPE</b>	The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior <i>premises</i> , including fire safety facilities and equipment to be provided.

<p><b>701.2 RESPONSIBILITY</b></p>	<p>The <i>owner</i> of the <i>premises</i> shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as <i>owner-occupant</i> or permit another person to occupy any <i>premises</i> that do not comply with the requirements of this chapter.</p>
<p><b>SECTION 702 – MEANS OF EGRESS</b></p>	
<p><b>702.1 General.</b></p>	<p>A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the <i>public way</i>. Means of egress shall comply with the <i>International Fire Code</i>.</p>
<p><b>702.2 Aisles.</b></p>	<p>The required width of aisles in accordance with the <i>International Fire Code</i> shall be unobstructed.</p>
<p><b>702.3 Locked doors.</b></p>	<p>All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the <i>International Building Code</i>.</p>
<p><b>702.4 Emergency escape openings.</b></p>	<p>Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.</p>
<p><b>SECTION 703 – FIRE-RESISTANCE RATINGS</b></p>	
<p><b>703.2 Opening protectives.</b></p>	<p>Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.</p>
<p><b>SECTION 704 – FIRE PROTECTION SYSTEMS</b></p>	
<p><b>704.1 General.</b></p>	<p>All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the <i>International Fire Code</i>.  <b>[F] 704.1.1 Automatic sprinkler systems.</b> Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.</p>
<p><b>704.2 Smoke alarms.</b></p>	<p><b>[F] 704.2 Smoke alarms.</b> Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3 and in dwellings not regulated in Group R occupancies, regardless of <i>occupant</i> load at all of the following</p>

	<p>locations:</p> <ol style="list-style-type: none"> <li>1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of <i>bedrooms</i>.</li> <li>2. In each room used for sleeping purposes.</li> </ol> <p>In each story within a <i>dwelling unit</i>, including <i>basements</i> and cellars but not including crawl spaces and uninhabitable attics. In dwellings or <i>dwelling units</i> with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.</p>
<p><b>704.3 Power source.</b></p>	<p>In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.</p> <p><b>Exception:</b> Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or <i>basement</i> available which could provide access for building wiring without the removal of interior finishes.</p>