
City of Shoreline Property Maintenance Code

Adopted September 12, 2005
Published September 15, 2005
Amended April 9, 2007
Effective Date September 20, 2005

Amended from the 2003 International Property Maintenance Code published by the International Code Council as amended and filed under City of Shoreline - City Clerk's receiving number 4283.

PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date property maintenance code governing the maintenance of existing buildings. The *International Property Maintenance Code*, in this 2003 edition, is designed to meet this need through model code regulations that contain clear and specific property maintenance

requirements with required property improvement provisions.

This 2003 edition is fully compatible with all the *International Codes* (“I-Codes”) published by the International Code Council (ICC), including the *International Building Code*, *ICC Electrical Code*, *International Energy Conservation Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *ICC Performance Code*, *International Plumbing Code*, *International Private Sewage Disposal Code*, *International Residential Code*, *International Urban-Wildland Interface Code* and *International Zoning Code*.

The *International Property Maintenance Code* provisions provide many benefits, among which is the model code development process that offers an international forum for code officials and other interested parties to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

This code is founded on principles intended to establish provisions consistent with the scope of a property maintenance code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, productions or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to this code are considered at the Code Development Hearing by the International Property Maintenance Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed change. Proposed changes to a code section whose number begins with a letter in brackets are considered by a different code development committee. For instance, proposed changes to code sections which have the letter [F] in front (e.g., [F] 704.1), are considered by the International Fire Code Development Committee at the Code Development Hearing. Where this designation is applicable to the entire content of a main section of the code, the designation appears at the main section number and title and is not repeated at every subsection in that section.

The content of sections in this code which begin with a letter designation are maintained by another code development committee in accordance with the following: [F] = International Fire Code Development Committee; and [P] = International Plumbing Code Development Committee.

TABLE OF CONTENTS

	page
CHAPTER 1 ADMINISTRATION	1
Section	
101 General	1
102 Applicability	1-2
103 Department of Property Maintenance Inspection . . .	2
104 Duties and Powers of the Code Official	2-3
105 Approval	3-4
106 Violations	4
107 Notices and Orders	4-5
108 Unsafe Structures and Equipment	5
109 Emergency Measures	6-7
110 Demolition	7
111 Means of Appeal	7

<u>CHAPTER 2</u> DEFINITIONS	8
Section	
201 General	8
202 General Definitions	8-10
<u>CHAPTER 3</u> GENERAL REQUIREMENTS	10
Section	
301 General	10
302 Exterior Property Areas	11
303 Swimming Pools, Spas and Hot Tubs	11-12
304 Exterior Structure	12-13
306 Handrails and Guardrails	14
308 Extermination	15
<u>CHAPTER 4</u> LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS	15
Section	
401 General	15
402 Light	15-16
403 Ventilation	16-17
404 Occupancy Limitations	17-18
<u>CHAPTER 5</u> PLUMBING FACILITIES AND FIXTURE REQUIREMENTS	18
Section	
501 General	18
502 Required Facilities	19
503 Toilet Rooms	19
504 Plumbing Systems and Fixtures	19
505 Water System	19-20
506 Sanitary Drainage System	20
507 Storm Drainage	20
<u>CHAPTER 6</u> MECHANICAL AND ELECTRICAL REQUIREMENTS	20
Section	
601 General	20-21
602 Heating Facilities	21
603 Mechanical Equipment	21-22
604 Electrical Facilities	22
605 Electrical Equipment	22
606 Elevators, Escalators and Dumbwaiters	23
607 Duct Systems	23
<u>CHAPTER 7</u> FIRE SAFETY REQUIREMENTS ..	23
Section	
701 General	23
702 Means of Egress	23-24
703 Fire-Resistance Ratings	24
704 Fire Protection Systems	24-25
<u>CHAPTER 8</u> REFERENCED STANDARDS	25

**CHAPTER 1
ADMINISTRATION**

**SECTION 101
GENERAL**

101.1 Title. These regulations shall be known as the *Property Maintenance Code* of City of Shoreline, 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, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, 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. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the *International Building Code*.

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.

**SECTION 102
APPLICABILITY**

102.1 General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. 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, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in 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 designated agent shall be responsible for the maintenance of buildings, structures and premises.

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of *Title 15 of the City of Shoreline Municipal Code* . Nothing in this code shall be construed to cancel, modify or set aside any provision of *Title 20 of the City of Shoreline Municipal Code (Shoreline Development Code)*.

102.4 Existing remedies. 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 which is dangerous, unsafe and unsanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in

accordance with the manufacturer's installation instructions.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. 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. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.8 Requirements not covered by code. 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 code official.

SECTION 103 CODE ENFORCEMENT

103.1 General. The code official is charged with carrying out the provisions of this code, and the City Manager or designee thereof shall be known as the code official.

103.4 Liability. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

Any suit 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; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

103.5 Fees. 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.

Reinspection fees may be assessed if work is incomplete, corrections not completed or the allotted time is depleted. All City of Shoreline fees shall be established by Shoreline Municipal Code Chapter 3.01.010. Fees will be assessed at the hourly charge in minimum fifteen (15) minute increments.

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 General. The code official shall enforce the provisions of this code.

104.2 Rule-making authority. The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

104.3 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official 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.

104.4 Right of entry. The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

104.5 Identification. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Department records. The code official 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 as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

104.8 Coordination of inspections. Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

SECTION 105 APPROVAL

105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and 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.

105.2 Alternative materials, methods and equipment. 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 approved. An alternative material or method of construction shall be approved where the code official 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.

105.3 Required testing. 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 code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.3.1 Test methods. 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 code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

105.3.2 Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

105.4 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.

SECTION 106 VIOLATIONS

106.1 Unlawful acts. 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.

106.2 Notice of violation. The code official shall serve a notice of violation order in accordance with Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

106.3 Prosecution of violation. Prosecution of violations shall be in accordance with Shoreline Municipal Code Title 20, Chapter 30.

106.4 Violation penalties. Penalties shall be assessed in accordance with Shoreline Municipal Code Title 20, Chapter 30.

106.5 Abatement of violation. Abatement of violations shall be in accordance with Shoreline Municipal Code Title 20, Chapter 30.

SECTION 107 NOTICES AND ORDERS

107.1 Notice to person responsible. Whenever the code official 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 Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with: Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

107.3 Method of service. Such notice shall be deemed to be properly served: if delivered in accordance with Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

107.4 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a notice and order or upon whom a notice and order has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the notice and order has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice and order issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such notice and order and fully accepting the responsibility without condition for making the corrections or repairs required by such notice and order.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants 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.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises 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 occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official 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 ventilation, 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 occupants of the structure or to the public.

108.1.4 Unlawful structure. 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.

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises 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 may be collected by any other legal resource.

108.3 Notice. Whenever the code official 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 owner 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 also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

108.4.1 Placard removal. The code official 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 code official shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Relocation assistance. If an occupied rental dwelling or its premises are declared unfit and required to be vacated by a notice and order, the City shall advance relocation assistance funds to eligible tenants as set forth in RCW 59.18.085 in the event the landlord fails to pay the relocation assistance as required by RCW 59.18.085.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which 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 those in the proximity of any structure/premise. Potentially dangerous conditions include explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, open pits, wells, shafts, or other dangerous excavations unprotected or inadequately protected. The code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted a notice reading as follows: "This Structure/Premise Is Unsafe and Its Occupancy/Use

Has Been Prohibited by the Code Official.” It shall be unlawful for any person to enter upon this property except for the purpose of securing the property,, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings and/or the fencing of premises, to render such structure/premise temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, , be afforded a hearing as prescribed in Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9.

SECTION 110 DEMOLITION OR REPAIR

110.1 General. The code official shall order the owner of any premises upon which is located any structure, which in the code official’s judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary 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 demolish and remove at the owner’s option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

110.2 Notices and orders. All notices and orders shall comply with Section 107.

110.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be repaired or demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such repair or 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. Repair as used in the IPMC shall include removal of the condition.

110.4 Salvage materials. 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, at the highest price obtainable. 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.

SECTION 111 MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal as prescribed in Shoreline Municipal Code, Title 20, Chapter 30, subchapter 9. An application for appeal shall be based on a claim that the true intent of this code or the rules

legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

CHAPTER 2 DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. 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.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code, International Fire Code, International Zoning Code, International Plumbing Code, International Mechanical Code, International Existing Building Code* or the *ICC Electrical Code*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words “dwelling unit,” “dwelling,” “premises,” “building,” “rooming house,” “rooming unit” “housekeeping unit” or “story” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”

SECTION 202 GENERAL DEFINITIONS

APPROVED. Approved by the code official.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes.

CODE OFFICIAL. The City Manager or his/her designee is charged with the administration and enforcement of this code.

CONDEMN. To adjudge unfit for occupancy or use.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

EXTERMINATION. The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. 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.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HOUSEKEEPING UNIT. A room or group of rooms forming a single habitable space 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.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE. 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.

LABELED. Devices, equipment, appliances, or materials to which has 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-labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.

LET FOR OCCUPANCY OR LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner 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.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER. Any person, agent, operator, firm or corporation having a 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.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

PUBLIC WAY. 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.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. 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.

RUBBISH. 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, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

STRICT LIABILITY OFFENSE. 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.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

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

WATER CLOSET. A water-flushed plumbing fixture designed to receive human waste directly from the user of the fixture.

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

YARD. An open space on the same lot with a structure.

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment, premises and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures, premises 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 which are not in a sanitary and safe condition and which 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 which they occupy and control.

301.3 Vacant structures and land. All 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.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All 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.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. 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.

302.5 Rodent harborage. All 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 which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. 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 tenant.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles, recreational vehicles, and boats. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle, recreational vehicle or boat shall be parked, kept or stored on any premises, and no vehicle, recreational vehicle or boat shall at any time be in a state of major disassembly, disrepair, damaged to the extent it prevents normal operation, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.9 Defacement of property. No person shall 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.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. 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.

304.2 Protective treatment. 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.

304.3 Premises identification. Buildings shall have approved 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) high with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. All 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. 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.

304.6 Exterior walls. 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 deterioration.

304.7 Roofs and drainage. 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. 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.

304.9 Overhang extensions. 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 anchored 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.

304.10 Stairways, decks, porches and balconies. 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. 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.

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

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

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

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18.1 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock meeting specifications set forth herein. Such deadbolt locks shall be operated only by the turning of a knob or a key and shall have a lock throw of not less than 1-inch. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. Such deadbolt locks shall be installed according to manufacturer's specifications and maintained in good working order. All deadbolt locks required by this section shall be designed and

installed in such a manner so as to be operable inside of the dwelling unit, rooming unit or housekeeping unit without the use of a key, tool, combination thereof or any other special knowledge or effort.

304.18.2 Windows. 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 dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking devices.

304.18.3 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

SECTION 305 INTERIOR STRUCTURE

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 which 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.

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

305.3 Interior surfaces. 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.

305.4 Stairs and walking surfaces. 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. 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. 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.

SECTION 306 HANDRAILS AND GUARDRAILS

306.1 General. 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 guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

SECTION 307 RUBBISH AND GARBAGE

(See garbage code – shoreline municipal code 13.14)

SECTION 308 EXTERMINATION

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

308.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

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

308.4 Multiple occupancy. 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 extermination 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 shall be responsible for extermination.

308.5 Occupant. 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 extermination.

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401 GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

401.2 Responsibility. The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the *International Building Code* shall be permitted.

SECTION 402 LIGHT

402.1 Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space 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.

Exception: 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 not less than 25 square feet (2.33m²). The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. 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 a 60- watt standard incandescent light bulb for each 200 square feet (19 m²) 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 the building space served by the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings and treads.

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

SECTION 403 VENTILATION

403.1 Habitable spaces. Every habitable space shall have at least one operable window. The total operable 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.

Exception: Where rooms and spaces without openings to the outdoors are ventilated 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 not less than 25 square feet (2.33m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. 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.

403.3 Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.

Exception: Where specifically approved in writing by the code official.

403.4 Process ventilation. 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. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

SECTION 404 OCCUPANCY LIMITATIONS

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

404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and

habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. In one and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than 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 clear ceiling height of 5 feet (1524 mm) or more shall be included.

404.4 Bedroom requirements. Every bedroom shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Area for sleeping purposes. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. 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. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

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

404.4.5 Other requirements. 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.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

404.7 Food preparation. 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.

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

[P] SECTION 502 REQUIRED FACILITIES

502.1 Dwelling units. Every dwelling unit 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.

502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.

[P] SECTION 503 TOILET ROOMS

503.1 Privacy. 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.

503.2 Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

[P] SECTION 504 PLUMBING SYSTEMS AND FIXTURES

504.1 General. 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.

504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

504.3 Plumbing system hazards. 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, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General. 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. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Plumbing Code* adopted by the City of Shoreline.

[P] 505.2 Contamination. 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.

505.3 Supply. 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.

505.4 Water heating facilities. 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 temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

[P] SECTION 506 SANITARY DRAINAGE SYSTEM

506.1 General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

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

[P] SECTION 507 STORM DRAINAGE

507.1 General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

SECTION 602 HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with permanently installed, safe, functioning heating facilities and an approved power or fuel supply system capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1st to April 30th to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

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 indicated in the *Plumbing Code adopted by the City of Shoreline*.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet (914mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

SECTION 603 MECHANICAL EQUIPMENT

603.1 Mechanical appliances. 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.

603.2 Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

603.3 Clearances. All required clearances to combustible materials shall be maintained.

603.4 Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. 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 there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

SECTION 604 ELECTRICAL FACILITIES

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

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for

additional facilities in accordance with the *Electrical Code* as adopted by the City of Shoreline. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a rating of not less than 60 amperes.

604.3 Electrical system hazards. 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.

SECTION 605 ELECTRICAL EQUIPMENT

605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space 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 bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

605.3 Lighting fixtures. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.

606.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607 DUCT SYSTEMS

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

CHAPTER 7 FIRE SAFETY REQUIREMENTS

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another

person to occupy any premises that do not comply with the requirements of this chapter.

[F] SECTION 702 MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code*.

702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

702.3 Locked doors. 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 *International Building Code*.

702.4 Emergency escape openings. 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.

[F] SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

703.2 Opening protectives. 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.

[F] SECTION 704 FIRE PROTECTION SYSTEMS

704.1 General. 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 *International Fire Code*.

704.2 Smoke alarms. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units 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.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the *International Fire Code*.

704.3 Power source. 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.

Exception: 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 basement available which could provide access for building wiring without the removal of interior finishes.

704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

CHAPTER 8 REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ICC

International Code Council
5203 Leesburg Pike, Suite 600
Falls Church, VA 22041

Standard reference in code number	Title	Referenced section number
ICC EC—03	ICC Electrical Code™ — Administrative Provisions	201.3, 604.2
IBC—03	International Building Code®	201.3, 302.7.1, 401.3, 702.3, 702.4
IEBC—03	International Existing Building Code™	101.3, 102.3, 201.3
IFC—03	International Fire Code®	201.3, 702.1, 702.2, 704.1, 704.2
IMC—03	International Mechanical Code®	201.3
IPC—03	International Plumbing Code®	201.3, 505.1, 602.2, 602.3
IZC—03	International Zoning Code®	102.3, 201.3

INDEX

A
ACCEPTED ENGINEERING METHODS 104.2
ACCESS

Egress	702
From bedrooms	404.4.2
Plumbing fixtures, access for cleaning	504.2
To public way	702.1
Toilet room as passageway	503.1
Water closet	404.4.3
ADJACENT	
Privacy (hotel units, rooming units)	404.1
ADMINISTRATION	
Scope	101.2
AGENT (See also OPERATOR)	202
(See OWNER)	
AIR	
Combustion air	603.5
AISLES	
Minimum width	702.2
ALTERATION	
Applicability of other codes	102.3
Condemnation.	108.1, 108.2
Inspection	104.3
Prosecution	106.3
Unlawful acts	106.1
ANCHOR	
Architectural trim	304.8
Signs, marquees and awnings	304.9
APPEAL	
Application	111.1
Hearing, emergency orders	109.6
Notice of appeal	111.1
Records	104.7
Right to appeal	111.1
APPLIANCE	
Cooking	403.3, 602.2
Heating	602.2, 603.1
Mechanical	603.1
APPLICATION	
Other codes	102.3
APPROVAL	
Alternatives.	105.2
Authority	104.1, 105.2
Modifications	105.1
APPROVED	
Alternative materials, methods and equipment	105.2
Definition	202
Energy conservation devices	603.6
Fireplaces	603.1
Modifications	105.1
Used materials and equipment	105.4
ARCHITECTURAL	
Structural members	304.4
Trim	304.8
ARTIFICIAL	
Lighting of habitable rooms	401.3
Lighting of other spaces	402.3
AUTOMOBILE	
Motor vehicles	302.8
AWNING	
Signs, marquees and awnings	304.9

B

BALCONY		
Handrails and guardrails	306.1	
Maintenance	304.12, 305.5	
BASEMENT		
Definition	202	
Hatchways	304.16	
Windows	304.17	
BATHROOM		
Common bathrooms	502.3, 503.1	
Hotels	502.3	
Lighting	605.3	
Locks	503.1	
Outlets required	605.2	
Privacy	503.1	
Ventilation	403.2	
BOILER		
Unsafe equipment	108.1.2	
C		
CAPACITY	602.2, 602.3	
CAR (See AUTOMOBILE)		
CHANGE, MODIFY		
Application of other codes	102.3	
CHIMNEY		
Exterior structure	304.11	
Fireplaces	603.1	
Flue	603.2, 603.3	
CLEANING		
Access for cleaning	504.2	
Bathroom and kitchen floors	305.3	
Interior surfaces	305.3	
Occupant	305.1	
Plumbing facilities, maintained	504.1	
Required plumbing facilities	502	
Vacant structures and land.	301.3	
CLEARANCE		
Heating facilities	603.3	
Plumbing fixtures	504.2	
CLOSING		
Streets	109.3	
Vacant structures	108.2	
CLOTHES DRYER		
CODE OFFICIAL		
Condemnation	108.1	
Coordination of enforcement	104.8	
Demolition	110	
Duties	104	
Emergency order.	109	
Enforcement authority	104	
Failure to comply with demolition order	110.3	
Identification	104.5	
Inspections	104.3	
Liability, relief of personal	103.5	
Notice of violation	104.6, 107	
Notices and orders	107	
Official records	104.7	
Personal liability	103.5	
Placarding	108.4	
Prosecution	106.3	

Right of entry	104.4
Rule-making authority	104.2
Transfer of ownership	107.5
Vacant structures	108.2
COLD WATER	
Required facilities	502
Rooming houses	502.2
Water system	505
CONDEMNATION	
Closing of vacant structures	108.2
Failure to comply	110.3
General.	108.1
Notices and orders	108.2, 108.3
Placarding	108.4
Removing of placard	108.6
CONFLICT	
Coordination of inspections	104.8
Violations	106.1
CONNECTION	
Plumbing fixtures	504.1
Sewage system	506.1
Water heating	505.4
Water system	505.1
CONSTRUCTION	
Existing structures	101.2
CONTAINER	
CONTINUOUS	
Egress	702.1
CONTROL	
Insect and rat control	302.5, 304.5
Safety controls	603.4
COOLING	
Cooling towers	304.11
CORRIDOR	
Light	402.2
Light fixtures	605.3
Ratings maintained	703
Toilet rooms, access	503.1
D	
DAMP, DAMPNES	
Roofs	304.7
Window, door frames	304.13
DANGEROUS, HAZARDOUS	
Condemnation	108.1
Demolition	110
Electrical hazards	604.3
Elevators	606.1
Existing remedies	102.4
Fire safety	701.1
Heating facilities	602, 603.1
Imminent danger	202
Unsafe structures and equipment	108
DECKS	
Handrails and guardrails	304.12
Maintenance	304.2, 304.10
DECORATION	
Exterior structure	304.8
DEMOLITION	

Existing remedies	102.4
Failure to comply	110.3
General	110
Order	110.2
Violations	110.3
DETECTORS	
Smoke	704
DETERIORATION	
Exterior walls	304.6
DOOR	
Exit doors	702.3
Fire	703.2
Hardware	304.15
Interior surfaces	305.3
Locks	304.15
Maintenance	304.13, 304.15
Weather tight	304.13
Window and door frames	304.13
DORMITORY (ROOMING HOUSE, HOTEL, MOTEL)	
Locked doors	702.3
Privacy	503.1, 503.2
DRAIN, DRAINAGE	
Basement hatchways	304.16
Grading	304.7
Plumbing connections	506
Storm drainage	507
DUCT	
Exhaust duct.	304.9
DWELLING	
Cleanliness	305.1, 307.1
Definition	202
Electrical	604.1
Heating facilities	602
Required facilities	502
E	
EASEMENT	
Definition	202
EGRESS	
Aisles	702.2
Common halls and stairways	402.2
Emergency escape	702.4
Exit facilities	305.4
General	702.1
Lighting	402.2
Locked doors	702.3
Obstructions prohibited	702.1
Stairs, porches & railings	304.10, 305.5, 306.1
ELECTRIC, ELECTRICAL	
Condemnation	108.1
Facilities required	604.1
General	601.1
Hazards	604.3
Installation	605.1
Lighting fixtures	605.3
Receptacles	604.3, 605.2
Responsibility	601.2
Service	604.2
ELEVATOR	
Condemnation	108.1

General	606.1
Maintenance	606.1, 606.2
EMERGENCY	
Emergency measures	109
Emergency orders	109.1
Escape	702.4
ENFORCEMENT	
Coordination	104.8
Duties and powers.	104
Scope	101.2
EQUIPMENT	
Alternative	105.2
Combustion air	603.5
Condemnation	108.1.2, 108.3
Electrical installation	605.1
Emergency order	109.1
Energy conservation devices	603.5
Fire safety requirements, responsibility	701.2
Flue	603.2
Installation	603.1
Interior structure	305.1
Placarding	108.3, 108.4
Prohibited use	108.5
Scope	101.2
Scope, mechanical & electrical	601.1
Unsafe	108
Used	105.4
EXCEPTION	
Rule-making authority	104.2
EXHAUST	
Clothes dryer	403.5
Exhaust ducts.	304.9
Process ventilation	403.4
EXISTING	
Remedies	102.4
Scope	101.2
Structural members	304.4
Structures.	101.3
EXTERIOR	
Decorative features	304.8
Egress	702.1
Exterior structure.	304
Exterior walls	304.6
Painting	304.2, 304.6
Rodent harborage	302.5, 304.5
Sanitation	303.1
Scope	301.1
Stair	304.10
Street numbers.	304.3
Weather tight	304.13
EXTERMINATE	
Definition	202
Insect and rat control	302.5, 308.1
Responsibility of owner	301.2, 308.2
Responsibility of tenant-occupant	308.3, 308.5
F	
FAN	
Exhaust vents.	302.6
FEEES, EXPENSES, COST	

Closing vacant structures	108.2
Demolition	110.1, 110.3
Extermination	308.2, 308.3, 308.4, 308.5
General	103.5
Relief from personal liability	103.4
Responsibility, fire safety	701.2
FENCE	
Accessory	302.7
Maintenance	304.2
FIRE	
Fire-resistance ratings	703.1
General, fire protection systems	704
Protection systems	704
Responsibility, fire safety	701.2
Scope	101.2
Scope, fire safety	701.1
Smoke detectors	704.1
FLAMMABLE LIQUID	
Containers	108.1.2
FLOOR, FLOORING	
Fire-resistance ratings	703.1
Interior surfaces	305.1, 305.3
Space requirements	404.5, 404.6
FOOD PREPERATION	
Cooking equipment	403.3, 602.2
Sanitary condition	305.1, 404.7
Ventilation	403.4
FOUNDATION	
Condemnation	108.1.1
Foundation walls	304.5
FRAME	
Window and door frames	304.13
<u>G</u>	
GAS	
Energy conservation devices	603.6
Exhaust vents	302.6
Process ventilation	403.4
GLAZING	
Materials	304.13.1
GRADE	
Drainage	302.2
GRAFFITI	
Defacement of property	302.9
GUARD	
Basement windows	304.17
Definition	202
Handrails	306.12
<u>H</u>	
HABITABLE	
Definition	202
Light	402
Minimum ceiling height	404.3
Minimum room width	404.2
Prohibited use	404.4.4
Required plumbing facilities	502
Residential heating facilities	602.2, 602.3

Ventilation	403
HANDRAIL	
Handrails	304.12, 306.1
Stairs and porches	304.10
HARDWARE	
Door hardware	304.15
Openable windows	304.13.2
HAZARDOUS (See DANGEROUS, HAZARDOUS)	
HEAT, HEATING	
Bathtub or shower	505.4
Cooking equipment	403.3, 602.2
Energy conservation devices	603.6
Fireplaces	603.1
Heating	603.1
Kitchen sink	505.4
Mechanical equipment	603.1
Required capabilities	602
Residential heating	602.2, 602.3
Scope	101.2
Supply	602.3
Water closet and lavatory	505.4
Water heating	505.4
Water system	505
HOUSEKEEPING UNIT	
Definition	202
HEIGHT	
Minimum ceiling height	404.3
HOT (See HEAT, HEATING)	
HOTELS, ROOMING HOUSES AND DORMITORY UNITS, MOTELS	
Definition	202
Locked doors	702.3
Privacy	503.1
Toilet rooms	503
I	
IDENTIFICATION	
Code official	104.5
INFESTATION	
Condemnation	108.1.3
Definition	202
Insect and rat	302.5
INSECTS	
Extermination	308
Infestation	308.1
INSPECTIONS	
Coordination	104.8
General	104.3
Right of entry	104.4
INSPECTOR	
Coordination of inspections	104.8
Identification	104.5
Inspections	104.3
Official records	104.7
INTENT	
Code	101.3
Rule-making authority	104.2
INTERIOR	
Interior structure	305
Interior surfaces	305.3

Means of egresses	702
Sanitation	305.1
<u>K</u>	
KITCHEN	
Electrical outlets required	605.2
Floors	304.3
Kitchen sink	502.1
Minimum width	404.2
Prohibited use	404.4.4
Water heating facilities	505.4
<u>J</u>	
JURISDICTION	
Title.	101.1
<u>L</u>	
LANDING	
Handrails and guards	304.12, 306.1
LAUNDRY	
Room lighting.	605.3
Water heating facilities	505.4
LAVATORY	
Hotels	502.3
Required facilities	502
Rooming houses	502.2
Sewage system	506
Water heating facilities.	505.4
Water system.	505
LEASE (SELL, RENT)	
Heat supplied	602.3
Salvage materials	110.4
Transfer of ownership	107.5
LIEN	
Closing of vacant structures	108.2
Demolition	110.3
Failure to comply	110.3
LIGHT, LIGHTING	
Common hallways and stairways.	402.2, 605.3
Fixtures.	605.3
General.	402
Habital rooms.	402.1
Other spaces.	402.3
Responsibility	401.2
Scope	101.2
Spaces or rooms.	402.1
Toilet rooms	605.3
LOAD, LOADING	
Elevators, escalators, & dumbwaiters.	606.1
Handrails	304.12
Live load	304.4
Stairs and porches	304.10
Structural members.	304.4
<u>M</u>	
MAINTENANCE	
Required.	102.2
MATERIAL	
Alternative	105.2

Clearances, heating facilities	603.3
Used	105.4
MEANS OF EGRESS (See EGRESS)	
MECHANICAL	
Installation	603.1
Responsibility	601.2
Scope	601.1
Ventilation, general	403
Ventilation, toilet rooms	403.2
MINIMUM	
Ceiling height	404.3
Room width	404.2
Scope	301.1
MODIFICATION	
Approval	105.1
MOTEL (See HOTELS)	
MOTOR VEHICLES	
Inoperative	302.8
Painting	302.8
<u>N</u>	
NATURAL	
Lighting	401.3, 402
Ventilation	401.3, 403
NOTICE	
Appeal	111.1
Form	107.2
Method of service	107.3
Orders	107
Owner, responsible person	107.1
Penalties	107.4
Placarding of structure	108.4
Transfer of ownership	107.5
Vacating structure	108.2
NOXIOUS	
Process ventilation	403.4
NUISANCE	
Closing of vacant structures	108.2
<u>O</u>	
OBSTRUCTION	
Light	402.1
Right of entry	104.4
OCCUPANCY (See USE)	
OPEN	
Habitable rooms	403.1
Locked doors	702.3
OPENABLE	
Definition	202
Windows	304.13.2
OPERATOR	
Definition	202
ORDER (See NOTICE)	
ORDINANCE, RULE	
Applicability	102
OUTLET	
Electrical	605.2
OWNER	
Closing of vacant structures	108.2

Definition	202
Demolition	110
Extermination	308.2
Failure to comply	110.3
Insect and rat control	302.5, 308.2, 308.4
Notice	107.1, 108.3
Placarding of structure	108.4
Responsibility	301.2
Responsibility, fire safety	701.2
Responsibility light, ventilation.	401.2
Responsibility, mechanical and electrical	601.2
Responsibility plumbing facilities.	501.2
Right of entry	104.4
Scope	101.2
Transfer of ownership	107.5

P

PASSAGEWAY

Common hall and stairway.	402.2
Interior surfaces	305.3
Toilet rooms, direct access.	503.1

PENALTY

Notices and orders	107.4
Placarding of structure	108.4
Prohibited use	108.5
Removal of placard	108.6
Scope	101.2
Violations	106.4

PEST (VERMIN)

Condemnation	108.1
Extermination	308.1
Insect and rat control	302.5, 308.1

PLACARD, POST

Closing	108.2
Condemnation	108.1
Demolition	110
Emergency, notice	109.1
Notice to owner	107.1, 108.3
Placarding of structure	108.4
Prohibited use	108.5
Removal.	108.6

PLUMBING

Access.	504.2
Clean and sanitary	504.1
Connections.	505.1
Contamination	505.2
Fixtures	504.1
Required facilities.	502
Responsibility	501.2
Sanitary drainage system	506
Scope	501.1
Storm drainage	507
Supply	505.3

PORCH

Handrails	304.12, 306.1
Structurally sound	304.10

PORTABLE (TEMPORARY)

Cooking equipment	603.1
-----------------------------	-------

PRESSURE

Water supply.	505.3
-----------------------	-------

PRIVATE, PRIVACY

Bathtub or shower	503.1
Occupancy limitations	404.1
Required plumbing facilities	502
Sewage system	506.1
Water closet and lavatory	503.1
Water system	505.1

PROPERTY, PREMISES

Access to public property	702.1
Cleanliness	304.1
Condemnation	108
Definition	202
Demolition	110
Emergency measures	109
Exterior areas	302
Extermination, multiple occupancy	302.5, 308.4
Extermination, single occupancy	302.5, 308.3
Failure to comply	110.3
Grading and drainage	302.2
Scope	301.1
Storm damage	507
Vacant structures and land	301.3

PROTECTION

Basement windows	304.17
Fire-protection systems	704
Signs, marquees and awnings	304.9

PUBLIC

Access to public property	702.1
Cleanliness	304.1, 307.1
Egress	702.1
Hallway	502.3
Sewage system	506.1
Toilet rooms	503
Vacant structures and land	301.3

PUBLIC WAY

Definition	202
----------------------	-----

R**RAIN**

Basement hatchways	304.16
Exterior walls	304.6
Grading and drainage	303.2
Roofs	304.7
Window and door frames	304.13

RATS

Basement hatchways	304.16
Condemnation	108
Exterior surfaces	304.6
Extermination	302.5, 308
Guards for basement windows	304.17
Harborage	302.5
Insect and rat control	308.1

RECORD

Official records	104.7
----------------------------	-------

REHABILITATION

Intent	101.3
------------------	-------

REPAIR

Application of other codes	102.3
Chimneys	304.11
Demolition	110.1

Exterior surfaces	304.1
Maintenance	102.2
Public areas	302.3
Signs, marquees and awnings	304.9
Stairs and porches	304.10
Weather tight	304.13
Workmanship	102.5
REPORTS	
Test reports	105.3.2
RESIDENTIAL	
Extermination	308
Scope	101.2
RESPONSIBILITY	
Extermination	308
Fire safety	701.2
General.	301.2
Mechanical and electrical	601.2
Persons	301.1
Placarding of structure	108.4
Plumbing facilities.	501.2
Scope	101.2, 301.1
REVOKE, REMOVE	
Demolition	110
Existing remedies	102.4
Process ventilation	403.4
Removal of placard.	108.4.1
Rubbish removal	307.2.1
RIGHT OF ENTRY	
Duties and powers of code official	104.4
Inspections	104.3
ROOF	
Exterior structure	304.1
Roofs	304.7
ROOM	
Cooking facilities.	403.3
Direct access	503.2
Habitable	402.1
Heating facilities	602
Light	402
Minimum ceiling heights	404.3
Minimum occupancy area requirements	404.5
Minimum width	404.2
Prohibited use.	404.4.4
Separation.	404.5.2
Sleeping.	404.4
Temperature.	602.5
Toilet	503
Ventilation	403
ROOMING HOUSES (See DORMITORY)	
RUBBISH	
Definition	202
Disposal.	307.2
S	
SAFETY, SAFE	
Chimney	304.11
Condemnation	108.1
Electrical installation.	605.1
Emergency measures	109
Fire safety requirements.	701

Fireplaces	603.1
Intent	101.3
Safety controls.	603.4
Scope	101.2
Unsafe structures and equipment	108
SANITARY	
Bathroom and kitchen floors	305.3
Cleanliness.	304.1, 305.1
Exterior property areas	302.1
Exterior structure	304.1
Food preparation	404.7
Furnished by occupant	302.1
Interior surfaces	304.3
Plumbing fixtures	504.1
Required plumbing facilities	502
Sanitation	305.1, 305.3
Scope	101.2
SASH	
Window.	304.13
SCREENS	
Insect screens	304.14
SECURITY	
Basement hatchways	304.18.3
Building.	304.18
Doors.	304.18.1
Vacant structures and land	301.3
Windows	304.18.2
SELF-CLOSING SCREEN DOORS	
SEPERATION	
Fire-resistance ratings.	703
Privacy	404.1
Separation of units	404.1
Water closet and lavatory	502.1
SERVICE	
Electrical	604.2
Method	107.3
Notices and orders	107.1, 108.3
Service on occupant.	108.3
SEWER	
General	506.1
Maintenance.	506.2
SHOWER	
Bathtub or shower.	502.1
Rooming houses	502.2
Water heating facilities.	505.4
Water system.	505
SIGN	
Signs, marquees and awnings	304.9
SINGLE-FAMILY DWELLING	
Extermination	308
SINK	
Kitchen sink	502.1
Sewage system.	506
Water supply.	505.3
SIZE	
Habitable room, light.	402
Habitable room, ventilation	403
Room area	404.5
SLEEPING	
Area for sleeping	404.4.1
Cooking.	403.3

SMOKE	
Alarms	704.2
Detectors	704.1
Power source.	704.3
SPACE	
General, light.	402
General, ventilation	403
Occupancy limitations	404
Privacy	404.1
Scope.	401.1
STACK	
Chimneys	304.11
STAIRS	
Common halls and stairways, light	402.2
Exit facilities	305.4, 305.5
Handrails	304.12
Public areas	302.3
Stairs and porches	304.10
STANDARD	
Referenced.	102.7
STORAGE	
Food preparation.	404.7
Rubbish storage facilities	307.2.1
STRUCTURE	
Accessory structures	302.7
Closing of vacant structures	108.2
Definition	202
Emergency measures	109
General, exterior.	304.1
General, condemnation	110
General, interior structure	305.1
Placarding of structure	108.4
Scope	301.1
Structural members.	304.4
Vacant structures and land	301.3
SUPPLY	
Combustion air.	603.5
Connections.	505.1
Water heating facilities	505.4
Water supply.	505.3
Water system	505
SURFACE	
Exterior surfaces	304.2, 304.6
Interior surfaces	304.3
SWIMMING	
Swimming pools	303.1
-	
<u>T</u>	
TEMPERATURE	
Residential buildings.	602.2
Water heating facilities	505.4
TENANT	
Scope	101.2
TEST, TESTING	
Agency	105.3.2
Methods.	105.3.1
Reports	105.3.2
Required.	105.3
TOXIC	

	Process elimination	403.4
TRASH		
	Rubbish and garbage	307
TREAD		
	Stair	304.10
U		
UNOBSTRUCTED		
	Access to general public way	702.1
	General, egress	702.1
UNSAFE		
	Equipment	108.1.2
	Existing remedies	102.4
	General, condemnation	108
	General, demolition	110
	Notices and orders	107, 108.3
	Structure	108.1.1
USE		
	Application of other codes	102.3
	General, demolition	110
V		
VACANT		
	Closing of vacant structures	108.2
	Emergency measures	109
	Method of service	107.3
	Notice to owner or to person	
	Responsible	107, 108.3
	Placarding of structure	108.4
	Vacant structures and land	301.3
VAPOR		
	Exhaust vents	302.6
	Process ventilation	403.4
VEHICLES		
	Inoperative	302.8
	Painting	302.8
VENT		
	Connections	504.3
	Exhaust vents	302.6
	Flue	603.2
VENTILATION		
	Clothes dryer exhaust	403.5
	Combustion air	603.5
	Definition	202
	General, ventilation	403
	Habitable rooms	403.1
	Process ventilation	403.4
	Recirculation	403.2, 403.4
	Toilet rooms	403.2
VERMIN		
	Condemnation	108
	Insect and rat control	302.5, 308
VIOLATION		
	Condemnation	108
	General	106
	Notice	107, 108.3
	Penalty	106.4
	Placarding of structure	108.4
	Prosecution	106.3

Strict liability offense	202
Transfer of ownership	107.5
W	
WALK	
Sidewalks	302.3
WALL	
Accessory structures	302.7
Exterior surfaces	304.2, 304.6
Exterior walls	304.6
Foundation walls	304.5
General, fire-resistance rating	703.1
Interior surfaces	305.3
Outlets required	605.2
Temperature measurement	602.5
WASTE	
Dwelling units	502.1
WATER	
Basement hatchways	304.16
Connections	506.1
Contamination	505.2
General, sewage	506
General, storage drainage	507
General, water system	505
Heating	505.4
Hotels	502.3
Kitchen sink	502.1
Required facilities	502
Rooming houses	502.2
Supply	505.3
System	505
Toilet rooms	503
Water heating facilities	505.4
WEATHER, CLIMATE	
Heating facilities	602
Rule-making authority	104.2
WEATHERSTRIP	
Window and door frames	304.13
WEEDS	
WIDTH	
Minimum room width	404.2
WIND	
Weather tight	304.13
Window and door frames	304.13
WINDOW	
Emergency escape	702.4
Glazing	304.13.1
Guards for basement windows	304.17
Habitable rooms	402.1
Interior surface	305.3
Light	402
Openable windows	304.13.2
Toilet rooms	403.2
Ventilation	403
Weather tight	304.13
Window and door frames	304.13
WORKER	
WORKMANSHIP	
General	102.5

End