

4.24 MAINTENANCE STANDARDS (Added by Ordinance 172)

The owner and occupant of a property shall keep and maintain the property in compliance with the following requirements:

- a. *Exterior property areas.* Exterior property areas, which means all areas of a property which are exterior and not related to any portion of a building, structure, or accessory structure located on the property, shall be maintained as follows:
 1. The exterior property areas shall be kept and maintained in a clean, safe, and sanitary condition.
 2. The property shall be graded and maintained to prevent the erosion of soil and accumulation of water thereon, or within any building located thereon, except in approved water retention areas.
 3. Private sidewalks, driveways, and similar areas shall be kept in good repair and maintained free from hazardous conditions.
- b. *Yards.* The owner shall be responsible for providing and maintaining premises yards consistent with Ordinance 106 of the City Code.
- c. *Exterior of buildings, structures, and accessory structures.* The exterior of any building, structure, or accessory structure shall be maintained in good repair so as not to pose a threat to public health, safety, or general welfare.
 1. *Exterior Surfaces.* Exterior wood surfaces shall be protected from the elements and decay by maintained paint, stain, or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and the surfaces repainted or otherwise covered by other protective wood covering. Joints in siding materials and between siding and other features shall be maintained weather-resistant. Metal surfaces subject to rust or corrosion shall be stabilized and treated to inhibit future rust or corrosion. For purposes of this chapter, if twenty percent (20%) or more of a wall or other surface area, such as : fascia, soffits, rake, has the protective coating peeling, flaking, chipping, or deteriorated, then the wall or surface area shall be restored to a protected condition.
 2. *Foundations, exterior walls, roofs, and drainage.* Exterior walls shall be free from holes, breaks, and loose, missing or rotting materials. The roof and flashing shall be maintained weather-resistant so as not to allow moisture to enter the building. Roof drainage systems shall be maintained in good working order to perform the intended function. Roof water shall not be discharged in a manner that creates a public nuisance.
 3. *Windows, doors, screens.* Every window, exterior door, and all other exterior openings, shall be substantially tight, shall be kept in sound condition and repair, and shall not be covered by

construction materials such as tarps, plywood sheets, or other material not designed to be used as windows, doors, and frames. Every window, door and frame shall be constructed and maintained in such relation to the adjacent wall construction as to completely exclude rain, wind, vermin, and rodents from entering the building.

4. *Stairways, decks, porches, and balconies.* Stairways, decks, porches, and balconies, and attachments hereto, shall be maintained structurally sound, in good repair, capable of supporting the imposed loads, able to perform the intended function and maintained weather-resistant.