

ITEMS FOR EXTERIOR INSPECTION

301.2 Responsibility. (IPMC) The *owner* of the *premises* shall maintain the structures and *exterior property* 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 *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* they occupy and control.

301.3 Vacant structures and land. (IPMC) Vacant structures and premises 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.

1337.01 Maintenance Responsibilities. (NH) Exterior property areas of all premises shall be kept free of any debris, object, material, or condition which may create a health, accident, or fire hazard, or which is a public nuisance, or which constitutes a blighting or deteriorating influence on the neighborhood. Lawns, landscaping, and driveways shall also be maintained so as not to constitute a blighting or deteriorating effect in the neighborhood. (Ord. 1979-20. Passed 6-19-79.)

1331.01 BUILDING NUMBERING. (NH)

- (a) As of June 1, 1973, all residences, buildings, commercial and industrial buildings or any type of structure in the Village shall contain the house or building number assigned to such property displayed at a location prominent and clearly visible from a public street.
- (b) The Building Commissioner and/or Superintendent of Streets shall in writing advise all persons, firms or corporations owning properties which are in violation of this section.

(Ord. 1973-9. Passed 4-3-73.)

1337.01 MAINTENANCE RESPONSIBILITIES. (NH)

Exterior property areas of all premises shall be kept free of any debris, object, material, or condition which may create a health, accident, or fire hazard, or which is a public nuisance, or which constitutes a blighting or deteriorating influence on the neighborhood. Lawns, landscaping, and driveways shall also be maintained so as not to constitute a blighting or deteriorating effect in the neighborhood. (Ord. 1979-20. Passed 6-19-79.)

1337.02 GARBAGE AND RUBBISH PICKUP. (NH)

- (a) Waste containers and waste or refuse not placed in containers shall not be placed in front of any house or other building by the owner, agent, lessee or occupant of that building for collection prior to 6:00 p.m. on the evening immediately preceding the day for refuse collection.
- (b) Empty waste containers shall not be permitted to remain in the front of any house or other building by the owner, agent, lessee or occupant of that building for a period in excess of twelve hours from the time of collection by the City.

- (c) Whoever violates any provision of this section shall be guilty of a minor misdemeanor. Each day of violation constitutes a separate offense.

(Ord. 1989-22. Passed 10-17-89.)

1345.01 WEEDS, TREES, GRASS AND LITTER. (NH)

- (a) No owner, occupant or person having the charge or management of any lot or parcel of land situated within the Village, whether improved or unimproved, vacant or occupied, shall permit any noxious or poisonous weeds or vegetation or permit any grass or weeds or vegetation to exceed a height of six (6) inches, nor shall any such person permit any tree, plant or shrubbery or part thereof to grow in an unsightly or untrimmed condition.

(Ord. 2013-19. Passed 4-2-13.)

- (b) For the purpose of this chapter, any real estate agent or company charged with the sale or management of a vacant lot, parcel of land, building or structure shall be deemed to be the person having charge and subject to the penalties provided herein.

(Ord. 2001-34. Passed 9-18-01.)

1345.02 TRIMMING OF TREES, SHRUBBERY. (NH)

The owner of every lot or parcel of land within the Village upon which a tree, plant or shrubbery stands with any part thereof upon or overhanging a public street or sidewalk shall conform to the regulations herein provided; after a five day written notice to the property owner to correct such condition otherwise, the Village shall cause such trees to be trimmed or cut down and removed in accordance with such regulations and assess the cost thereof against the owner of such lot or parcel of land:

- (a) Such owner shall trim or cause to be trimmed such tree, plant or shrubbery so that a clear height of eight feet between the lowest branches of the same and the street or sidewalk is maintained;
- (b) Such owner shall trim or remove, as the case may require, every dead, decayed or broken tree, plant or shrubbery, or part thereof, so that the same shall not fall to the street or sidewalk;
- (c) Such owner shall cut down and remove any tree, plant or shrubbery, or any part thereof, as may be necessary to provide a clear and unobstructed view of traffic from all directions at any street intersection, or to abate any nuisance necessary to protect life, limb or property of persons, drivers of any vehicles or pedestrians using such street or sidewalk.

(Ord. 1987-15. Passed 4-21-87.)

1309.03 RESIDENTIAL DWELLING EXTERIOR MAINTENANCE AND PAINT COLOR. (NH)

- (a) All exterior surfaces of every dwelling structure shall be maintained weather-tight and shall be maintained so as to resist decay or deterioration from any cause.
- (b) All exterior wood and corrosive metal surfaces shall be primed and painted or stained in accordance with the Building and Housing Codes. Prior to painting or staining,

surfaces shall be properly prepared, including sanding, and rotted or damaged areas shall be repaired or replaced. Construction details such as metal covers, exposed fasteners and exposed caulking shall be covered with solid color coatings to match adjacent surfaces.

- (c) Exterior paint and stain colors and/or the color of exterior walls shall be for purposes of improving the overall appearance of the structure and the aesthetics of the community, shall be harmonious on the building and with the color schemes of neighboring buildings, shall be consistent with the traditional colors and look of residential dwellings within the Village, shall not create a nuisance, and shall not be unduly bright, harsh or incongruous in appearance.
- (d) In the event of any violation of subsection (c) hereof, the owner of any such residential dwelling shall be given a period of forty-five (45) days from the date of notice of violation to remediate the appearance of the residential dwelling exterior, after which time a per diem penalty of fifty dollars (\$50.00).

(Ord. 2011-44. Passed 12-6-11.)

1351.03 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN. (NH)

- (a) No owner or occupant of abutting lands shall fail to keep the sidewalks, curbs or gutters in repair and free from snow, ice or any nuisance. (ORC 723.011)
- (b) No owner, lessee or occupant, or his agent or employee, shall remove or cause to be removed from his real property accumulations of snow or ice by depositing such accumulations of snow or ice into or upon any street or alley within the Municipality, thereby causing a hazardous condition in such street or alley or obstructing or covering fire hydrants located in such street or alley.
- (c) Whoever violates this section is guilty of a minor misdemeanor.

1339 FENCES. (NH)

All fences shall be properly erected, supported, braced and maintained. Failure to maintain fencing shall be considered a violation of this chapter.

(Ord. 1987-17. Passed 5-5-87.)

1131.03 RESIDENTIAL DISTRICT. (NH)

- (3) Private Garages. A private garage, either attached or detached, shall be required for all dwellings in the residential district on the same lot with the main building. All garages shall conform to the following regulations:
 - A. A minimum area of two hundred and forty (240) square feet.
 - B. A maximum size of twenty-seven (27) feet in width and twenty-seven (27) feet in depth.
 - C. Not more than one (1) garage shall be permitted on any one (1) lot
 - D. A detached garage shall not be located closer than three (3) feet from a rear lot line and no closer than three (3)

feet from a side lot line of an abutting residential use. In the case of a corner lot, the garage shall not be placed closer to the side street than the required setback for that side street.

- E. A detached garage shall not exceed eighteen (18) feet to the peak of the gable.
 - F. A detached garage shall be located back of the rear wall of the main building and not closer than ten (10) feet therefrom.
 - G. An attached garage shall not protrude closer to the frontage street than the main facade of the dwelling.
- (4) Storage Sheds. Storage sheds shall be permitted to be placed or erected within the rear yard of residential districts subject to the following limitations or conditions:
 - A. They shall not exceed eighty (80) square feet in area or ten (10) feet in height.
 - B. Storage sheds shall not be located closer than three (3) feet from a rear lot line and no closer than three (3) feet from a side lot line of an abutting residential use. In the case of a corner lot, the storage shed shall not be placed closer to the side street than the required setback for that side street.
 - C. Storage sheds shall not have open areas beneath the floor which would attract animals or rodents.
 - D. A storage shed shall be located back of the rear wall of the main building and not closer than ten (10) feet therefrom.
 - E. Storage sheds shall be located in accordance with the above and the location shall be approved by the Building Commissioner. If the Building Commissioner, upon viewing the site, determines that a shed placed or erected according to these regulations will be injurious to, or cause a nuisance to, abutting property owners, the Building Commissioner shall not issue a permit. In making such a determination, the Building Commissioner shall take into consideration the following factors:
 - 1. The size of the lot.
 - 2. The shape of the lot.
 - 3. The location of the main and accessory structures on the lot when compared to abutting properties.
 - (5) Swimming Pools. Private pools may be located in a Residential District as an accessory use to the dwelling. The pool and any accessory structure shall not be located in the front yard and shall not be less than three (3) feet from any side or rear lot line. All pools shall comply with fencing requirements of Section 1339.11 of the Building Code.
 - (7) Arbors, Gazebos, Pergolas.
 - A. Maximum height - Ten (10) feet
 - B. Maximum area - One hundred twenty (120) feet

1339.11 SWIMMING POOLS. (NH)

- (a) Every swimming pool in excess of eighteen inches in height shall be completely surrounded by a fence or wall not less than four feet in height which shall be so constructed as not to have openings, holes or gaps larger than four inches in any dimension except for doors and gates; and if a picket fence is erected or maintained, the horizontal dimension shall not exceed four inches. A dwelling house or accessory building may be used as part of such enclosure.
 - (b) A factory assembled twenty-four inch high security fence attached to the top rail of an above ground pool shall be an acceptable alternative to subsection (a) hereof.
- (Ord. 1987-17. Passed 5-5-87.)

1335.04 LOCATION OF SATELLITE DISH "EARTH STATION." (NH)

- (a) No earth station shall be erected in any front or side yard or within twenty feet of any lot line.
- (b) No earth station shall be erected on the roof top of any residential structure. An earth station may be located on the roof of a commercial, apartment, hospital, school, church building or any other building if approval is obtained first from the Building Department.

302.2 Grading and drainage. (IPMC)

Premises 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.

302.5 Rodent harborage. (IPMC)

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. (IPMC)

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

302.8 Motor vehicles. (IPMC)

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

302.9 Defacement of property. (IPMC)

A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair

304.2 Protective treatment. (IPMC)

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. 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. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and 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.

304.4 Structural members. (IPMC)

Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. (IPMC)

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.

304.6 Exterior walls. (IPMC)

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. (IPMC)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* 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.

304.8 Decorative features. (IPMC)

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.

304.9 Overhang extensions. (IPMC)

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 *anchored* so as to be kept in a sound condition. Where 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.

304.10 Stairways, decks, porches and balconies. (IPMC)

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.

304.11 Chimneys and towers. (IPMC)

Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment. *Trees should not be within feet of the chimney.

304.12 Handrails and guards. (IPMC)

Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. (IPMC)

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. (IPMC)

Glazing materials shall be maintained free from cracks and holes.

304.15 Doors.

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.

304.17 Guards for basement windows. (IPMC)

Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.19 Gates. (IPMC)

Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

605.1 Electrical Installation. (IPMC)

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Clearance above street should be 18 feet, above a driveway 12 feet, above a roof 8 feet.

ITEMS FOR INTERIOR INSPECTION

1351.06 INTERIOR PROPERTY AREAS. (NH)

- (a) Interior Property Areas. Interior property areas of all premises shall be kept free of objects or materials or conditions which create a health, accident or fire hazard.

SECTION 305: Interior Structure (IPMC)

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of

the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions. (IPMC)

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
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.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

305.2 Structural members. (IPMC)

Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. (IPMC)

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.

305.4 Stairs and walking surfaces. (IPMC)

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. (IPMC)

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. (IPMC)

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.

307.1 Handrails and Guardrails. (IPMC)

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 that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

308.1 Accumulation of rubbish or garbage. (IPMC)

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

309.1 Infestation. (IPMC)

Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. (IPMC)

The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. (IPMC)

The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

309.4 Multiple occupancy. (IPMC)

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

309.5 Occupant. (IPMC)

The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

1351.01 VENTING OF HEATERS AND BURNERS. (NH)

(a) A brazier, salamander, space heater, room heater, furnace, water heater or other burner or heater using wood, coal, coke, fuel oil, kerosene, gasoline, natural gas, liquid petroleum gas or similar fuel, and tending to give off carbon monoxide or other harmful gas:

- (1) When used in living quarters, or in any enclosed building or space in which persons are usually present, shall be used with a flue or vent so designed, installed and maintained as to vent the products of combustion outdoors; except in storage, factory or industrial buildings which are provided with sufficient ventilation to avoid the danger of carbon monoxide poisoning;
- (2) When used as a portable or temporary burner or heater at a construction site, or in a warehouse, shed or structure in which persons are temporarily present, shall be vented as provided in subsection (a) hereof, or used with sufficient ventilation to avoid the danger of carbon monoxide poisoning.
- (b) This section does not apply to domestic ranges, laundry stoves, gas logs installed in a fireplace with an adequate flue, or hot plates, unless the same are used as space or room heaters.
- (c) No person shall negligently use, or, being the owner, person in charge, or occupant of premises, negligently permit the use of a burner or heater in violation of the standards for venting and ventilation provided in this section.
- (d) Subsection (a) hereof does not apply to any kerosene-fired space or room heater that is equipped with an automatic extinguishing tip-over device, or to any natural gas-fired or liquid petroleum gas-fired space or room heater that is equipped with an oxygen depletion safety shutoff system, and that has its fuel piped from a source outside of the building in which it is located, that are approved by an authoritative source recognized by the State Fire Marshal in the State Fire Code adopted by him under Ohio R.C. 3737.82.
- (e) The State Fire Marshal may make rules to ensure the safe use of unvented kerosene, natural gas or liquid petroleum gas heaters exempted from subsection (a) hereof when used in assembly buildings, business buildings, high hazard buildings, institutional buildings, mercantile buildings and type R-1 and R-2 residential buildings, as these groups of buildings are defined in rules adopted by the Board of Building Standards under Ohio R.C. 3781.10. No person shall negligently use, or, being the owner, person in charge or occupant of premises, negligently permit the use of a heater in violation of any rules adopted under this subsection.
- (f) The State Fire Marshal may make rules prescribing standards for written instructions containing ventilation requirements and warning of any potential fire hazards that may occur in using a kerosene, natural gas, or liquid petroleum gas heater. No person shall sell or offer for sale any kerosene, natural gas or liquid petroleum gas heater unless the manufacturer provides with the heater written instructions that comply with any rules adopted under this subsection.
- (g) No product labeled as a fuel additive for kerosene heaters and having a flash point below one hundred degrees fahrenheit or thirty-seven and eight-tenths degrees centigrade shall be sold, offered for sale or used in any kerosene space heater.

- (h) No device that prohibits any safety feature on a kerosene, natural gas or liquid petroleum gas space heater from operating shall be sold, offered for sale or used in connection with any kerosene, natural gas or liquid petroleum gas space heater.
- (i) No person shall sell or offer for sale any kerosene-fired, natural gas or liquid petroleum gas-fired heater that is not exempt from subsection (a) hereof unless it is marked conspicuously by the manufacturer on the container with the phrase "Not Approved For Home Use."
- (j) No person shall use a cabinet-type, liquid petroleum gas-fired heater having a fuel source within the heater, inside any building, except as permitted by the State Fire Marshal in the State Fire Code adopted by him under Ohio R.C. 3737.82. (ORC 3701.82)
- (k) Whoever violates this section is guilty of a misdemeanor of the first degree. (ORC 3701.99(C))

1351.05 SMOKE/CARBON MONOXIDE DETECTORS. (NH)

- (a) No owner, landlord or person responsible for the maintenance and/or control of a residential property in the Village of Newburgh Heights shall rent, lease, offer for rent or lease for value any residential structure that has not first been equipped with a smoke and carbon monoxide detector.

1351.06 INTERIOR PROPERTY AREAS. (NH)

- (a) Interior Property Areas. Interior property areas of all premises shall be kept free of objects or materials or conditions which create a health, accident or fire hazard.
- (b) Windows. The following regulations shall apply to windows in residential dwellings.
 - (1) Window treatments, coverings, drapes, shades, blinds, shutters and rods/supports shall be well maintained in clean working order, and shall perform their intended function.
 - (2) Under no circumstances shall newspaper, used packaging papers or other similar materials, rags, or blankets to be used to cover windows.
 - (3) In certain instances, including spaces under construction or temporary accommodations not to exceed thirty (30) days, with the approval of the Building Department, windows may be covered with temporary materials, such as plain brown wrapping paper, or sheets of plain, black visqueen/polyethylene plastic. (Ord. 2011-47. Passed 12-20-11.)

Ventilation

403.1 Habitable spaces. (IPMC)

Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

403.2 Bathrooms and toilet rooms. (IPMC)

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in

such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

403.4 Process ventilation. (IPMC)

Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. (IPMC)

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. Exception: Listed and labeled condensing (ductless) clothes dryers.

OCCUPANCY LIMITATIONS

404.1 Privacy. (IPMC)

Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. (IPMC)

A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

404.4.2 Access from bedrooms. (IPMC)

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Exception: Units that contain fewer than two bedrooms.

404.4.3 Water closet accessibility. (IPMC)

Every bedroom shall have access to not less than one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

404.4.4 Prohibited occupancy. (IPMC)

Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. (IPMC)

Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, 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.

404.5 Overcrowding. (IPMC)

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

502.1 Dwelling units. (IPMC)

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that 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.

503.1 Privacy. (IPMC)

Toilet rooms and bathrooms 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 bathrooms and toilet rooms in a multiple dwelling.

504.1 General. (IPMC)

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. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

504.3 Plumbing system hazards. (IPMC)

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

505.1 General. (IPMC)

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 approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

602.2 Residential occupancies. (IPMC)

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

602.3 Heat supply. (IPMC)

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from April to October to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

603.1 Mechanical equipment and appliances. (IPMC)

Mechanical equipment, 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.

604.1 Facilities required. (IPMC)

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. (IPMC)

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. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. (IPMC)

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

605.1 Installation. (IPMC)

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. (IPMC)

Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. (IPMC)

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire.

605.4 Wiring. (IPMC)

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

607.1 Duct Systems (IPMC)

Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.