

PROPERTY MAINTENANCE CODE

COMMON VIOLATIONS

The investment you have made in your home is probably the largest single investment you will make in a lifetime. One sure way to protect and potentially increase the value of this investment is through routine preventive maintenance. With timely maintenance of your home comes greater value for you and your neighborhood. Routine checks of the items in the house graphic will enable you to detect problems early and avoid costly replacement of systems prematurely. It is far less expensive to paint and maintain a box gutter than to replace it.

Call the Division of Property Maintenance Code Enforcement at 513-352-3275 for further information.

(A) ACCESSORY STRUCTURES-GARAGES AND SHEDS ACCESSORY STRUCTURES

Repair or take down and remove the dilapidated accessory structure located on the premises.

(A1) SWIMMING POOL ENCLOSURE

Provide a pool enclosure. The enclosure shall extend not less than 4 feet (1219 mm) above the ground. All gates shall be self-closing and self-latching with latches placed at least 4 feet (1219 mm) above the ground. Enclosure fences shall be constructed so as to prohibit the passage of a sphere larger than 4 inches (102 mm) in diameter through any opening or under the fence. Fences shall be designed to withstand a horizontal concentrated load of 200 pounds (91 kg) applied on a 1-square-foot (0.093m²) area at any point of the fence. Contact the area inspector for further code requirement information pertaining to specific pool, spa or hot tub enclosures.

(A2) VENTILATION

Provide adequate ventilation for all rooms or spaces as required under the Housing Code.

(B) TREES REMOVE HAZARDOUS TREE

Take down and remove from the premises, hazardous dead tree or tree limbs.

(C) CHIMNEYS REPAIR CHIMNEY

Rake out mortar joints of chimney (s), replace crumbling brick and point up. After a chimney has been repaired, all flues, inlets and cleanouts shall be thoroughly cleaned and left in good operating condition.

(D) WINDOWS REPAIR WINDOWS

Overhaul windows, where necessary, provide sound sash, replace broken glass and restore to good working order.

(E) FLASHINGS REPAIR FLASHINGS

Repair or replace all rusted, defective, leaking or missing flashing.

(F) ACCESSORY STRUCTURES - FENCES REPAIR FENCE

Substantially repair or remove dilapidated fence.

(G) YARD WALKS REPAIR WALKS

Repair deteriorated yard walks, replacing all cracked, broken or otherwise defective sections in an approved manner. Pitch the walks to drain away from the building.

(H) PORCHES AND GUARDRAILS

Provide approved guardrails for all balconies, porches and decks.





(I) HANDRAILS PROVIDE HANDRAIL EXTERIOR
Provide approved handrails for all stairs where necessary. Handrails shall be not less than 30 inches or more than 34 inches above the nosings of the treads or landings.

(J) ROOF REPAIR ROOF
Restore the roof to good repair, free of holes, large cracks, and any loose and deteriorated material and make the roof reasonably weathertight and watertight.

(K) EXTERIOR WALL COVERING WEATHER TIGHT EXTERIOR
Restore exterior walls, roofs, floors and foundations to watertight and weather tight condition.

(L) GUTTERS REPAIR GUTTERS
Repair or replace all leaking, loose, rusted or defective gutters.

(M) YARD - WEEDS AND RUBBISH REMOVE LITTER
Collect and remove all litter from the premises within 15 days of the date of this notice. If you do not collect and remove all litter from the premises within 15-day period, the City Manager or Commissioner of Health is required to have the litter collected and removed. The cost of collection and removal is placed as a lien on the property or collected by personal judgment against the owner or person in control. Cut or destroy all noxious weeds on the subject property and then remove the cut or destroyed weeds from the premises. Correct this violation within 7 days of the receipt of this notice. If you do not correct this violation within 7 days, the City Manager or Commissioner of Health is required to have the weeds cut or destroyed and removed. The cost of this work is collected as a lien on the property or by personal judgment against the owner or person in control.

(N) STEPS REPAIR STEPS
Repair and maintain exterior steps. Replace all defective materials

(O) STRUCTURAL MEMBERS REPAIR WALL STRUCTURE- WOOD
REPAIR FRAME WALL STRUCTURE
Repair or replace all defective, studs, sole plates, top plates, headers, bracing and other defective structural members in the wood frame wall system in accordance with standard engineering practice.

(P) FOUNDATIONS REPAIR FOUNDATION
Repair defects and large cracks in the foundation and restore them to structurally sound and reasonably watertight condition.

(Q) DOORS REPAIR DOORS
Restore doors to good condition and repair.

(R) CHIMNEY FLUES FLUES TO BE CLEAN/UNOBSTRUCTED
Clean chimney flues to make them capable of providing the draft necessary to remove the products of combustion from heating of water heating equipment.

(S) CORNICE REPAIR CORNICE
Repair cornice, replacing all rotted material and securely fastening all loose parts.

(T) PAINTING PAINT EXTERIOR
Paint or otherwise protect all exterior wood and/or metal, which are now inadequately protected against the weather. Existing painted surfaces that must be disturbed to complete this work may contain lead.

(U) INSECT AND RODENT CONTROL INSECT AND RODENT CONTROL
Exterminate the insects and/or rodents on the premises.

(V) REPAIR LINTELS REPAIR LINTELS
Replace or repair, in an approved manner, all cracked, broken or otherwise defective lintels.

(W) YARD DRAINS CLOGGED YARD DRAINS
Clean out yard drains and drain lines and restore them to good working order.

(X) PAVED SURFACES DRAINAGE OF PAVING REQUIRED
Provide subsurface drainage for paved area in excess of 800 square feet. If there is no approved sewer the drainage must be disposed of on the property in an approved manner.

(Y) DOWNSPOUTS REPAIR DOWNSPOUTS
Repair or replace all leaking, loose, rusted or defective downspouts.

(Z) SEWER CONNECT DOWNSPOUTS SEWER CONNECT DOWNSPOUTS
Sewer connected downspouts or otherwise dispose of storm water in an approved manner.