

CHAPTER 1668

Housing: Maintenance of Parts of Dwellings and Dwelling Units

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CROSS REFERENCES

- Landlord and tenant - see ORC 5321
- Drainage of yards and areas - see OAC 4101:2-51-442
- Rodent control - see EHC 1220.07
- Screens, storm doors and windows - see EHC 1652.07
- Extermination of insects and rats - see EHC 1652.08
- Storage of material that may serve as rat food - see EHC 1652.08
- Kitchen facilities - see EHC 1656.02
- Toilet facilities - see EHC 1656.03
- Means of egress - see EHC 1656.06

EHC Environmental Health Code **ORC** Ohio Revised Code **OAC** Ohio Administrative Code

1668.01 COMPLIANCE REQUIRED FOR OCCUPANCY OR LEASE.

No person shall occupy as an owner or occupant, or let to another for occupancy, any dwelling or dwelling unit, for the purpose of living therein, which does not comply with the requirements of this chapter.

(Resolution 137-76 adopted 10/12/76)

1668.02 CONDITION OF STRUCTURAL MEMBERS.

(a) Every foundation, roof, floor, exterior and interior wall, ceiling, inside and outside stair, porch, and every appurtenance thereto, shall be safe to use, capable of supporting the loads that normal use may cause to be placed thereon and kept in sound condition and good repair. Every inside and outside stair or step shall have uniform risers and uniform treads.

(b) Every foundation, roof, exterior wall, door, skylight and window shall be

reasonably weathertight, watertight and damp-free and shall be kept in sound condition and good repair. Floors, interior walls and ceilings shall be sound and in good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Walls shall be capable of affording privacy for the occupants.

(Resolution 137-76 adopted 10/12/76)

(c) Without limiting the generality of this section, a protective surface of a building shall be deemed out of repair if:

- (1) More than 25% of the area of any plane or wall on which the protective surface is paint is blistered, cracked, flaked, scaled or chalked away;
- (2) More than 10% of the pointing of any brick, block or stone is loose or has fallen out.

For work authorized by the Board of Health the following criteria and standards shall be adhered to:

- (1) Painting - Like quality and type of paint of the same or similar color as presently found on the structure.

In the event the structure is not painted, the owner or responsible person will be given a choice of color.

Absent both of the above, the structure will be painted white.

- (2) Other protective covering - Like quality, type and color of protective coverings as presently found on the structure will be utilized.

- (3) Eaves trough - When absent, replace with white aluminum spouting.

(Resolution 23-90 adopted 2/13/94)

1668.03 GRADING AND DRAINAGE.

(a) Every premises shall be graded and drained, shall be free of standing water and shall be maintained in a clean, sanitary and safe condition.

(b) Unless other provisions are made, gutters, leaders and downspouts shall be provided and maintained in good working condition as to provide proper drainage of storm water.

(Resolution 190-77 adopted 11/18/77)

1668.04 MOSQUITO AND FLY CONTROL.

(a) Every window, exterior door, hatchway or similar device shall be so constructed as to exclude insects during that part of the year when there is a need for protection against mosquitoes, flies and other flying insects.

(b) Every doorway used for ventilation and opening directly from a dwelling unit to outside space shall be supplied with properly fitting screens having at least sixteen mesh to the inch and equipped with a self-closing device.

(c) Every window or other device with openings to outdoor space, used for ventilation, shall be supplied with screens, except that such screens shall not be required:

- (1) In rooms deemed by the Health Commissioner to be located high enough to be free from such insects; or

- (2) In rooms located in areas of the General Health District which are deemed by the Health Commissioner to have so few insects as to render screens unnecessary.

(Resolution 190-77 adopted 11/18/77)

1668.05 RAT CONTROL.

(a) Every dwelling, multiple dwelling, rooming house or accessory structure and the premises on which they are located shall be maintained in a rat-free and ratproof condition.

(b) All openings in exterior walls, foundations, basements, ground or first floors and roofs which are a half-inch or more in diameter shall be ratproofed in an approved manner if they are within forty-eight inches of the existing exterior ground level immediately below such openings, or if they may be reached by rats from the ground by climbing unguarded pipes, wires, cornices, stairs, roofs and other items such as trees or vines or by burrowing.

(c) All windows located at or near ground level used or intended to be used for ventilation, all other openings located at or near ground level and all exterior doorways which might provide an entry for rats, shall be supplied with adequate screens or such other devices as will effectively prevent the entrance of rats into the structure.

(d) All sewers, pipes, drains or conduits and openings around such pipes and conduits shall be constructed to prevent the ingress or egress of rats to or from a building.

(e) Interior floors of basements, cellars and other areas in contact with the soil shall be ratproofed in an approved manner.

(f) Materials stored outside of dwellings shall be stacked and elevated so that there will be at least an eighteen-inch opening between the material and the ground level so as to prevent the creation of a rat harborage area. No stacking or piling of material shall take place against the exterior walls of a structure.

(g) Any material used for ratproofing shall be acceptable to the Health Commissioner. (Resolution 190-77 adopted 11/18/77)

6.06 FENCES.

All fences shall be constructed of approved fencing material, shall be maintained in good condition and shall not create a harborage for rats. Wood materials shall be protected against decay by use of paint or other preservative material. (Resolution 190-77 adopted 11/18/77)

1668.07 FLOOR SURFACES OF WATER CLOSET COMPARTMENTS, BATHROOMS AND KITCHENS.

Every water closet compartment, bathroom and kitchen floor surface shall be constructed and maintained so as to be reasonably impervious to water and to permit such floor to be easily kept in a clean and sanitary condition. (Resolution 137-76 adopted 10/12/76)

1668.08 CONSTRUCTION AND INSTALLATION OF FACILITIES, EQUIPMENT

AND UTILITIES.

Every plumbing fixture and pipe, every chimney, flue and smoke pipe and every other facility, piece of equipment or utility which is present in a dwelling or dwelling unit or which is required under this Housing Code, shall be constructed and installed in conformity with the appropriate statutes, ordinances and regulations of the appropriate authority and the State. (Resolution 137-76 adopted 10/12/76)

1668.09 REMOVAL OR DISCONTINUANCE OF SERVICES, FACILITIES, ETC.

No owner, operator or occupant shall cause any service, facility, equipment or utility, which is required under this Housing Code, to be removed or shut off from, or discontinued for, any occupied dwelling or dwelling unit let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the Health Commissioner. (Resolution 137-76 adopted 10/12/76)

1668.10 FIRE PREVENTION.

All construction and materials, ways and means of egress and installation and use of equipment shall conform with the appropriate statutes, ordinances and regulations dealing with fire prevention of the appropriate authority and the State. (Resolution 137-76 adopted 10/12/76)

1668.11 ACCESSORY STRUCTURES.

Accessory structures present or provided by the owner, agent or tenant occupant on a premises of a dwelling shall be structurally sound and shall be maintained in good repair and free of insects and rats, or such structures shall be removed from the premises. The exterior of such structures shall be made weather-resistant through the use of decay-resistant materials or the use of paint or other preservatives. (Resolution 137-76 adopted 10/12/76)

1668.12 INSTALLATION AND MAINTENANCE OF PLUMBING FIXTURES AND PIPING.

Every plumbing fixture and all water and waste pipes shall be properly installed and maintained in good sanitary working condition. (Resolution 137-76 adopted 10/12/76)

99.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this Environmental Health Code shall be in violation of ORC 3707.48, 3709.20, 3709.21 or 3709.22, and subject to penalties provided in ORC 3707.99 and 3709.99.

(Resolution 137-76 adopted 10/12/76 and Resolution 190-77 adopted 11/18/77)