

TITLE III COMMUNITY PROTECTION

CHAPTER 13 PROPERTY MAINTENANCE

3-13-1 Purpose

3-13-2 Enforcement Officer

3-13-3 Violations

3-13-4 Penalty

3-13-1 **PURPOSE.** This chapter establishes the minimum requirements for the initial and continued occupancy and use of all structures and premises, that does not replace or modify requirements than otherwise established by other ordinances/chapters of this Code, which may be additional, alternative, or more stringent than the requirements set forth herein, for the construction, repair, alteration, or use of structures, equipment or facilities.

3-13-2 **ENFORCEMENT OFFICER,** The City Administrator shall be responsible for the enforcement of this chapter and shall have all necessary authority to carry out the enforcement. The City Administrator may delegate the enforcement authority to another city employee.

3-13-3 **VIOLATIONS.** A failure to satisfy any one or more of the following provisions shall constitute a violation of this chapter:

1. **General.** All structures, equipment, and exterior property, whether occupied or vacant, shall be maintained in good repair and in structurally sound and sanitary condition as provided herein, so as not to cause or contribute to the creation of a blighted area or adversely affect the public health or safety.

2. **Rodents and Vermin.** All structures, equipment, and exterior property shall be kept free from rodent and vermin harborage and infestation. Where rodents and vermin are found, they shall be promptly exterminated by approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent and vermin harborage and prevent re-infestation.

3. **Accessory Structures.** All accessory structures, including, but not limited to, detached garages; fences, storage sheds, and walls shall be maintained in structurally sound condition and in good repair.

4. **Protective Treatment.** All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, and trim, 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 application of 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 watertight.

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 or vermin

6. Exterior Walls. All exterior walls shall be maintained plumb unless otherwise designed or engineered; free from cracks, holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

7. Roofs and Drainage. All roofs and flashing shall be sound, tight, and not have defects that admit rain. Roofs shall consist of appropriate surface materials designed for roofing purposes (shingles, metal roofing, tile, rubber, fiberglass panels, etc.). Plastic or canvas tarps are not acceptable surface materials. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and down spouts shall be maintained in good repair, with proper anchorage and free from obstructions.

8. Stairways, Decks, Porches, and Balconies. Every exterior stairway, deck, porch, or balcony, and all appurtenances thereto, shall be maintained in structurally sound condition, in good repair, and proper anchorage, and capable of supporting the imposed loads.

9. Chimneys and Towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained in structurally sound condition 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,

10. Handrails and Guardrails. Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads.

11. Basement Entrances. Every basement hatchway or exterior basement entrance shall be maintained to prevent entry of rodents or vermin, and shall be maintained so as not to allow rain or surface drainage water to enter.

12. Broken Doors or Windows. Broken exterior doors and broken windows shall be replaced or repaired.

3-13-4 Penalty. A violation of the provisions established in this chapter shall constitute a municipal infraction as defined in Title I, Chapter 3 of the Camanche Municipal Code and Chapter 364.22 of the Code of Iowa, or may be filed as a city nuisance as set forth in Title III, Chapter 2, Nuisances, as the City may elect.

(Ord. 726, Passed 2012)