

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, the meeting will be in person at City Hall, but **the public may not observe and attend in person but may observe and attend the June 28, 2021 meeting as it has been able to do since on or about March 20, 2020.**

NOTICE OF STUDY SESSION

Annex & Trinity Buildings Renovations for Police and Courts and Code Enforcement and Software Update

CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130

June 28, 2021
5:30 p.m.

One or more members of City Council will be participating via Zoom

PUBLIC ACCESS TO OBSERVE AND ATTEND THE STUDY SESSION (VIRTUALLY)

Webinar via the link below:

<https://us02web.zoom.us/j/86820315409?pwd=bnlQaUFkMVN1aEZiNGgzRWd5dWVfQT09>
Passcode: 912597

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Audio Only Call

Or One tap mobile :

US: +19292056099,,86820315409# or +13017158592,,86820315409#

Or Telephone:

US: 1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or 888 788 0099 (Toll Free)
or 877 853 5247 (Toll Free)

Webinar ID: 868 2031 5409

International numbers available: <https://us02web.zoom.us/j/86820315409>

AGENDA

1. Meeting called to order
2. Changes to Regular Agenda
3. Annex & Trinity Buildings Renovations for Police and Courts (Trivers)
4. Code Enforcement and Software Update
5. Adjournment

Posted this 23rd day June, 2021.

LaRette Reese
City Clerk

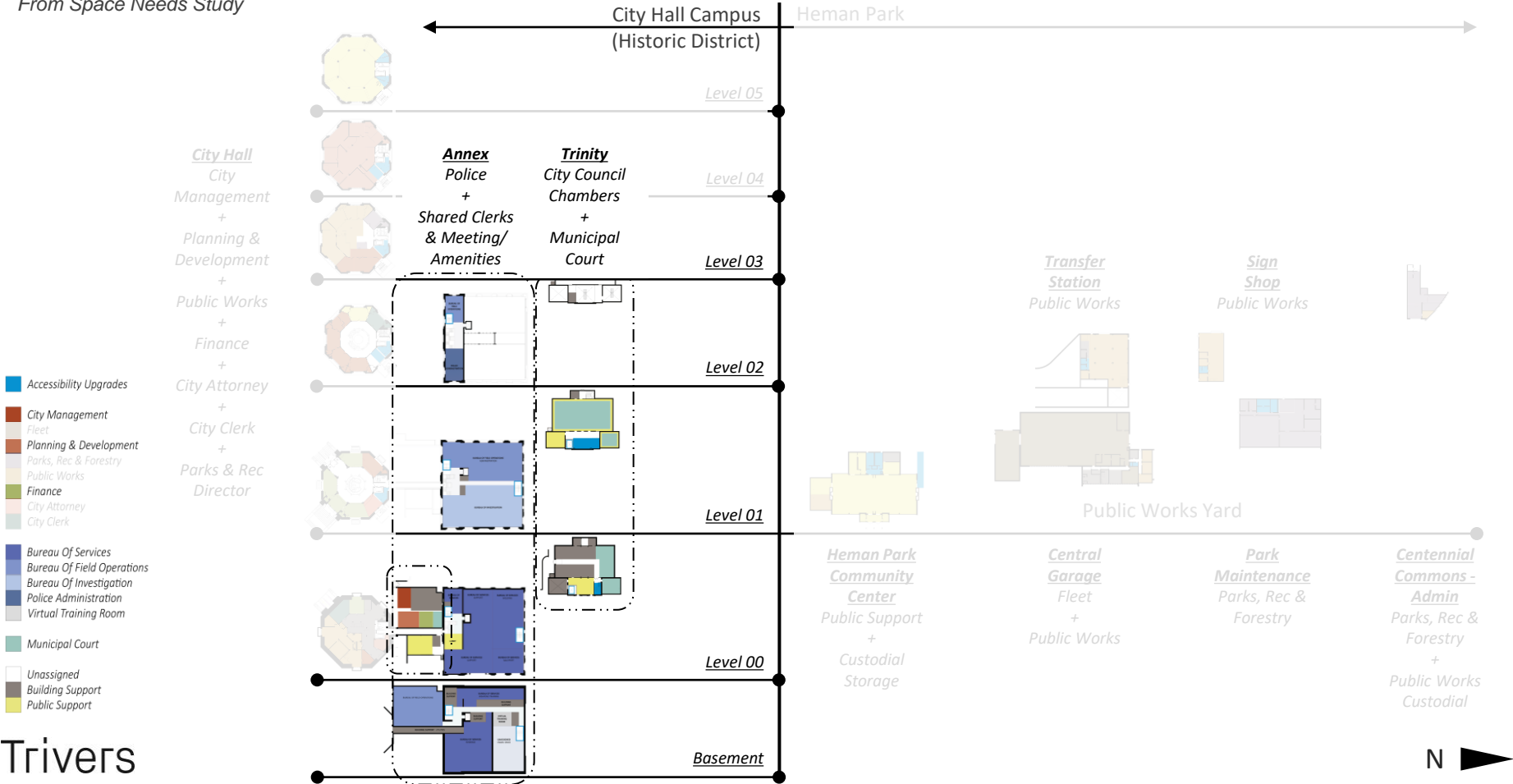
University City Annex + Trinity Buildings Renovations for Police & Courts

June 28th, 2021

Trinity
S

Program Overview


From Space Needs Study



Construction Cost Estimate Summary

From Space Needs Study

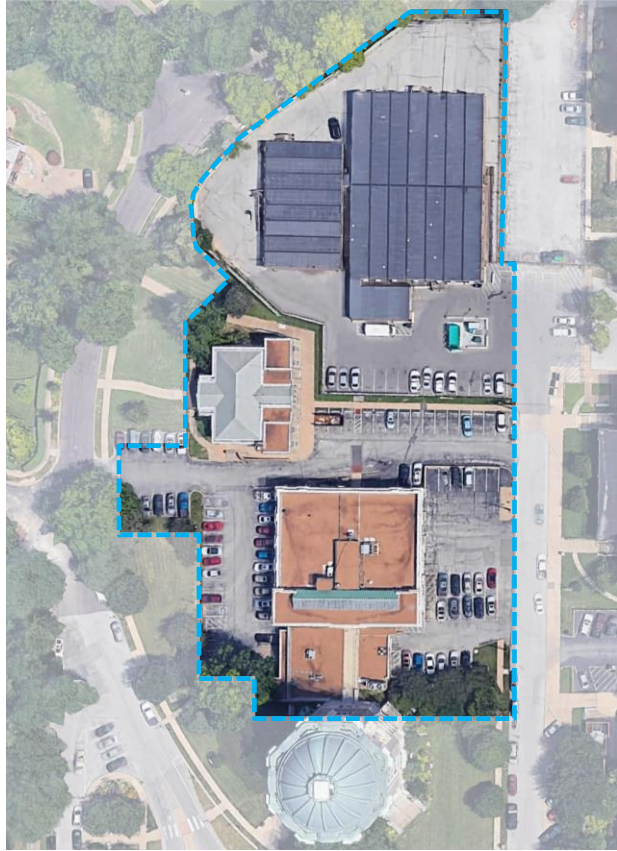
University City - Space Needs Study					
November 12, 2020					
	<u>Raw Cost</u>	<u>GC and OH & P</u> 20.00%	<u>Design Contingency</u> 15.00%	<u>Escalation</u> 5.50%	<u>Total Cost</u>
Annex	\$10,759,668	\$2,151,934	\$1,936,740	\$816,659	\$15,665,001
Trinity	\$1,559,624	\$311,925	\$280,732	\$118,375	\$2,270,657
Sitework - City Hall Campus	\$1,118,328	\$223,666	\$201,299	\$84,881	\$1,628,174
Total Estimated Construction Costs	\$13,437,620	\$2,687,525	\$4,355,511	\$1,019,915	\$19,563,832

 **CCS**
WE TAKE ON YOUR VALUES.

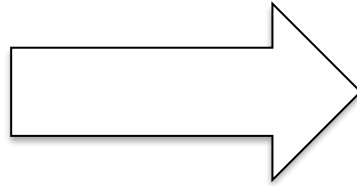
1815 South Meyers Road
Suite 1070
Oakbrook Terrace, IL 60181
630.678.0808
www.CCSdiference.com

- Estimates based on drawings dated October 20, 2020
- Escalation assumed construction start of July 2022
- Design fees not included

Project Area



Existing

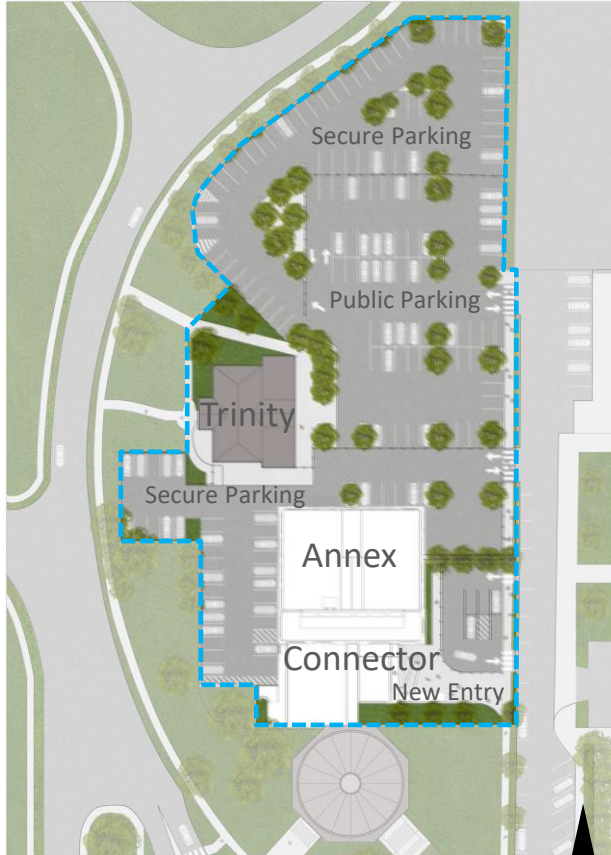


Proposed

Trivers



Scope of Work



Trivers

N

- Renovations for the Annex, Connector and Trinity Buildings for Police and Courts include:
 - Provide a new Main Entry point for the City Hall Campus
 - Restore remaining historic architectural features in the Annex and Trinity buildings
 - Provide accessible entries and security check points for the Annex Connector and Trinity buildings at new public front entries; new elevator for the Trinity Building
 - Updated/added restrooms to meet accessibility requirements
 - Create a one-stop window for public facing City Hall services in the Connector; amenities in the Connector to support Community Programs
 - Structural retrofit as required for essential services
- Site Improvements include
 - Remove temporary police structures
 - Remove parking lot entrance at neighborhood
 - Provide secure parking areas for police parking and sallyport
 - Provide new Public and Accessible Parking and drop-offs
 - Improve entry plazas and landscaping
 - Improve wayfinding
 - Provide new generator for Police Facility
- Improvements to City Hall not planned at this time (future phase)



Trivers





Trivers





Trivers



Thank you!

Trivers



UNIVERSITY CITY ANNEX + TRINITY RENOVATIONS

PROJECT DESCRIPTION

The following summary descriptions reflect our current understanding. This information will evolve throughout the design process.

INITIAL INFORMATION:

Trivers and HOK completed a Space Needs Study in November of 2020 for a large majority of the City's Departments and existing building stock, including conceptual design for improvements with corresponding cost estimates. In March 2021, a conceptual fly-thru video was developed to further describe the potential for the City Hall Campus site and renovations to the Annex. We understand that City Council has approved the conceptual design and cost estimates for the complete renovations of the Annex (including the Connector to City Hall) and Trinity Buildings for the purposes of relocating the Police Department and Municipal Courts as well as creating a new front door to the City Hall Campus with security and accessibility improvements, including related site improvements. No renovations to City Hall are planned at this time and are excluded from this scope of work. The construction budget for this project is approximately \$19,500,000.

PROJECT SCOPE:

Trivers will verify and further develop the initial program and space plans from the previous Space Needs Study for the Annex, Connector, and Trinity Buildings. Full renovations are planned for these facilities for their adaptive re-use along with associated site work.

As part of its services, Trivers shall provide Project Management, Schematic Design, Design Development, Construction Documents, Bidding and Negotiation, and Construction Administration services. Consultants to be included are the following:

1. Justice Consulting (HOK)
2. Structural Engineering (KPF)
3. Cost Estimating (CCS)
4. Code Consultant
5. Civil Engineering
6. Landscape Architecture
7. Mechanical, Electrical, Plumbing and Fire Protection Engineering
8. Lighting Design
9. Security/AV/IT

Additional Services Options (not included in current scope proposed):

1. Third Party Sustainability (LEED) or WELL Certification
2. Fitwel Building Certification
3. Pursuit of Historic Tax Credits
4. Energy Modeling
5. Acoustic Consultant
6. Furniture, Fixtures, and Equipment Coordination

Trivers

7. Wayfinding and Signage
8. Rendering(s) for marketing purposes
9. Post-Occupancy services

SCHEDULE

For reference and planning purposes, we have estimated our time to complete the project as follows:

Schematic Design	4 months
Design Development	4 months
Construction Documents	4 months
Bidding and Negotiation	2 months
Construction Administration	15 months



Council Agenda Item Cover

MEETING DATE: June 28, 2021

AGENDA ITEM TITLE: Code Enforcement Update

AGENDA SECTION: City Council Study Session

CAN THIS ITEM BE RESCHEDULED? : Yes

PREPARED/SUBMITTED BY: Clifford Cross, Director of Planning and Development

BACKGROUND REVIEW:

At an upcoming City Council Study Session, the Council will be provided an update pertaining to the Code Enforcement Division that operates under the Planning & Development Department. Specifically, staff intends to provide City Council an update to the future structure of the department and utilization of the new SmartGov software. The ultimate goal is to provide an update to the Mayor and Council and address any questions that they may have.

Attachments:

1. PowerPoint Presentation
2. Created Code Reference Library



Code Enforcement & Software Update

City of University City Planning & Development

City Council Study Session – June 28, 2021



Roles & Responsibilities

Director – Oversee Departmental Operations

- *(Zoning Administration, Long Range Planning, Code Official, Etc)*

Building Division

- Senior Plans Examiner – Plan Review, Inspections
- Multi-Discipline Inspectors – Building, Plumbing, Mechanical, Electrical

Code Division

- Senior Code Enforcement Officer– Schedules, Inspections, Etc.
- Code Enforcement Inspectors – Occupancy Inspections, Property Maintenance, Animal Control
- Compliance Officers



Department Breakdown

FY2021

1 Director

4 Administrative Staff (3 Full Time –
1 Part Time)

1 Senior Plans Examiner

3 Multi-Discipline Permit
Inspectors

1 Lead Code Enforcement
Officer

5 Code Enforcement Inspectors

0 Compliance Officers

0 Senior Planner

FY2022

1 Director

4 Administrative Staff (3 Full Time –
1 Part Time)

1 Senior Plans Examiner

4 Multi-Discipline Permit
Inspectors

1 Lead Code Enforcement
Officer

5 Code Enforcement Inspectors

2 Compliance Officers

1 Senior Planner



Exterior Violations vs. Occupancy Inspections

Identified Deficiency:

- ▶ Staff Estimated 70-75% of Code Enforcement was spent on Occupancy Inspections.
- ▶ Loss of Building Inspectors resulted in one Code Enforcement Officer doing Multi-Discipline Inspections.
- ▶ Staff recommended reducing the assignment of the Code Enforcement Housing inspectors from nuisance types of exterior violations. One to Two additional inspectors were recommended to improve departmental efficiency in dealing with these operations.



Change of Mindset

Reactive Code Enforcement: This is when inspectors receive a complaint and follow up with an inspection. If the complaint was valid, a notice is issued, giving the property owner a certain number of days to come into compliance. If they fail to come into compliance (without any extension given), a citation is issued to go to housing court.

Proactive Code Enforcement: This is when an inspector identifies a code violation during a patrol. Officers are assigned a geographic portion of the City in order to become aware of violations that may occur within that area. Once the violation is observed, a citation is issued and the procedure is the same as above.



2021
Milestones

Electric Vehicles

New Software

Code Cleanup – Library Created

Nuisance Declaration Process



Nuisance Properties

Nuisance Property Abatement

- Process for demolitions (Improve – Reinstale)
- Funding (Cost of Demolition)
- Approximately 30 Properties To Date
 - 2 Completed Demo's
 - 1 Completed Self Demo
 - 2 Self Rehabs (Permits Pulled)
 - 1 Sale For Rehab (Extension Granted)
 - 2 Prepping For Demo
 - 1 Party of Interest is Addressing the Issue
 - Approximately 20 Completing the Hearing Process



Software Update

- Experienced Delays in Configuration & Data Transfer
- Go Live Expected July 2021
- Portal For The Public – One Stop Shop
 - Apply For a Permit
 - Submit Drawings & Other Documents
 - Pay Permit Fees
 - Request an Inspection
 - Lookup Pending Applications, permits and inspection results
 - Review Parcel Information
 - Public Notices

<https://ci-universitycity-mo.validation.smartgovcommunity.com/Public/Home>

Thank You



Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
SCOPE AND ADMINISTRATION (SECTION 104 - DUTIES AND POWERS OF THE CODE OFFICIAL)					
240.020 - 104.90	240.020 - 104.90(a)	Administrative Search Warrant (Photos Taken)	A search warrant may be issued by the Municipal Judge commanding the search of a structure or premises within the territorial jurisdiction of the City and the Municipal Judge to search and seize, or photograph, copy or record any property, structure or premises which are in or used in violation of this Chapter. (Photos Taken)		
240.020 - 104.90	240.020 - 104.90(b)	Administrative Search Warrant (Property Seized)	A search warrant may be issued by the Municipal Judge commanding the search of a structure or premises within the territorial jurisdiction of the City and the Municipal Judge to search and seize, or photograph, copy or record any property, structure or premises which are in or used in violation of this Chapter. (Property Seized)		
SCOPE AND ADMINISTRATION (SECTION 106 - VIOLATIONS)					
240.020 - 106.1	240.020 - 106.1	Unlawful Acts (Courtesy Notice)	It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, provide, fail to provide, use or occupy, let to another for use or occupancy or permit another person to use or occupy any structure, premises, or equipment regulated by this Code, or cause the same to be done, contrary to or in conflict with or in violation of any of the provisions of this Code, or to fail to obey a lawful order of the Code Official, or to remove or deface a placard or notice posted under the provisions of this Code.	It shall be unlawful for any person, firm, or corporation to be in violation of any provisions of the Property Maintenance Code of the City of University City. Open violations previously cited must be corrected and reinspected by the City to correct this violation. (240.020-106.1) This courtesy notice is being mailed to your attention in an effort to ensure property owners are aware of open permits, as well as unresolved occupancy inspections and have an opportunity to resolve issues, and schedule needed inspections prior to further action by the City. The Department of Planning and Development can provide a list of violations, so you can ensure compliance and obtain any required inspections prior to the response date. If you have any questions, please contact your inspector listed on your notice. Thank you for your prompt attention to this matter.	5-30
240.020 - 106.1	240.020 - 106.1 (a)	Unlawful Acts	It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, provide, fail to provide, use or occupy, let to another for use or occupancy or permit another person to use or occupy any structure, premises, or equipment regulated by this Code, or cause the same to be done, contrary to or in conflict with or in violation of any of the provisions of this Code, or to fail to obey a lawful order of the Code Official, or to remove or deface a placard or notice posted under the provisions of this Code.	It shall be unlawful for any person, firm, or corporation to be in violation of any provisions of the Property Maintenance Code of the City of University City. Open violations previously cited must be corrected and reinspected by the City to correct this violation. (240.020-106.1) This courtesy notice is being mailed to your attention in an effort to ensure property owners are aware of open permits, as well as unresolved occupancy inspections and have an opportunity to resolve issues, and schedule needed inspections prior to further action by the City. The Department of Planning and Development can provide a list of violations, so you can ensure compliance and obtain any required inspections prior to the response date. If you have any questions, please contact your inspector listed on your notice. Thank you for your prompt attention to this matter.	5-30
240.020 - 106.1	240.020 - 106.1 (b)	Unlawful Acts (Violations Not Corrected)	It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, remove, demolish, maintain, provide, fail to provide, use or occupy, let to another for use or occupancy or permit another person to use or occupy any structure, premises, or equipment regulated by this Code, or cause the same to be done, contrary to or in conflict with or in violation of any of the provisions of this Code, or to fail to obey a lawful order of the Code Official, or to remove or deface a placard or notice posted under the provisions of this Code. (Violations Not Corrected)	Correct Prior Violations	3-5
SCOPE AND ADMINISTRATION (SECTION 108 - UNSAFE STRUCTURES AND EQUIPMENT)					
240-010 - 108.1	240-010 - 108.1	General	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.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240-010 - 108.1	240-010 - 108.1(a)	General (Hazardous Conditions)	Property is Condemned due to hazardous conditions. No one shall occupy the premises until the hazardous conditions are corrected and a reinspection occurs.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 108.1.2	240.010 - 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.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.3	240.010 - 108.1.3(a)	Structure Unfit For Human Occupancy (Water)	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. No Water: Property is Condemned due to the lack of water. No one shall occupy the premises until the utilities are reconnected and a reinspection occurs.	Re-establish water service and obtain re-inspection	1-3
240.010 - 108.1.3	240.010 - 108.1.3(b)	Structure Unfit For Human Occupancy (Utilities)	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. No Utilities: Property is Condemned due to the lack of required utilities. No one shall occupy the premises until the utilities are reconnected and a reinspection occurs.	Re-establish utility service and obtain re-inspection	1-3
240.010 - 108.1.3	240.010 - 108.1.3(C)	Structure Unfit For Human Occupancy (No Hot Water)	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. No Hot Water: Property is Condemned due to the lack of required hot water. No one shall occupy the premises until the utilities are reconnected and a reinspection occurs.	Re-establish water service and obtain re-inspection	1-3
240.010 - 108.1.3	240.010 - 108.1.3(D)	Structure Unfit For Human Occupancy (No Heat Source)	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. No Heat Source: Property is Condemned due to the lack of required heat. No one shall occupy the premises until the utilities are reconnected and a reinspection occurs.	Re-establish code compliant heat service and obtain re-inspection	1-3
240.010 - 108.1.3	240.010 - 108.1.3(E)	Structure Unfit For Human Occupancy (No Electric)	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. No Electric: Property is Condemned due to the lack of required electric service. No one shall occupy the premises until the utilities are reconnected and a reinspection occurs.	Re-establish electric service and obtain re-inspection	1-3
240.010 - 108.1.3	240.010 - 108.1.3(F)	Structure Unfit For Human Occupancy (Porch / Deck Condemnation)	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. Porch / Deck Condemnation: Porch / Deck is condemned due to hazardous conditons.. No one shall use the porch / deck until hazardous conditions are corrected and a reinspection occurs.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.3	240.010 - 108.1.3(G)	Structure Unfit For Human Occupancy (Garage Condemnation)	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. Garage Condemnation: Garage is condemned due to hazardous conditons. No one shall use the garage until hazardous conditions are corrected and a reinspection occurs.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 108.1.3	240.010 - 108.1.3(H)	Structure Unfit For Human Occupancy (Accessory Structure Condemnation)	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. Accessory Structure: Accessory Structure is condemned due to hazardous conditions.. No one shall use the accessory structure until hazardous conditions are corrected and a reinspection occurs.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.3	240.010 - 108.1.3(I)	Structure Unfit For Human Occupancy (Primary Structure Condemnation)	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. Primary Structure: Primary Structure is condemned due to hazardous conditions.. No one shall use the primary or accessory structures until hazardous conditions are corrected and a reinspection occurs.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.4	240.010 - 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.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.5	240.010 - 108.1.5(a)	Dangerous Structure of Premises (Door, Aisles, Passageways, Exit or Other Means)	For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: or the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.	Correct hazardous conditions per code and get required inspections to verify compliance	1-10
240.010 - 108.1.5	240.010 - 108.1.5(b)	Dangerous Structure of Premises (Walking Surfaces)	For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: or the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.1.5	240.010 - 108.1.5(c)	Dangerous Structure of Premises (Damged By Neglect, Natural Disaster or Vandalism)	For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: or the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: I. All or Portion of Building is unsafe due to Neglect, Fire, Flooding or Vandalism.	Correct hazardous conditions per code and get required inspections to verify compliance	1-30
240.010 - 108.4.1	240.010 - 108.4.1	Placard Removal	Unlawful Placard Removal: Defacing or removing a condemnation placard without the consent of the Code Official.	Place placard to previous state and do not remove unless authorized	1-3
240.020 - 108.1.90	240.020 - 108.1.90	Non-Compliant Structure	A non-compliant structure is one found in whole or in part to be unlawful after all attempts provided by this Code are exhausted, including citing violations, providing notice, and referring concerns to the Municipal Court, and the property remains not in compliance with this Code to the extent that the property has become a nuisance. Non-compliant structures shall be condemned, and the condemnation shall not be removed until property improvement is made as determined by the Building Commissioner.	Bring property / structure into compliance	1-30
240.010 - 108.5	240.010 - 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.	Cease Occupancy and/or remove anyone occupying the premises	1-3

SCOPE AND ADMINISTRATION (SECTION 190 - PERMIT TO OCCUPY)

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 190.1	240.020 - 190.1	Permit Required	It shall be unlawful for any person, owner or agent thereof to occupy or use, or to permit any person to occupy or use any premises for any purpose, including the movement of furniture, equipment or other personal property into said premises, until a permit to occupy has been issued by the Code Official. The permit so issued shall state that the condition of the premises and its proposed occupation comply with all of the provisions of this Code as far as can be determined by a visual inspection of the premises and a review of the records. The provisions of this Subsection shall not apply to any residential occupancy in existence prior to June 5, 1967, unless there is a change in occupants after said date.	Obtain required occupancy permit	1-5
240.020 - 190.2	240.020 - 190.2	Application, single-Family Occupancy (False Information)	It shall be unlawful for any person to knowingly make any false statement on an application for a permit to occupy a dwelling unit as to the names, relationships, ages, or number of occupants who will occupy the dwelling unit. Application on a residential rental property shall be made in accordance with Code Section 192, Residential Rental Property Agent Registration, and this Section. (False Information)	Correct application and provide accurate information	1-5
240.020 - 190.3	240.020 - 190.3	Application, Other Than Single-Family Occupancy (False Information)	It shall be unlawful for any person to knowingly make any false statement on an application for a permit to occupy a non-residential unit or premises, or on an application for a permit to occupy a dwelling unit for other than single-family purposes as to the name of the person, firm, company, organization or institution which will occupy or use the premises, the type of use, the type or quantity of materials that will be stored on the premises or the floor area of the portion of the premises that will be occupied or used. Application on a residential rental property shall be made in accordance with Code Section 192, Residential Rental Property Agent Registration, and this Section. (False Information)	Correct application and provide accurate information	1-5
240.020 - 190.4.2	240.020 - 190.4.2	Conditional Permit	Occupation shall be permitted on a conditional basis when in the judgment of the Code Official practical difficulties interfere with completing all repairs required to bring the premises into full compliance with this Code prior to permitting the occupation of the premises, there are no conditions on the premises which threaten the health or safety of an occupant, and the Code Official is satisfied that the premises will be brought into compliance with the requirements of this Code within a sixty-day period. No conditional permit shall be issued under the provisions of this Code for premises which have been newly constructed, newly altered, or on which a change in use is proposed unless a certificate of occupancy has first been issued under the provisions of the Building Code.	Obtain valid occupancy permit	1-5
240.020 - 190.4.4	240.020 - 190.4.4(a)	Residential Sublease (No Valid Permit)	An occupancy permit for subleasing a residential dwelling unit may be issued, provided the dwelling is Code-compliant as determined by an approved occupancy inspection conducted in the year preceding the date of application. Residential sublease occupancy permits shall only be issued for a period of 100 days and may be extended for one thirty-day term at the discretion of the Building Commissioner. Residential sublease permits shall be revoked if the property or tenants violate the provisions of this Code. (No Valid Permit)	Obtain valid permit	1-5
240.020 - 190.4.4	240.020 - 190.4.4(b)	Residential Sublease (100 Day Expiration)	An occupancy permit for subleasing a residential dwelling unit may be issued, provided the dwelling is Code-compliant as determined by an approved occupancy inspection conducted in the year preceding the date of application. Residential sublease occupancy permits shall only be issued for a period of 100 days and may be extended for one thirty-day term at the discretion of the Building Commissioner. Residential sublease permits shall be revoked if the property or tenants violate the provisions of this Code. (100 Day Expiration)	Obtain valid occupancy permit	1-5
240.020 - 190.4.4	240.020 - 190.4.4(c)	Residential Sublease (Revoke/Violation of Code)	An occupancy permit for subleasing a residential dwelling unit may be issued, provided the dwelling is Code-compliant as determined by an approved occupancy inspection conducted in the year preceding the date of application. Residential sublease occupancy permits shall only be issued for a period of 100 days and may be extended for one thirty-day term at the discretion of the Building Commissioner. Residential sublease permits shall be revoked if the property or tenants violate the provisions of this Code. (Revoke/Violation of Code)	Bring violations into compliance with code	1-5
240.020 - 190.5	240.020 - 190.5	Suspension of Permit	Any permit issued shall become invalid if the occupation of the premises is not commenced within six months after issuance of the permit or if the occupation is terminated.	Obtain new occupancy permit or register building as vacant	1-5
240.020 - 190.6	240.020 - 190.6	Revocation of Permit	The Code Official shall revoke a permit in case of any false statement or substantial misrepresentation of facts in the application on which a permit was based, in the event a structure is condemned pursuant to this Code, or when compliance with the requirements of this Code is not achieved within 60 days from the date of issuance of the permit.	Correct information and obtain valid permit	1-5
240.020 - 190.7	240.020 - 190.7	Business License Required	Non-residential occupancies or home businesses shall obtain a business license as required by the Municipal Code of University City.	Obtain required business license	1-5
240.020 - 190.8	240.020 - 190.8	Commercial Occupancy Permit	In accordance with this Section, a commercial occupancy permit and the business license shall be obtained prior to a business being occupied and/or business conducted at the location. Businesses that do not comply with this Section because of lack of obtaining the required permit or license, the license was not renewed, taxes were not paid, or changes to the occupancy render the permit void, shall be considered unlawful and in violation of this Code.	Obtain required occupancy permit	1-5
240.020 - 190.9	240.020 - 190.9	Health Department Approval	Food and beverage businesses shall not serve food or beverages unless approved by the St. Louis County Health Department. Businesses that operate contrary to this Section shall be deemed unlawful and in violation of this Code.	Provide Health Department Approval or cease operations	1-5

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
SCOPE AND ADMINISTRATION (SECTION 191 - VACANT BUILDING REGISTRATION)					
240.020 - 191.2	240.020 - 191.2(a)	Registration Required (Not Registered)	The owner of a vacant building shall register the building with the Code Official no later than 30 days after it becomes a vacant building within the meaning of Section 191.1. The registration shall be on forms provided by the Code Official and shall include all information the Code Official may require. The registration shall remain valid for one year from the date the Code Official approves the registration, unless terminated sooner. The owner shall renew the registration annually so long as the building remains vacant. If ownership of a building is transferred while the building is registered, the former owner shall immediately notify the Code Official in writing of the transfer, and the new owner shall register the building with the Code Official within 30 days after the transfer. (Not Registered)	Register building per code	1-5
240.020 - 191.2	240.020 - 191.2(b)	Registration Required (New Owner Failure To Register)	The owner of a vacant building shall register the building with the Code Official no later than 30 days after it becomes a vacant building within the meaning of Section 191.1. The registration shall be on forms provided by the Code Official and shall include all information the Code Official may require. The registration shall remain valid for one year from the date the Code Official approves the registration, unless terminated sooner. The owner shall renew the registration annually so long as the building remains vacant. If ownership of a building is transferred while the building is registered, the former owner shall immediately notify the Code Official in writing of the transfer, and the new owner shall register the building with the Code Official within 30 days after the transfer. (New Owner Failure To Register)	Register building per code	1-5
SCOPE AND ADMINISTRATION (SECTION 192 - RESIDENTIAL RENTAL PROPERTY AGENT REGISTRATION)					
240.020 - 192.1	240.020 - 192.1	Registration Required	All residential property that is let, sublet, leased or rented shall have an agent for the property registered with the City in accordance with this Section.	Obtain required property registration	1-5
240.020 - 192.1.1	240.020 - 192.1.1	Agent To Be Defined	All residential property shall have a responsible agent defined for the property. For the purposes of the Municipal Code, this agent shall be defined as "an owner having interest in the property per the Municipal Code". The agent shall provide a local mailing address, means of identification as required by the Code Official, and any additional information required by the Code Official to ensure proper communication in the future. For the purposes of this Code, a post office box shall not constitute a proper address.	Obtain or amend registration to properly define agent	1-5
240.020 - 192.1.2	240.020 - 192.1.2	Agent To Be Local (Agent Not Local)	The agent shall be local within a fifty-mile radius of the City. (Agent Not Local)	Obtain a local agent per code	1-5
240.020 - 192.1.3	240.020 - 192.1.3	Agent Responsibilities	The agent is to be responsible for the day-to-day operations of the property and shall be liable for the property conditions and receipt of notices.	Bring violations into compliance with code	1-5
240.020 - 192.4	240.020 - 192.4(a)	Agent Disclosure (Agent Failure To Disclose)	It is the responsibility of the current agent and property owner to ensure the City is updated when information changes concerning the agent, such as when a different agent is assigned or agent contact information changes. (Agent Failure To Disclose)	Accurately disclose updated / correct information	1-5
240.020 - 192.4	240.020 - 192.4(b)	Agent Disclosure (Owner Failure To Disclose)	It is the responsibility of the current agent and property owner to ensure the City is updated when information changes concerning the agent, such as when a different agent is assigned or agent contact information changes. (Owner Failure To Disclose)	Accurately disclose updated / correct information	1-5
SCOPE AND ADMINISTRATION (SECTION 193 - OWNERSHIP INFORMATION)					
240.020 - 193.1	240.020 - 193.1	Ownership Update Required	All property owners shall keep mailing addresses for notifications updated with the Department of Community Development, St. Louis County Recorder of Deeds and St. Louis County Department of Revenue.	Accurately disclose updated / correct information	
GENERAL REQUIREMENTS (SECTION 302 - EXTERIOR PROPERTY AREAS)					
240.010 - 302.1	240.010 - 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.		5-10
240.010 - 302.2	240.010 - 302.2	Grading & 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.	All property shall be properly graded and maintained, and containers properly stored so as to prevent the accumulation of stagnant water or soil erosion	10-30
240.010 - 302.3	240.010 - 302.3	Sidewalks & 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.	Repair or replace sidewalk and/or driveway	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 -302.3	240.010 -302.3(a)	Sidewalks & Driveways (Sidewalk)	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. (Sidewalk)	Repair or replace sidewalk	10-30
240.010 -302.3	240.010 -302.3(b)	Sidewalks & Driveways (Driveway)	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. (Driveway)	Repair or replace driveway	10-30
240.020 - 302.4	240.020 - 302.4	Landscaping	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.).	Bring landscaping into compliance with code	10-30
240.020 - 302.4	240.020 - 302.4 (a)	Landscaping (Ground Cover)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Ground Cover)	Bring lground cover requirements into compliance with code	10-30
240.020 - 302.4	240.020 - 302.4 (b)	Landscaping (Obstruction)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Obstruction)	Properly trim and maintain trees, shrubs or other plant material to prevent obstruction	10-30
240.020 - 302.4	240.020 - 302.4 (c)	Landscaping (Grass & Weeds On Improved Lot)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Grass & Weeds)	Cut and maintain grass and weeds to meet code below 7 inches	1-5
240.020 - 302.4	240.020 - 302.4 (c)	Landscaping (Grass & Weeds On Unimproved Lot)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Grass & Weeds)	Cut and maintain grass and weeds to meet code below 12 inches	1-5

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 302.4	240.020 - 302.4 (d)	Landscaping (Fence & Foundation Line)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Fence & Foundation Line)	Cut and maintain grass, weeds and trees to meet code	1-5
240.020 - 302.4	240.020 - 302.4 (d)	Landscaping (Vegiation Damage)	Exterior property on residential premises shall be provided with lawn or ground cover of vegetation or shrubs, covering an area of not less than 10% of the total lot area. All exterior property areas which are not covered by vegetation shall be treated to prevent the blowing or scattering of dust particles in the air. Any tree, shrub or other plant material on the premises which overhangs a public entrance, driveway, or public walk shall be trimmed to avoid obstruction of view or movement of vehicles and pedestrians. Weeds and grass shall be maintained at a height of not more than seven inches (203 mm) on all exterior property, except weeds and grass on unimproved parcels of land shall be maintained at a height of not more than 12 inches (305 mm). The area along fences and along foundations shall be maintained free of volunteer growth of trees and shrubs. Noxious weeds are prohibited. Vegetation shall be maintained to prevent damage and/or harm to the persons, premises or other property (including dead trees, tree branches scraping the house, etc.). (Vegitation Damage)	Maintain or remove damaging vegetation	10-30
240.020 - 302.4.90	240.020 - 302.4.90	Dangerous Trees	Trees that are found to be dangerous because of the threat of collapse shall be removed or partially removed as defined by the Building Commissioner to eliminate the hazard.	Partially or completely remove tree to eliminate the hazard	5-30
240.020 - 302.4.91	240.020 - 302.4.91	Vegetation Blocking Public Way	Vegetation shall not block the ability of a person operating a vehicle from viewing an adjoining public way. Vegetation shall not impede any public vehicular or pedestrian way.	Trim or remove vegetation blocking/impeding the public way	5-10
240.010 - 302.5	240.010 - 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 pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.	Remove rodent harborage	5-10
240.010 - 302.6	240.010 - 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.	Replace or repair to prevent illegal discharge	10-30
240.010- 302.7	240.010- 302.7	Accessory Structures	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	Repair, replace or remove accessory structure	10-30
240.010- 302.7	240.010- 302.7 (a)	Accessory Structures (Mailboxes)	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. (Mailbox damaged, not properly attached or doors missing)	Repair or replace as needed	10-30
240.020 - 302.7.1	240.020 - 302.7.1	Fences	Fences shall be maintained in a good state of repair and shall not be allowed to deteriorate to an unsound or unsightly appearance. Repair shall be made with materials that match the balance of the fence.	Repair, replace or remove fence	10-30
240.020 - 302.8	240.020 - 302.8	Motor Vehicles	No wrecked, dilapidated, or derelict motor vehicle, or any motor vehicle which does not meet the safety standards for maintenance and operation as provided under the Statutes of the State, or any part of such vehicle, shall be stored on the premises: Exceptions: 1. Within a fully enclosed building. 2. On the premises of a motor vehicle repair facility within the limitations of a duly issued permit for such repair facility.	Remove motor vehicle or park within an approved location	1-10
240.010 - 302.9	240.010 - 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.	Repair façade to previous condtion	1-5
240.010 - 302.10	240.010 - 302.10	Parking On Property Zoned Residential	Parking on Property Zoned Residential. It shall be unlawful for any person to park or allow to be parked any vehicle, boat, trailer or camper for any period of time closer than the front residential facade, and the street unless the area used for parking the vehicle, boat, trailer or camper is an improved surface approved by the City. 1. Parking of a vehicle, boat, trailer or camper behind the front of the residence, in the side yard, is prohibited on property less than 14,520 Square Feet in size. 2. Parking of a vehicle, boat, trailer or camper behind the front of the residence, in the rear yard, is permitted if a minimum five (5) foot clearance is maintained from the vehicle, boat, trailer or camper to the side or rear property line of the residence.	Park vehicle in compliance with the code	1-10

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 302.11	240.010 - 302.11	Maintenance of Trees, Lawns or Grassy Areas Abutting Public Right-of-Way or Easements	Whenever private property abuts a public right-of-way or easement belonging to the City (or any other public entity) and there exists in such right-of-way or easement a tree, lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree, lawn or grassy area shall be considered to be a part of the private lot which abuts the right-of-way or easement. It shall be the duty of the owner or tenant to be responsible for the trimming of tree limbs to at least ten (10) feet above the Public Street, alley, street right-of-way, alley right-of-way, side walk, or public place. In addition, it shall be the duty of the owner or tenant to mow the private lot to equally maintain the tree, lawn or grassy area within the abutting right-of-way or easement. Exception: Where terrain, creeks, drainage or other physical attributes of the property prevent the property from being mowed or trimmed with typical home equipment, the Codes Official may waive the requirements of this subparagraph on a case by case basis.	Maintain public areas in accordance to the code	10-30
240.020 - 302.90	240.020 - 302.90	Open Commercial Storage Areas	All open salvage yards and open storage areas shall be completely obscured from surrounding property and public areas by a solid screen not less than six feet (1828 mm) in height.	Install proper screening	10-30
240.020 - 302.91	240.020 - 302.91	Exterior Storage	No items shall be stored outside without approved protection from elements unless the item is designed to be stored in direct contact with the elements. All exterior items shall be kept in a tidy manner and shall not accumulate excessively.	Remove items	10-30
240.020 - 302.92	240.020 - 302.92	Temporary Storage Containers	Temporary exterior containers such as dumpsters and portable storage containers used for moving shall not be a public nuisance.	Remove temporary exterior containers	5-10
240.020 - 302.92.1	240.020 - 302.92.1	Dumpsters	Anyone placing a dumpster on private property shall first obtain a permit from the Department of Community Development. The permit shall be posted in a location in plain view of the street, and it shall be protected from the elements. Dumpsters placed on private property shall be regularly and/or promptly serviced; maintained free of garbage and water; shall not be filled to the point of overflow; and shall not be placed on the property for more than 60 days without the approval of the Code Official. Violators of this provision, or when it is determined by the Code Official that the dumpster is a public nuisance, shall be warned either verbally or by posting notice on the property in a conspicuous place. If the violation is not corrected in a timely manner (no more than three days), the Code Official may contact the waste disposal company and have the dumpster emptied or removed.	Obtain the required permit.	3-5
240.020 - 302.92.2	240.020 - 302.92.2	Portable Storage Containers	Anyone placing a portable storage container on private property shall first obtain a permit from the Department of Community Development. The permit shall be posted in a location in plain view of the street, and it shall be protected from the elements. Portable storage containers (such as PODS, roll-away, etc.) shall be maintained in a tidy manner and are to be short-term in nature. Containers shall not be placed on private property for more than one week unless specifically approved by the Code Official.	Obtain the required permit	3-5
240.020 - 302.93	240.020 - 302.93	Yard Waste General	All yard waste, including but not limited to, tree limbs, branches, leaves, grass clippings, sweet-gum balls, etc., shall be properly disposed and not allowed to accrue on the property.	Remove and properly dispose of all yard waste	10-30
240.020 - 302.94	240.020 - 302.94	Compost General	Compost shall not include garbage and shall be maintained in approved containers and locations.	Remove Garbage and/or maintain in proper container	5-10

GENERAL REQUIREMENTS (SECTION 303 - SWIMMING POOLS, SPAS AND HOT TUBS)

240.010 - 303.1	240.010 - 303.1	Swimming Pools	Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.	Repair, remove or replace pool to a clean and sanitary condition and in good repair	10-30
240.020 - 303.2	240.020 - 303.2	Enclosures	Private swimming pools, ponds, 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 six 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. Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this Section.	Provide proper enclosure or remove pool, pond, spa or hot tub	10-30
240.020 - 303.90	240.020 - 303.90	Prohibited Locations and Arrangements	Pedestrian access gates in pool barriers shall not exceed 40 inches in width. Gates other than pedestrian access gates are not permitted in pool barriers. Barriers shall be located so as to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.	Remove inpropr barrier and replace proper barrier as needed	10-30

GENERAL REQUIREMENTS (SECTION 304 - EXTERIOR STRUCTURE)

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 304.1	240.010 - 304.1	General - Exterior Structure	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.	Repair and maintain exterior structure	10-30
240.010 - 304.1.1(1)	240.010 - 304.1.1(1)	Unsafe Conditions - Exterior Structure	The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(2)	240.010 - 304.1.1(2)	Unsafe Conditions - Exterior Structure	The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(3)	240.010 - 304.1.1(3)	Unsafe Conditions - Exterior Structure	Structures or components thereof that have reached their limit state; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(4)	240.010 - 304.1.1(4)	Unsafe Conditions - Exterior Structure	Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(5)	240.010 - 304.1.1(5)	Unsafe Conditions - Exterior Structure	Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.16)	240.010 - 304.1.16)	Unsafe Conditions - Exterior Structure	Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(7)	240.010 - 304.1.1(7)	Unsafe Conditions - Exterior Structure	Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(8)	240.010 - 304.1.1(8)	Unsafe Conditions - Exterior Structure	Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(9)	240.010 - 304.1.1(9)	Unsafe Conditions - Exterior Structure	Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(10)	240.010 - 304.1.1(10)	Unsafe Conditions - Exterior Structure	Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 304.1.1(11)	240.010 - 304.1.1(11)	Unsafe Conditions - Exterior Structure	Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(12)	240.010 - 304.1.1(12)	Unsafe Conditions - Exterior Structure	Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.1.1(13)	240.010 - 304.1.1(13)	Unsafe Conditions - Exterior Structure	Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with con- nections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or removed structure with an approved method and scope	10-30
240.010 - 304.2	240.010 - 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.	Properly surface coat the identified surface	10-30
240.010 - 304.2	240.010 - 304.2(a)	Protective Treatment (Door Paint)	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. (Door does not have sufficient surfaced coated to rprevent decay or has paint chipping)	Properly surface coat of the door (scrape, prime and paint) or remove the door if not required.	10-30
240.010 - 304.2	240.010 - 304.2(b)	Protective Treatment (Door Screen Damaged or Missing)	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. (Door screen damaged or missing)	Replace / Repair Door Screen	10-30
240.010 - 304.2	240.010 - 304.2(c)	Protective Treatment (Garage Door Paint)	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. (Garage Door is not sufficiently coated to prevent decay or has paint chipping)	Properly surface coat of the door (scrape, prime and paint) or remove the door if not required.	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 304.3	240.020 - 304.3	Building Numbers	The officially designated building numbers shall be displayed in Arabic numerals not less than four inches in height on all premises improved with a building, so that such building number is easily observed and readable from the street indicated by the address; and from the alley, if an alley adjoins the premises; or from parking areas. These numbers shall contrast the background. Exception: Already existing building numbers that meet all requirements except height and are a minimum of 2 1/2 inches in height.	Install bulding numbers in compliance with the code	10-30
240.010 - 304.4	240.010 - 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.	Repair structure members and verify the safety of supporting the imposed dead and live loads	10-30
240.010 - 304.5	240.010 - 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.	Repair damaged section of wall	10-30
240-010 - 304.6	240-010 - 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.	Repair damaged section of wall	10-30
240.010 - 304.7	240.010 - 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.	Repair roof drainage to prevent deterioration or public nuisance	10-30
240.010 - 304.7	240.010 - 304.7 (a)	Roofs and Drainage (Gutter and/or Down spout)	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. (Gutter and/or down spouts are damaged, deteriorated or mssing)	Repair, replace or remove gutters and down spouts	10-30
240.010 - 304.7	240.010 - 304.7 (b)	Roofs and Drainage (Roof 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. (Illegal roof drainage into private or public property)	Redirect roof drainage away from neighboring or publci property	10-30
240.010 - 304.8	240.010 - 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.	Repair or replace to maintain good repair and proper anchorage	10-30
240.010 - 304.9	240.010 - 304.9	Overhanging 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.	Properly weatherproof and anchor extensins to maintain good repair	10-30
240.010 - 304.10	240.010 - 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.	Obtain proper permits and repair as needed	10-30
240.010 - 304.11	240.010 - 304.11	Chineys 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.	Obtain proper permits and repair as needed	10-30
240.010 - 304.12	240.010 - 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.	Repair / Replace handrail or guard as needed	10-30
240.010 - 304.13	240.010 - 304.13	Window, Skylight and Door Frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Repair or replace as needed	10-30
240.010 - 304.13	240.010 - 304.13(a)	Window, Skylight and Door Frames (Door Glass Broken/Missing/Cracked)	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. (Door Glass Broken/Missing/Cracked)	Replace / Repair Door Glass	10-30
240.010 - 304.13.1	240.010 - 304.13.1	Window, Skylight and Door Frames (Glazing)	All glazing materials shall be maintained free from cracks and holes.	Repair glazing to approved condition	10-30
240.020 - 304.13.2	240.020 - 304.13.2	Window, Skylight and Door Frames (Openable Windows)	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Sash springs and similar devices are prohibited unless preapproved by the Code Official.	Replace / Repair windows to insure proper operation and opening	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 304.13.90	240.020 - 304.13.90	Board Up	Since the presence of boarded-up buildings, particularly those where the boarding is unpainted or applied in an insecure, careless, or unrepresentable fashion invites vandalism and creates a blighting influence which adversely affects the general welfare of the people of this City, it is hereby required that all boarding-up of exterior openings be accomplished in a neat, workmanlike manner with not less than one-half-inch-thick, weather-resistant plywood, cut to fit within openings, securely fastened in place and coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the building so as to be as inconspicuous as possible. It shall be the duty of the Code Official to notify the owner or other person responsible, not complying with the above requirements, of the necessity of compliance, giving a period of not more than 10 working days in which to replace the broken glass, or repair, replace or paint the boarding. This notice shall be given in the manner required by Section 107 and it shall be unlawful for any person to fail to comply with the order of the Code Official contained in such notice. The boarding up of exterior wall openings of occupied structures shall be limited to temporary use unless the assemblage of material used fully meets the fire resistance requirements of the Building Code of University City and has been installed in accordance with the conditions of a duly issued building permit. If any part of a boarded-up building is occupied, it shall be the duty of the Code Official to notify the owner or other person responsible, giving them a period of not more than 10 working days in which to replace the glass or remove the temporary boarding and replacing it with permanent construction meeting the requirements of the Building Code of University City. This notice shall be given in the manner required by Section 107 and it shall be unlawful for any person to fail to comply with the order of the Code Official contained in such notice.	Properly secure and board up accessible openings and structure	5-10
240.020 - 304.13.91	240.020 - 304.13.91	Board Up Installation	Board up shall be installed per the requirements of Appendix A or as approved by the Building Commissioner.	Remove and install board up in compliance with section 240.020 - 304.13.90	5-10
240.020 - 304.13.92	240.020 - 304.13.92	Shades	Shades, blinds, drapes and curtains which are visible from the exterior shall be maintained in good condition or they shall be removed. Non-approved window treatments, including but not limited to, newspaper, foil, and cardboard shall be prohibited.	Remove poorly conditioned shades and / or non-approved window treatments	10-30
240.020 - 304.14	240.020 - 304.14	Insect Screens	During the period from April 15 to November 15, every door, window and other outside opening used or required for ventilation purposes serving any building containing habitable rooms, food preparation areas, food service areas, or any areas where products included or used in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every such swinging door shall have a self-closing device in good working condition. Exception: Screen doors shall not be required where other approved means such as air curtains or insect repellent fans are employed.	Install properly maintained and approved screens	10-30
240.020 - 304.15	240.020 - 304.15	Doors	All exterior door assemblies shall be maintained in sound condition, good repair and weathertight. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Exterior doors used as a common means of egress for more than two dwelling units shall have a self-closing device in good working order, in order to protect against the entry of rats and other vermin.	Repair / Replace Door as needed	10-30
240.020 - 304.15	240.020 - 304.15 (a)	Doors (Storm Door)	All exterior door assemblies shall be maintained in sound condition, good repair and weathertight. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Exterior doors used as a common means of egress for more than two dwelling units shall have a self-closing device in good working order, in order to protect against the entry of rats and other vermin. (Storm Door Closer Missing / Damaged)	Repair / Replace Door Hardware	10-30
240.020 - 304.15	240.020 - 304.15 (b)	Doors (Exterior Door)	All exterior door assemblies shall be maintained in sound condition, good repair and weathertight. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Exterior doors used as a common means of egress for more than two dwelling units shall have a self-closing device in good working order, in order to protect against the entry of rats and other vermin. (Door Closer Missing / Damaged)	Repair / Replace Door Hardware	10-30
240.010 - 304.16	240.010 - 304.16	Basement Hatchways	Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.	Properly secure basement hatchway to prevent rodent entrance, rain and / or surface drainage water	10-30
240.010 - 304.17	240.010 - 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.	Install appropriate rodent shields, storm windows or other approved protection against rodents	10-30
240.010 - 304.18	240.010 - 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.	Install appropriate devices designed to provide security	10-30
240.010 - 304.18.1	240.010 - 304.18.1	Building Security (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 designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.	Install adequate deadbolt locks on all exterior doors as required.	10-30
240.010 - 304.18.2	240.010 - 304.18.2	Building Security (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 device.	Install proper sash locking device	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 304.18.3	240.010 - 304.18.3	Building Security (Basement Hatchways)	Basement hatchways that provide access to a dwelling unit, rooming unit or house- keeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.	Install proper device to secure unit	10-30
240.010 - 304.19	240.010 - 304.19	Gates	All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.	Repair / Replace system and / or hardware to good operable condition	10-30
240.020 - 304.90	240.020 - 304.90	Display Windows and Entrances	All display windows and entrances exposed to public view shall be kept clean and maintained in good repair. No storage of materials, stock or inventory shall be permitted in window display areas or similar areas ordinarily exposed to public view unless screened by drapes, blinds or other permanent means, and such screening is kept clean and maintained in good repair.	Maintain in good repair and properly screen from public view	10-30
240.020 - 304.91	240.020 - 304.91	Residential Security Bars, Grills or Screens	Security bars, protective grilles and security screens shall not be permitted on any window or doorway of any residential occupancy, excluding basement windows. Such installations existing before January 7, 1991, shall not be required to be removed until such time as there is a change of occupants in the affected dwelling unit; except that bars, grilles or screens placed over emergency escape windows shall comply with the requirements of Section 702.12.	Remove all prohibited Security Bars, Grills or Screens	10-30
240.020 - 304.92	240.020 - 304.92	Non-Residential Security Bars, Grills or Screens	Security bars, burglar bars, protective grilles and security screens shall not be permitted on the exterior or within six feet of the interior side of any window or doorway of any storefront. Other windows and service doorways not facing public walkways or the right-of-way are excluded from this restriction except where they conflict with emergency escape requirements. This restriction shall not apply to and shall not prohibit gates and/or fences that secure outdoor areas. Such installations existing before the date of passage of this Chapter shall not be required to be removed until such time as there is a change of occupants in the affected premises. Permitted security bars, burglar bars, protective grilles or security screens shall not provide a sight-proof effect when installed and shall be made of stainless steel or other sturdy materials as approved by the Building Commissioner; in metallic, black, stainless steel finish, or a color that is compatible with the storefront; maintained in a clean and good state of repair; and, firmly anchored to the building via horizontal bars at the top and the bottom in an orientation parallel to those windows or doorways with frontage on the aforementioned streets. Individual openings, within and/or as part of the pattern or design of these security devices, shall be a minimum of six square inches. Hardware cloth, chicken wire, woven wire, chain link or wire fencing materials shall not be used as a component of protective grilles or security screens for show windows, display windows or building entrances. Merchandise or other decorative objects may be displayed between the show windows and the security barriers. Security bars, grilles, screens and similar devices shall not impede an egress when the space is occupied by a person or persons, and a lock box containing keys to the security barricade shall be provided and located per the University City Fire Code. During the operating hours of the business, the said security devices shall not be employed.	Remove all prohibited Security Bars, Grills or Screens	10-30

GENERAL REQUIREMENTS (SECTION 305 - INTERIOR STRUCTURE)

240.010 - 305.1	240.010 - 305.1	General - Interior Structure	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.	Repair and Maintain Interior Structure/Equipment	10-30
240.010 - 305.1.1(1)	240.010 - 305.1.1(1)	Unsafe Conditions -Interior Structure	The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.1.1(2)	240.010 - 305.1.1(2)	Unsafe Conditions -Interior Structure	The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.1.1(3)	240.010 - 305.1.1(3)	Unsafe Conditions -Interior Structure	Structures or components thereof that have reached their limit state; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.1.1(4)	240.010 - 305.1.1(4)	Unsafe Conditions -Interior Structure	Structural members are incapable of supporting nominal loads and load effects ; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 305.1.1(5)	240.010 - 305.1.1(5)	Unsafe Conditions -Interior Structure	Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.1.1(6)	240.010 - 305.1.1(6)	Unsafe Conditions -Interior Structure	Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.2	240.010 - 305.2	Structural Members	All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.3	240.010 - 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.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.4	240.010 - 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.	Repair, replace or remove components or equipment to approved method	10-30
240.010 - 305.5	240.010 - 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.	Repair / Replace handrail or guard as needed	10-30
240.010 - 305.6	240.010 - 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.	Repair / Replace Door	10-30
GENERAL REQUIREMENTS (SECTION 306 - COMPONENT SERVICEABILITY)					
240.010 - 306.1	240.010 - 306.1	General	The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.	Repair, replace or remove components or equipment to an approved and sanitary condition	10-30
240.010 - 306.1.1(1)	240.010 - 306.1.1(1)	Unsafe Conditions (Soils)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Soils that have been subjected to any of the following conditions: 1.1.Collapse of footing or foundation system; 1.2.Damage to footing, foundation, concrete or other structural element due to soil expansion; 1.3.Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil; 1.4.Inadequate soil as determined by a geotechnical investigation; 1.5.Where the allowable bearing capacity of the soil is in doubt; or 1.6.Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30
240.010 - 306.1.1(2)	240.010 - 306.1.1(2)	Unsafe Conditions (Concrete)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Concrete that has been subjected to any of the following conditions: 2.1.Deterioration; 2.2.Ultimate deformation; 2.3.Fractures; 2.4.Fissures; 2.5.Spalling; 2.6.Exposed reinforcement; or 2.7.Detached, dislodged or failing connections. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 306.1.1(3)	240.010 - 306.1.1(3)	Unsafe Conditions (Aluminum)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Aluminum that has been subjected to any of the following conditions: 3.1.Deterioration; 3.2.Corrosion; 3.3.Elastic deformation; 3.4.Ultimate deformation; 3.5.Stress or strain cracks; 3.6.Joint fatigue; or 3.7.Detached, dislodged or failing connections. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30
240.010 - 306.1.1(4)	240.010 - 306.1.1(4)	Unsafe Conditions (Masonry)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Masonry that has been subjected to any of the following conditions: 4.1.Deterioration; 4.2.Ultimate deformation; 4.3.Fractures in masonry or mortar joints; 4.4.Fissures in masonry or mortar joints; 4.5.Spalling; 4.6.Exposed reinforcement; or 4.7.Detached, dislodged or failing connections. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30
240.010 - 306.1.1(5)	240.010 - 306.1.1(5)	Unsafe Conditions (Steel)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Steel that has been subjected to any of the following conditions: 5.1.Deterioration; 5.2.Elastic deformation; 5.3.Ultimate deformation; 5.4.Metal fatigue; or 5.5.Detached, dislodged or failing connections. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30
240.010 - 306.1.1(6)	240.010 - 306.1.1(6)	Unsafe Conditions (Wood)	Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: Wood that has been subjected to any of the following conditions: 6.1.Ultimate deformation; 6.2.Deterioration; 6.3.Damage from insects, rodents and other ver- min; 6.4.Fire damage beyond charring; 6.5.Significant splits and checks; 6.6.Horizontal shear cracks; 6.7.Vertical shear cracks; 6.8.Inadequate support; 6.9.Detached, dislodged or failing connections; or 6.10.Excessive cutting and notching. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.	Repair or Replace To approved condition	10-30

GENERAL REQUIREMENTS (SECTION 307 - HANDRAILS AND GUARDRAILS)

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 307.1	240.020 - 307.1	General	Every exterior and interior flight of stairs more than four risers shall have a handrail on at least one side of the stairs, 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) nor 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 surface. Exception: Guards shall not be required where exempted by the adopted Building Code of University City.	Install Proper Handrail	10-30
240.020 - 307.90	240.020 - 307.90	Retaining Wall Guards	Where retaining walls with differences in grade level on either side of the wall in excess of four feet are located closer than two feet to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guards that are constructed in accordance with the guard requirements of the Property Maintenance Code of University City.	Install guard in compliance with the code	10-30
GENERAL REQUIREMENTS (SECTION 308 - RUBBISH AND GARBAGE)					
240.010 - 308.1	240.010 - 308.1	Accumulation of Rubbish or Garbage	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	Properly Remove Accumulation and/or Garbage from Premises	1-5
240.010 - 308.2	240.010 - 308.2	Disposal of Rubbish	Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.	Properly Remove all Rubbish in a Clean and Sanitary Manner and Container	1-5
240.010 - 308.2.1	240.010 - 308.2.1	Rubbish Storage Facilities	The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.	Provide Approved Containers	1-5
240.010 - 308.2.2	240.010 - 308.2.2	Refrigerators	Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.	Remove the Doors and Properly Store or Discard Refrigerator(s)	1-5
240.010 - 308.3	240.010 - 308.3	Disposal of Garbage	Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.	Properly Remove all Garbage in a Clean and Sanitary Manner at an Approved Garbage Disposal Facility or Container	1-5
240.010 - 308.3.1	240.010 - 308.3.1	Garbage Facilities	The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered, outside garbage container.	Provide Approved Incinerator, Grinder and /or Containers	1-5
240.010 - 308.3.2	240.010 - 308.3.2	Containers	The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.	Provide/Utilize Approved Containers	1-5
GENERAL REQUIREMENTS (SECTION 309 - PEST ELIMINATION)					
240.010 - 309.1	240.010 - 309.1	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 pest elimination, proper precautions shall be taken to prevent reinfestation.	Have exterminator treat premises and send a letter to this office stating work is completed.	1-5
240.010 - 309.2	240.010 - 309.2	Owner	The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.	Complete Pest Elimination	10-30
240.010 - 309.3	240.010 - 309.3	Single Occupant	The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.	Complete Pest Elimination	10-30
240.010 - 309.4	240.010 - 309.4	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 pest elimination 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 and owner shall be responsible for pest elimination.	Complete Pest Elimination	1-5
240.010 - 309.5	240.010 - 309.5	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 pest elimination.	Complete Pest Elimination	1-5
GENERAL REQUIREMENTS (SECTION 390 - PEST ELIMINATION)					
40.020 - 390.1	40.020 - 390.1	Unit Identification	In buildings containing more than one dwelling unit or tenant space, every entry shall be labeled by a number and/or letter identifying the unit. Identification shall consist of the official numbers or letters identifying the unit; a minimum of one inch in height and three-sixteenths-inch-thick stroke; located near or on the door; contrasting the background; and shall be more than four feet from the floor.	Properly Label All Entry/Exit Doors	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
GENERAL REQUIREMENTS (SECTION 391 - ENVIRONMENTAL AND ANIMAL CONCERNS)					
240.020 - 391.1	240.020 - 391.1	Animals General	All animals on a property or from a property shall comply with Chapter 210 of the Municipal Code of University City.	Remedy To Comply With Chapter 210	1-5
240.020 - 391.2	240.020 - 391.2	Feces	Feces shall not be allowed to accrue on private or public property. It is the responsibility of the occupant, owner, and property agent to maintain property free of feces.	Remove and Properly Dispose Accumulated Feces	1-5
240-020 - 391.3	240-020 - 391.3	Trash Carts General	All trash carts shall comply with Chapter 230 of the Municipal Code of University City.	Remedy To Comply With Chapter 230	1-5
240-020 - 391.4	240-020 - 391.4	Vehicles General	All vehicles shall comply with Chapters 380, 385 and 400 of the Municipal Code of University City, and the requirements of the Code.	Remedy To Comply With Chapters 380, 385 & 400	1-5
240.020 - 391.5	240.020 - 391.5	Recreational Vehicles	All recreational vehicles shall comply with Chapter 400 of the Municipal Code of University City.	Remedy To Comply With Chapter 400	1-5
240-020 - 391.6	240-020 - 391.6	Trash General	All refuse, garbage, litter, trash, and recycling vehicles shall comply with Chapter 230 of the Municipal Code of University City.	Remedy To Comply With Chapter 230	1-5
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (SECTION 401 - GENERAL)					
240.010 - 401.2	240.010 - 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.	Provide and Maintain Approved Light, Ventilation and /or Space	10-30
240.020 - 401.3	240.020 - 401.3	Alternative Devices	In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Building Code of University City shall be permitted.	Provide Approved Alternative Light and/or Ventilation	10-30
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (SECTION 402 - LIGHT)					
240.010 - 402.1	240.010 - 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 a minimum of 25 square feet (2.33 m ²). The exterior glazing area shall be based on the total floor area being served.	Provide Approved Appropriately Sized Window	10-30
240.020 - 402.2	240.020 - 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 m ²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). Every exterior stairway (residential or non-residential) shall be illuminated at all times the building space served by the means of egress is occupied, with a minimum of one footcandle (11 lux) at floors, landings and treads.	Provide Approved and Appropriate Lighting	10-30
240.010 - 402.3	240.010 - 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.	Provide Approved and Appropriate Lighting	10-30
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (SECTION 403 - VENTILATION)					
240.010 - 403.1	240.010 - 403.1	Habitable Spaces	Every habitable space shall have at least one openable window. The total openable 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 a minimum of 25 square feet (2.33 m ²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.	Provide Approved Appropriately Sized and Operational Window	10-30
240.020 - 403.2	240.020 - 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. Exception: Toilet rooms without existing windows where it is technically infeasible as determined by the Building Commissioner.	Provide Approved Ventilation System	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 403.3	240.010 - 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 the rooming unit or dormitory unit. Exceptions: 1. Where specifically approved in writing by the code official. 2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.	Remove Unapproved Equipment and Cease Cooking Within the Unit	10-30
240.010 - 403.4	240.010 - 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.	Provide Approved Ventilation System	10-30
240.010 - 403.5	240.010 - 403.5	Clothes Dryer Exhaust	Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions. Exception: Listed and labeled condensing (ductless) clothes dryers.	Provide Approved Exhaust System	10-30
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS (SECTION 404 - OCCUPANCY LIMITATIONS)					
240.010 - 404.1	240.010 - 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.	Provide Approved Privacy	10-30
240.010 - 404.2	240.010 - 404.2	Minimum Room Widths	A habitable room, other than a kitchen, shall be a minimum of 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.	Provide Approved Room Width	10-30
240.010 - 404.3	240.010 - 404.3	Minimum Ceiling Heights	Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet (2134 mm). Exceptions: 1. In one- and two-family dwellings, beams or girders spaced a minimum of 4 feet (1219 mm) on center and projecting a maximum of 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 minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) 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 minimum clear ceiling height of 7 feet (2134 mm) over a minimum of 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 minimum clear ceiling height of 5 feet (1524 mm) shall be included.	Provide Approved Room Width	10-30
240.010 - 404.4	240.010 - 404.4	Bedroom and Living Room Requirements	Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.	Comply With the Requirements of Sections 404.4.1 through 404.4.5	10-30
240.010 - 404.4.1	240.010 - 404.4.1	Room Area	Every living room shall contain at least 120 square feet (11.2 m ²) and every bedroom shall contain a minimum of 70 square feet (6.5 m ²) and every bedroom occupied by more than one person shall contain a minimum of 50 square feet (4.6 m ²) of floor area for each occupant thereof.	Comply With Room Area Requirements or Reduce Occupancy To Meet Requirements	10-30
240.010 - 404.4.2	240.010 - 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.	Provide Approved Access From Bedroom	10-30
240.010 - 404.4.3	240.010 - 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.	Provide Approved Water Closet Access	10-30
240.010 - 404.4.4	240.010 - 404.4.4	Prohibited Occupancy	Kitchens and nonhabitable spaces shall not be used for sleeping purposes.	Cease Sleeping Within Nonhabitable Space	1-5
240.010 - 404.4.5	240.010 - 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.	Comply With The Applicable Provisions of Code	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct												
240.010 - 404.4.6	240.010 - 404.4.6	Overcrowding	<p>Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.</p> <p style="text-align: center;">TABLE 404.5 MINIMUM AREA REQUIREMENTS</p> <p>SPACE</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">1-2 occupants</th> <th style="text-align: center;">3-5 occupants</th> <th style="text-align: center;">6 or more occupants</th> </tr> </thead> <tbody> <tr> <td>Living rooma, b</td> <td style="text-align: center;">120</td> <td style="text-align: center;">120</td> <td style="text-align: center;">150</td> </tr> <tr> <td>Dining rooma, b</td> <td style="text-align: center;">No requirement</td> <td style="text-align: center;">80</td> <td style="text-align: center;">100</td> </tr> </tbody> </table> <p>Bedrooms Shall comply with Section 404.4.1 For SI: 1 square foot = 0.093 m². a. See Section 404.5.2 for combined living room/dining room spaces. b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.</p>		1-2 occupants	3-5 occupants	6 or more occupants	Living rooma, b	120	120	150	Dining rooma, b	No requirement	80	100	Provide Minimum Area Requirements of Table 404.5 or Reduce Occupancy To Meet the Requirements of Table 404.5	10-30
	1-2 occupants	3-5 occupants	6 or more occupants														
Living rooma, b	120	120	150														
Dining rooma, b	No requirement	80	100														
240.020 - 404.4.90	240.020 - 404.4.90	Closets	Every bedroom shall have access to a closet opening into the room, with a minimum floor area of six square feet (.56 m ²). Closet areas shall not be counted as part of the floor areas of rooms.	Provide Approved Closet	10-30												
240.010 - 404.5.1	240.010 - 404.5.1	Sleeping Area	The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.	Comply With Section 404.4 To Provide A Sleeping Area	10-30												
240.010 - 404.5.2	240.010 - 404.5.2	Combined Spaces	Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.	Comply With Table 404.5	10-30												
240.020 -404.5.90	240.020 -404.5.90	Other Habitable Spaces Required	Every dwelling unit other than an efficiency dwelling unit permitted under the provisions of Section 404.6 shall contain a living room, dining room and kitchen with floor areas that comply with the minimum floor area requirements of Table 404.5 based on the total number of occupants in the unit.	Comply With Table 404.5 or Reduce Occupancy To Meet Requirements	10-30												
240.020 - 404.5.91	240.020 - 404.5.91	Maximum Number of Occupants	No dwelling unit shall be occupied by more occupants than the total number of occupants permitted to occupy the bedrooms in accordance with the provisions of Section 404.4.1. No part of a required living room, required dining room, kitchen or nonhabitable space shall be counted as bedroom space in determining maximum number of occupants permitted in a dwelling unit; nor shall any other space be counted as bedroom space unless it meets all of the requirements of Section 404.4.	Comply With Section 404.4.1 or Reduce Occupancy To Meet Requirements	10-30												
240.020 - 404.5.92	240.020 - 404.5.92	Minimum Number of Occupants	All dwelling units, other than efficiency units, shall have a minimum occupancy of three people.	Provide Occupancy Allowing For At Least Three People	10-30												
240.020 - 404.5.93	240.020 - 404.5.93	Bathroom Occupancy Limitation	Every dwelling unit shall not be occupied by more than seven people per bathroom.	Provide Required Bathroom Facilities or Reduce Occupancy To Meet Requirements	10-30												
240.010 - 404.6	240.010 - 404.6	Efficiency Unit	<p>Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements: 1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.</p> <p>2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.</p> <p>3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.</p> <p>4. The maximum number of occupants shall be three.</p>	Provide Efficiency Unit Requirements In Accordance to Code	10-30												
240.010 - 404.7	240.010 - 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.	Provide Suitable Space and Equipment To Prepare, Store and Dispose Food	10-30												
240.020 - 404.90	240.020 - 404.90	Single-Family Occupancy	A dwelling unit shall not be occupied by more than a single family or three non-transient adults and any of their dependent children, dependent parents, or individuals to which custody has been granted and power of attorney obtained, living together as a single, non-profit, housekeeping unit. Exception: A bed-and-breakfast facility or a group home authorized under the provisions of the Zoning Code of University City.	Cease Occupancy and/or Remove Occupants to Reduce the Number of Unrelated Occupants to 3 or Less	10-30												
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 501 - GENERAL)																	
240.010 - 501.2	240.010 - 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.	Provide and Maintain Approved Plumbing Fixtures.	10-30												

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 502 - REQUIRED FACILITIES)					
240.010 - 502.1	240.010 - 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.	Provide Approved Bathtub/Shower, Lavatory, Water Closet and / or Kitchen Sink	10-30
240.010 - 502.2	240.010 - 502.2	Rooming Houses	At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.	Provide At Least One Water Closet, Lavatory, Bathtub/Shower for Each Four Rooming Units	10-30
240.010 - 502.3	240.010 - 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.	Provide Required Water Closet, Lavatory or Bath in Room or Within Approved Public Access Location For Every Ten Occupants	10-30
240.010 - 502.4	240.010 - 502.4	Employees' Facilities	A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.	Provide Approved Water Closet, Lavatory and Drinking Facility For Employees	10-30
240.010 - 502.4.1	240.010 - 502.4.1	Drinking Facilities	Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.	Provide Approved Drinking Facility	10-30
240.010 - 502.5	240.010 - 502.5	Public Toilet Facilities	Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.	Provide and Maintain Sanitary and Working Public Toilet Facilities	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 503 - TOILET ROOMS)					
240.020 - 503.1	240.020 - 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.	Provide Toilet Rooms and Bathrooms In Accordance to Code	10-30
240.010 - 503.2	240.010 - 503.2	Location	Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.	Cease Operation and / or Occupancy or Provide Approved Toilet Rooms and / or Bathrooms	10-30
240.010 - 503.3	240.010 - 503.3	Location of Employee Toilet Facilities	Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities. Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.	Cease Operation or Provide Approved Toilet Facilities	10-30
240.010 - 503.4	240.010 - 503.4	Floor Surface	In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.	Repair / Replace and / or Maintain Toilet Room Floor Surface To Code	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 504 - PLUMBING SYSTEMS AND FIXTURES)					
240.010 - 504.1	240.010 - 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.	Install, Repair or Maintain Plumbing Fixtures to a Safe, Sanitary and Functional Condition	10-30
240.010 - 504.2	240.010 - 504.2	Fixture Clearances	Plumbing fixtures shall have adequate clearances for usage and cleaning.	Install and / or Replace Fixture To Provide Adequate Clearance For Use and Cleaning	10-30
240.010 - 504.3	240.010 - 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, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Cease Occupancy or Eliminate the Plumbing System Hazard	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 505 - WATER SYSTEM)					
240.020 - 505.1	240.020 - 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 of University City.	Install, Repair, Maintain and Provide Properly Connected Plumbing Fixtures to An Approved Public or Private Water System.	10-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 505.2	240.010 - 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.	Provide and Maintain Approved Water Supply and Fixtures In Accordance to Code and Free From Contamination	10-30
240.010 - 505.3	240.010 - 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.	Provide and Maintain Water Supply System and Fixtures to Provide Sufficient Volume and Pressures To Function Properly	10-30
240.010 - 505.4	240.010 - 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 minimum temperature of 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.	Provide and Maintain Water Heating Facilities in Accordance To Code	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 506 - SANITARY DRAINAGE SYSTEM)					
240.010 - 506.1	240.010 - 506.1	General	All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.	Install and / or Maintain Properly Connected Plumbing Fixtures to An Approved Public or Private Sewage Disposal System	10-30
240.010 - 506.2	240.010 - 506.2	Maintenance	Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.	Install and / or Maintain Properly Functioning Plumbing Stack, Vent, Waste and / or Sewer Line	10-30
240.010 - 506.3	240.010 - 506.3	Grease Interceptors	Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official.	Install and / or Maintain Grease Interceptors and Grease Removal Devices in Accordance to Code.	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 507 - STORM DRAINAGE)					
240.020 - 507.1	240.020 - 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 to sidewalks, streets, or other public property.	Re-route water discharge to acceptable storm sewer or to be collected and controlled on Subject Property.	10-30
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS (SECTION 590 - NUISANCE WATER DISCHARGE)					
240.020 - 590.1	240.020 - 590.1(a)	General	The following point-source methods of discharging water to a neighboring property (whether in the City or outside the City) shall be prohibited when identified as a nuisance: (Redirection of Downspouts)	Redirect Downspouts To Abate Nuisance To Neighboring Property	10-30
240.020 - 590.1	240.020 - 590.1(b)	General	The following point-source methods of discharging water to a neighboring property (whether in the City or outside the City) shall be prohibited when identified as a nuisance: (Draining or discharging of pool water)	Properly Drain and / or Discharge Pool Water To Abate Nuisance To Neighboring Property	10-30
240.020 - 590.1	240.020 - 590.1(c)	General	The following point-source methods of discharging water to a neighboring property (whether in the City or outside the City) shall be prohibited when identified as a nuisance: (Discharge of sump pump drainage or similar drainage)	Properly Drain and / or Discharge Sump Pump or Similar Drainage Water To Abate Nuisance To Neighboring Property	10-30
240.020 - 590.1	240.020 - 590.1(d)	General	The following point-source methods of discharging water to a neighboring property (whether in the City or outside the City) shall be prohibited when identified as a nuisance: (Regrading of a lot)	Properly Grade Lot To Abate Nuisance To Neighboring Property	10-30
240.020 - 590.2	240.020 - 590.2	Determination	Where the Building Commissioner cannot make a determination of where the nuisance water originates or cause of the nuisance water, or where the nuisance water does not appear to be due to a recent change, the nuisance shall be handled by the parties involved as a civil matter.	No Corrective Action By City - Civil Matter Between Private Parties	
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 601 - GENERAL)					
240.010 - 601.2	240.010 - 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.	Provide and Maintain Approved Mechanical and / or Electrical Facilities and Equipment	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 602 - HEATING FACILITIES)					
240.010 - 602.1	240.010 - 602.1	Facilities Required	Heating facilities shall be provided in structures as required by this section.	Provide Required Heating Facilities	1-30
240.010 - 602.2	240.010 - 602.2	Residential Occupancies	Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.	Provide Approved Heating Facilities Capable of Maintaining a Room Temperature in Accordance to Code	1-30
240.020 - 602.3	240.020 - 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 1 to May 15 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 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 Appendix D of the Plumbing Code of University City.	Provide Approved Heat Supply in Accordance to Code	1-30
240.020 - 602.4	240.020 - 602.4	Occupiable Work Spaces	Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 15 to maintain a temperature of not less than 68°F (20°C) during the period the spaces are occupied. Exceptions: 1. Processing, storage and operation areas that require cooling or special temperature conditions. 2. Areas in which persons are primarily engaged in vigorous physical activities.	Provide Approved Heat Supply in Accordance to Code	1-30
240.010 - 602.5	240.010 - 602.5	Room Temperature Measurement	The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.	Provide Required Room Temperatures in Accordance to Room Temperature Measurement Requirements	1-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 603 - MECHANICAL EQUIPMENT)					
240.010 - 603.1	240.010 - 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.	Properly Install and Maintain Mechanical Appliances, Fireplaces, Solid Fuel-Burning Appliances, Cooking Appliances and / or Water Heating Appliances In an Approved Condition and Capable of Performing the Intended Function.	1-30
240.010 - 603.2	240.010 - 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.	Properly Install and Connect Fuel-Buring Equipment and / or Appliances to an Approved Chimney or Vent.	1-30
240.010 - 603.3	240.010 - 603.3	Clearances	All required clearances to combustible materials shall be maintained.	Maintain Required Clearance To Combustible Materials	1-30
240.010 - 603.4	240.010 - 603.4	Safety Controls	All safety controls for fuel-burning equipment shall be maintained in effective operation.	Maintain Safety Controls For Effective Operation	1-30
240.010 - 603.5	240.010 - 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.	Provide and Maintain an Approved Supply of Air For Complete Combustion of Fuel and For Ventilation of Space	1-30
240.010 - 603.6	240.010 - 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 therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.	Remove Unapproved Device and / or Intall Approved Device	1-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 604 - ELECTRICAL FACILITIES)					
240.010 - 604.1	240.010 - 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.	Provide and / or Maintain An Electrical System in Compliance with Requirements of this Section and Section 605 of the Code.	1-30
240.020 - 604.2	240.020 - 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 of University City. 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.	Provide Electrical Service and Facilities In Accordance To Code	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 604.3	240.020 - 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. Electrical system hazards shall include, but are not limited to, the following list: 1. Inadequate or undersized service. 2. Improper fusing or overcurrent protection. 3. Insufficient receptacle distribution (including the lack of receptacles above kitchen counter spaces). 4. Lack of sufficient lighting fixtures. 5. Deteriorated, damaged, worn or otherwise defective wiring, equipment and appliances. 6. Improperly installed or protected wiring methods including the lack of grounding conductors for equipment requiring grounding conductors per the listing and labeling or installation instructions. 7. Open splices in wiring. 8. Inadequately supported devices, wiring or equipment. 9. Any exposed conductors or components constituting a shock hazard. 10. Missing or damaged device cover plates. 11. Use of extension cords as permanent wiring. 12. Overloaded receptacles or circuitry. 13. Lack of ground fault circuit interrupter (GFCI) protection.	Repair / Replace Hazardous Electrical System or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(a)	Electrical System Hazards (Undersized Service)	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. Electrical system hazards shall include, but are not limited to, the following list: Inadequate or undersized service.	Replace Inadequate or Undersized Service or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(b)	Electrical System Hazards (Improper Fusing / Overcurrent Protection)	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. Electrical system hazards shall include, but are not limited to, the following list: Improper Fusing or Overcurrent Protection	Replace Improper Fusing and Provide Approved Overcurrent Protection or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(c)	Electrical System Hazards (Insufficient Receptacle Distribution)	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. Electrical system hazards shall include, but are not limited to, the following list: Insufficient receptacle distribution (including the lack of receptacles above kitchen counter spaces).	Install Required Receptacles In Accordance to Code	1-30
240.020 - 604.3	240.020 - 604.3(d)	Electrical System Hazards (Lack of Sufficient Lighting Fixtures)	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. Electrical system hazards shall include, but are not limited to, the following list: Lack of sufficient lighting fixtures.	Install and Provide Lighting Fixtures In Accordance to Code	1-30
240.020 - 604.3	240.020 - 604.3(e)	Electrical System Hazards (Deteriorated, Damaged, Worn, Defective Equipment and Appliances)	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. Electrical system hazards shall include, but are not limited to, the following list: Deteriorated, damaged, worn or otherwise defective wiring, equipment and appliances.	Repair / Replace Defective Wiring, Equipment or Appliances or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(f)	Electrical System Hazards (Improperly Installed or Protected Wiring Methods)	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. Electrical system hazards shall include, but are not limited to, the following list: Improperly installed or protected wiring methods including the lack of grounding conductors for equipment requiring grounding conductors per the listing and labeling or installation instructions.	Repair Improperly Installed Wiring or Cease Occupancy	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 604.3	240.020 - 604.3(g)	Electrical System Hazards (Open Splice In Wiring)	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. Electrical system hazards shall include, but are not limited to, the following list: Open splices in wiring.	Complete Splice in Approved Box or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(h)	Electrical System Hazards (Inadequately Supported Devices, Wiring or Equipment)	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. Electrical system hazards shall include, but are not limited to, the following list: Inadequately supported devices, wiring or equipment.	Remove Inadequate Supply Device and / or Provide Approved Device, Wiring and / or Equipment or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(i)	Electrical System Hazards (Exposed Conductors or Components Causing a Shock Hazard)	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. Electrical system hazards shall include, but are not limited to, the following list: Exposed conductors or components constituting a shock hazard.	Correct Hazardous Exposure or Cease Occupancy	1-30
240.020 - 604.3	240.020 - 604.3(j)	Electrical System Hazards (Missing or Damaged Device Cover Plates)	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. Electrical system hazards shall include, but are not limited to, the following list: Missing or damaged device cover plates.	Install Approved Cover Plates	1-30
240.020 - 604.3	240.020 - 604.3(k)	Electrical System Hazards (Use Of Extension Cords as Permanent Wiring)	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. Electrical system hazards shall include, but are not limited to, the following list: Use of extension cords as permanent wiring.	Cease Use of Extension Cord and Install Approved Wiring	1-30
240.020 - 604.3	240.020 - 604.3(l)	Electrical System Hazards (Overloaded Receptacles or Circuitry)	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. Electrical system hazards shall include, but are not limited to, the following list: Overloaded receptacles or circuitry.	Correct Overload on Circuits and / or Receptacles	1-30
240.020 - 604.3	240.020 - 604.3(m)	Electrical System Hazards (Lack of Ground Fault Circuit Interrupter (GFCI) Protection)	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. Electrical system hazards shall include, but are not limited to, the following list: Lack of ground fault circuit interrupter (GFCI) protection.	Properly Install GFCI	1-30
240.010 - 604.3.1	240.010 - 604.3.1	Abatement of Electrical Hazards Associated with Water Exposure	The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.	Abate Electrical Hazard Associated with Water Exposure	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 604.3.1.1	240.010 - 604.3.1.1	Electrical Equipment (Abatement)	Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code. 1. Enclosed switches, rated a maximum of 600 volts or less; 2. Busway, rated a maximum of 600 volts; 3. Panelboards, rated a maximum of 600 volts; 4. Switchboards, rated a maximum of 600 volts; 5. Fire pump controllers, rated a maximum of 600 volts; 6. Manual and magnetic motor controllers; 7. Motor control centers; 8. Alternating current high-voltage circuit breakers; 9. Low-voltage power circuit breakers; 10. Protective relays, meters and current trans- formers; 11. Low- and medium-voltage switchgear; 12. Liquid-filled transformers; 13. Cast-resin transformers; 14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water; 15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water; 16. Luminaires that are listed as submersible; 17. Motors; 18. Electronic control, signaling and communi- cation equipment.	Replace or Repair Electrical Equipment Damaged by Water in Accordance to Code	1-30
240.010 - 604.3.2	240.010 - 604.3.2	Abatement of Electrical Hazards Associated with Fire Exposure	The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.	Abate Electrical Hazard Associated with Fire Exposure	1-30
240.010 - 604.3.2.1	240.010 - 604.3.2.1	Electrical Equipment (Abatement)	Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code. Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.	Replace Electrical Equipment Damaged by Fire In Accordance to Code	1-30
240.020 - 604.3.90	240.020 - 604.3.90	Prohibited Installations	The following are prohibited, and their presence shall be deemed a hazard: 1.Flush- or semi-flush-mounted floor receptacle outlets, unless it is an approved floor receptacle. 2.Extension cords for other than short-term temporary use. 3.Lamp cord used as permanent wiring. 4.Conductor-supported pendant switches or conductor-supported pendant lighting fixtures. 5.Loose, hanging, frayed or bare wires. 6.Grounded-type receptacles which are improperly or inadequately grounded. 7.Ground-fault circuit-interrupter protection-type receptacles and receptacles marked as having ground-fault circuit-interrupter protection which do not interrupt the circuit when the test button is actuated. 8.Knife switches not in an approved enclosure or without an enclosure latching mechanism.	Remove Improper Installation and / or Replace with Approved Method	1-30
240.020 - 604.3.90	240.020 - 604.3.90(a)	Prohibited Installations (Floor Receptacle)	The following are prohibited, and their presence shall be deemed a hazard: Flush- or semi-flush-mounted floor receptacle outlets, unless it is an approved floor receptacle.	Remove Unapproved Floor Receptacle	1-30
240.020 - 604.3.90	240.020 - 604.3.90(b)	Prohibited Installations (Extension Cords)	The following are prohibited, and their presence shall be deemed a hazard: Extension cords for other than short-term temporary use.	Remove Extension Cord and Replace with Approved Wiring Method	1-30
240.020 - 604.3.90	240.020 - 604.3.90(c)	Prohibited Installations (Lamp Cords)	The following are prohibited, and their presence shall be deemed a hazard: Lamp cord used as permanent wiring.	Remove Lamp Cord and Replace with Approved Wiring Method	1-30
240.020 - 604.3.90	240.020 - 604.3.90(d)	Prohibited Installations (Conductor Supported Switch / Fixture)	The following are prohibited, and their presence shall be deemed a hazard: Conductor-supported pendant switches or conductor-supported pendant lighting fixtures.	Remove Conductor Supported Switch / Fixture and / or Replace with Approved Wiring Method	1-30
240.020 - 604.3.90	240.020 - 604.3.90(e)	Prohibited Installations (Loose Hanging, Frayed or Bare Wires)	The following are prohibited, and their presence shall be deemed a hazard: Loose, hanging, frayed or bare wires.	Remove Loose Hanging, Frayed or Bare Wires and Replace with Approved Wiring Method	1-30
240.020 - 604.3.90	240.020 - 604.3.90(f)	Prohibited Installations (Improperly or Inadequately Grounded Receptacles)	The following are prohibited, and their presence shall be deemed a hazard: Grounded-type receptacles which are improperly or inadequately grounded.	Properly Ground Receptacles in Accordance to Code	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.020 - 604.3.90	240.020 - 604.3.90(g)	Prohibited Installations (Improperly Marked GFCI)	The following are prohibited, and their presence shall be deemed a hazard: Ground-fault circuit-interrupter protection-type receptacles and receptacles marked as having ground-fault circuit-interrupter protection which do not interrupt the circuit when the test button is actuated.	Properly Mark and Identify GFCI Receptacles	1-30
240.020 - 604.3.90	240.020 - 604.3.90(h)	Prohibited Installations (Unapproved Knife Switch)	The following are prohibited, and their presence shall be deemed a hazard: Knife switches not in an approved enclosure or without an enclosure latching mechanism.	Properly Enclose Knife Switch	1-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 605 - ELECTRICAL EQUIPMENT)					
240.010 - 605.1	240.010 - 605.1	Installation	All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.	Properly Install and / or Maintain Electrical Equipment, Wiring and / or Appliances in a Safe and Approved Manner	1-30
240.010 - 605.2	240.010 - 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 grounding-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. All receptacle outlets shall have the appropriate faceplate cover for the location.	Install Required Receptacles In Accordance to Code	1-30
240.010 - 605.3	240.010 - 605.3	Luminaires	Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.	Install Required Electric Luminaire In Accordance to Code	1-30
240.010 - 605.4	240.010 - 605.4	Wiring	Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.	Remove Unapproved Flexible Cords and / or Wiring	1-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 606 - ELEVATORS, ESCALATORS AND DUMBWAITERS)					
240.010 - 606.1	240.010 - 606.1	General	Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.	Maintain Elevators, Dumbwaiters and Escalators In Accordance to Code and / or Properly Display Inspection Certificate In Accordance to Code	5-30
240.020 - 606.1.90	240.020 - 606.1.90	Inspection Submittals	Elevator inspection reports required by ASME A17.1 shall be submitted to the City by September 1 and March 1.	Submit Required Inspection Report	5-30
240.010 - 606.2	240.010 - 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.	Equip Building and / or Provide Required Passenger Elevator In Accordance to Code	5-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 607 - DUCT SYSTEMS)					
240.010 - 607.1	240.010 - 607.1	General	Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.	Maintain Duct System To Allow For Performance of the Required Function	5-30
MECHANICAL AND ELECTRICAL REQUIREMENTS (SECTION 690 - EQUIPMENT IDENTIFICATION)					
240.020 - 690.1	240.020 - 690.1	Equipment Identification	In all buildings containing multiple dwelling units and/or occupancy groups, electrical and mechanical equipment not serving the entire building shall be appropriately labeled to indicate the unit the equipment serves. Equipment to be labeled shall include, but shall not be limited to, electric panels and similar equipment, disconnects, water heaters, furnaces and air-conditioning condensers.	Properly Label Equipment In Accordance to Code	10-30
FIRE SAFETY REQUIREMENTS (SECTION 701 - GENERAL)					
240.010 - 701.1	240.010 - 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.	Comply with Conditions and Standards of Code	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 701.2	240.010 - 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.	Provide and / or Maintain Approved Fire Safety Facilities and Equipment in Accordance to Code	1-30
FIRE SAFETY REQUIREMENTS (SECTION 702 - MEANS OF EGRESS)					
240.010 - 702.1	240.010 - 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.	Provide and / or Maintain Egress in Accordance to Code	1-30
240.010 - 702.2	240.010 - 702.2	Aisles	The required width of aisles in accordance with the International Fire Code shall be unobstructed.	Provide and / or Maintain Aisle Width in Accordance to Code	1-30
240.010 - 702.3	240.010 - 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.	Provide and / or Maintain Doors and Hardware in Accordance to Code	1-30
240.020 - 702.4	240.020 - 702.4	Emergency Escape	Every sleeping room located in a basement shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits. Where a window is provided for emergency egress or rescue, the window shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor. The minimum net clear opening shall be five square feet (0.47 m ²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).	Provide Approved Egress in Accordance to Code	1-30
240.020 - 702.11	240.020 - 702.11	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. Exception: Key operation is permitted from a dwelling unit, provided the existing dwelling unit means of egress door contains a glass panel or is located immediately adjacent to an existing window or fixed glass panel and there is another approved means of egress door from the dwelling unit not requiring key operation from the inside.	Provide and / or Maintain Doors and Hardware in Accordance to Code	1-30
FIRE SAFETY REQUIREMENTS (SECTION 703 - FIRE-RESISTANCE RATINGS)					
240.020 - 703.1	240.020 - 703.1	Fire-Resistance-Rated Assemblies	The required fire-resistance rating of fire-resistance-rated walls, ceilings, fire stops, shaft enclosures, partitions, floors and other elements or components such as fire and draft stopping shall be maintained.	Repair and Maintain Elements in Accordance to Code	5-30
240.020 - 703.2	240.020 - 703.2	Opening Protectives	Required opening protective 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 held open, blocked, obstructed or otherwise made inoperable.	Maintain in Operative Condition and Free From Obstructions	5-30
240.020 - 703.90	240.020 - 703.90	Attached Garages	Private garages located beneath a dwelling unit shall be separated from the dwelling unit by walls, partitions, floors and ceilings with a fire resistance rating of not less than one (1) hour. Private garages attached to a dwelling shall be completely separated from the dwelling unit, its basement and its attic area by means of one-half-inch gypsum board or equivalent applied to the garage side and taped at the joints. Doors separating garages from such dwelling units, basements or attics shall be solid core doors with a minimum thickness of 1 3/8 inches or an approved equivalent door.	Provide Separation in Accordance to Code	5-30
FIRE SAFETY REQUIREMENTS (SECTION 704 - FIRE PROTECTION SYSTEMS)					
240.010 - 704.1	240.010 - 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.	Provide and / or Maintain Approved Fire Safety Devices and Equipment in Accordance to Code	1-30
240.010 - 704.1.1	240.010 - 704.1.1	Automatic Sprinkler Systems	Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.	Complete Required Inspections / Testing and Maintain in Accordance to Code	5-30
240.020 - 704.1.90	240.020 - 704.1.90	Fire Extinguishers	Where fire extinguishers are installed in a non-required location, all extinguishers shall be installed and maintained at all times in accordance with NFPA 10 Standard for portable fire extinguishers.	Install and Maintain in Accordance to Code	1-30
240.020 - 704.1.91	240.020 - 704.1.91	Records	A complete written record of all tests, inspections and repairs of any fire protection systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire shall be maintained on the property for three years and a copy filed immediately with the Building Commissioner.	Keep All Written Records on site and File with the Building Commissioner	5-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
240.010 - 704.2	240.010 - 704.2	Smoke Alarms	Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 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.	Install and / or Maintain In Accordance to Code	5-30
240.010 - 704.2	240.010 - 704.2(a)	Smoke Alarms (Outside Bedroom)	Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.	Install and / or Maintain Outside Bedroom As Required	1-30
240.010 - 704.2	240.010 - 704.2(b)	Smoke Alarms (Sleeping Room)	Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations: In each room used for sleeping purposes.	Install and / or Maintain In Sleeping Room As Required	1-30
240.010 - 704.2	240.010 - 704.2©	Smoke Alarms (Each Story)	Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations: 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.	Install and / or Maintain On Each Story As Required	1-30
240.010 - 704.3	240.010 - 704.3	Power Source	In Group R or I-1 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.	Install and Maintain Approved Installation As Required	5-30
240.010 - 704.4	240.010 - 704.4	Interconnection	Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R or I-1 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. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. 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.	Install and Maintain Approved Installation As Required	5-30
ANIMALS (CHAPTER 210)					
210.010	210.010	Animals - Running At Large	Any person owning, keeping or harboring within the City any domestic animal or fowl shall at all times keep the same within a yard, enclosure or other place surrounded by wire netting or other fence sufficient to prevent their escape therefrom, and it is unlawful to permit any such animal or fowl to run or be at large upon any public places within the City; provided that this Section shall not apply to the keeping of dogs or cats.	Properly Secure / Fence Animal	1-5
210.020	210.020	Animals - Keeping Animals or Fowl Under Certain Conditions Unlawful	It is unlawful to keep, maintain or allow to remain upon any one (1) lot, tract or parcel of ground within the City any sheep, goats, hogs, cows, horses or fowl, excluding ducks, parrots, parakeets, canaries or any similar small bird kept as a pet and capable of being domestically caged, except where such animals are kept in the conduct of a commercial enterprise or business at locations where such a business is permitted.	Remove Animals or Fowl From Premises	1-5
210.030(a)	210.030(a)	Chickens - Permit Required	Unlawful. It shall be unlawful for any person to keep, maintain or allow to remain upon any lot, tract or parcel of ground within the City a chicken, unless a permit to do so is issued as provided in this Section or is allowed under Section 210.020 of this Chapter. Any person violating any of the provisions of this Subsection shall, upon conviction thereof, be fined a sum not less than two hundred dollars (\$200.00) per chicken that is in violation thereof.	Obtain Required Chicken Permit	1-5

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
210.030(b)	210.030(b)	Chickens - Excessive Number	No Person Shall Keep More than 7 Chickens	Obtain Proper Permits and Reduce Number of Chickens to 7 or Less	1-5
210.030(b)	210.030(b)1	Chickens - Illegal Rooster	No Person Shall Keep a Rooster on the Premises	Remove Rooster From Premises	1-5
210.030(c)	210.030(c)	Chickens - Failure To Adequately Confine	A chicken shall at all times be safely and securely confined in a coop or other enclosure.	Confine Chickens in Accordance To Code	1-5
210.030(c)	210.030(c)1	Chickens - Chicken Coup Standards	One (1) chicken is permitted for every four (4) square feet of indoor enclosure space and every ten (10) square feet of outdoor enclosure area provided to the chicken, to a maximum of seven (7) chickens. All coops or enclosures shall not be closer than one and five-tenths (1.5) feet to any property line except when there is a solid-surface fence sufficient to prevent the chicken or any part thereof or any waste produced by such chicken from passing through to the adjacent property, in which case all coops and cages shall not be closer than ten (10) feet to all residential dwellings on adjacent parcels.	Provide Coop In Accordance To Code	1-5
210.030(c)	210.030(c)2	Chickens - Coop Maintenance	The coop or other enclosure shall be maintained in good repair, free of noxious odors, and in a clean and sanitary condition.	Maintain Coop In Accordance To Code	1-5
210.030(d)	210.230(d)	Chickens - Nuisance	No chicken shall be allowed to create a nuisance, or disturb neighboring residents due to noise, odor, damage or injury.	Abate Chicken Nuisance	1-5
210.040	210.040	Animals - Keeping More Than Two Animals Under Certain Conditions Unlawful	It is unlawful for any person to keep, maintain or allow to remain on any one (1) lot, tract or parcel of ground within the City more than two (2) animals of the following types or any combination thereof: dogs, cats, monkeys or ducks as provided for in Section 210.020; excluding, however, the young of a litter of animals under three (3) months of age; it shall further be unlawful for any person to keep more than one (1) such pet per dwelling unit in multiple-family buildings of three (3) units or more; provided however, this Section shall not apply where such animals are kept in the conduct of a commercial enterprise or business at locations where such a business is permitted and duly licensed under Title VI of this Code.	Reduce Number of Animals As Permitted By Code	1-5
210.050	210.050	Animals - Keeping of Hogs Generally	It is unlawful for any person to have or permit to remain upon any lot or premises owned or occupied by him/her in the City any noxious or offensive hog pen or pig sty nearer to any church, or public, private or parochial school, private dwelling, hotel, tenement or lodging house than five hundred (500) feet, or during the time between the first (1st) day of April and November in each year, to keep or confine, or permit to be kept or confined, for a longer period than three (3) days, any swine in any pen or sty nearer to any church, or public, private or parochial school, dwelling, hotel, tenement or lodging house than five hundred (500) feet, or within fifteen (15) feet of any street, sidewalk or public thoroughfare.	Remove Illegal Hog and Abate Nuisance	1-5
210.080(a)	210.080(a)	Animals - Animal Neglect	A person is guilty of animal neglect when he/she has custody or ownership or both of an animal and fails to provide adequate care or adequate control which results in substantial harm to the animal.	Properly Care For Animal	1-5
210.080(b)	210.080(b)	Animals - Animal Abandonment	A person is guilty of animal abandonment when he/she has knowingly abandoned an animal in any place without making provisions for its adequate care.	Provide Adequate Care	1-5
210.090(a)	210.090(a)	Animals - Animal Abuse	A Person Is Guilty of Animal Abuse When A Person: 1. Intentionally or Purposely Kills An Animal in Any Manner Not Allowed Per Law 2. Purposely or Intentionally Causes Injury or Suffering to an Animal	No Corrective Action For This	1-5
210.190	210.190	Dogs - Inoculation Required	Every resident person who owns, controls, manages, possesses or has part interest in any dog kept any time during the year shall have such dog inoculated against rabies, but such inoculation requirements shall not apply to dogs less than four (4) months of age. Such dogs must be inoculated at least once each year unless a three (3) year type vaccine, approved by the Director of Health, is administered, in which case the dogs shall be inoculated at least once every three (3) years.	Properly Inoculate Dog	1-5
210.200(a)	210.200(a)	Dogs - Annual Dog Licenses - Required	An annual license fee of three dollars (\$3.00) for each male or female dog is imposed upon every resident person who owns, controls, manages, possesses or has part interest in any dog four (4) months of age or older, kept any time during the year, or upon every resident person who permits a dog four (4) months of age or older to come upon, on or in, and to remain in or about his/her home, place of business or other premises in the City. An applicant for a dog license for any dog shall present to the Director of Finance a certificate of inoculation against rabies signed by a licensed veterinarian, which certificate shall have been executed some time during the previous thirty-six (36) month period if a three (3) year type vaccine approved by the Director of Health was administered, or during the previous twelve (12) month period for all other vaccines, and which certificate shall bear thereon information as to the type vaccine used, sex of the dog, and, if a female, whether or not it has been spayed. The Director of Finance shall not issue a license unless such certificate shall be presented. Applications for a dog license shall be made, and the license obtained on or before the first (1st) day of March of each year, for the calendar year period. The full license fee shall be paid and collected for part of a year.	Obtain Required Dog License	1-5

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
210.200(b)	210.200(B)	Dogs _ Annual Dog Licenses - Transfer	The transfer of ownership or custody of any dog shall be reported to the Director of Finance by the transferee within ten (10) days after such transfer by written notice, at which time the transferee shall pay the Director of Finance a transfer fee of twenty-five cents (\$.25). There shall be no charge for a license for any dog duly and properly trained to assist blind persons when any such dog is actually being used by a blind person for the purpose of aiding or assisting such blind person in going from place to place. Any owner of a dog who suffers the loss of his/her dog license tag shall report such loss promptly to the Director of Finance, and exhibit the original license, at which time the owner shall be issued a new license tag at a cost of twenty-five cents (\$.25).	Properly Report Dog License Transfer	1-5
210.220	210.220	Dogs - Tag Required Showing Name and Address of Owner	Every resident person who owns, controls, manages or possesses any dog kept any time during the year shall have securely fastened on the collar or harness of the dog a tag which shall be worn at all times, which shall state the name and address of the owner of the dog.	Obtain and Secure Tag Per Code	1-5
210.340(a)	210.340(a)	Dogs - Animal Bites - Report By Person Bitten and Confinement of Animal	It shall be the duty of any person bitten by any animal, or the parent or guardian of any minor child bitten by an animal, to report the same to the Director of Health immediately. Such report shall contain the name and address of the owner of the animal if known, the day and time bitten, the bodily area where bitten, and a general description of the animal.	Properly Report Animal Bite	1-5
210.370	210.370	Dogs - Bad Dog Notice	When any fierce or dangerous dog or one that has previously bitten any person is kept upon any premises, it shall be the duty of the owner and of the keeper of such dog to post a notice on the premises conspicuously visible to the public and reading in letters not less than two (2) inches high "Bad Dog Here" or "Beware Bad Dog". In case a minor is the keeper or owner of such dog, the duty of posting this notice shall devolve upon the adult person in whose family the minor lives, or who is in charge of the premises where such dog is kept.	Properly Post Bad Dog Notice	1-5
210.380	210.380	Dogs - Dogs Running Off Owner's Premises	It is unlawful for any person owning, controlling, possessing or having the management or care, in whole or in part, of any dog, whether licensed or not, to fail to keep the dog on the premises of the owner or keeper thereof, unless being off the premises it is securely tied or led by a line or leash of a length of no more than six (6) feet.	Keep Dog on Premises and/or Securely Leash	1-5
210.420	210.420	Animals - Defecation On Private Property, Condominium Common Elements and Public Property Prohibited	It is unlawful for any person owning, controlling, possessing or having the management or care, in whole or in part, of any animal, whether licensed or not, to allow or permit such animal to defecate upon any private property owned by another, condominium common elements, or public property, unless such person shall remove all feces so deposited by such animal.	Properly Remove Feces	1-5

BUILDING AND CONSTRUCTION CODE (CHAPTER 500)

500.020 - 105.1	500.020 - 105.1	Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.	Apply For and Obtain Required Permits	1-30
500.020 - 114.4	500.020 - 114.4	Violation Penalties	Any person who shall violate a provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, move, construct, alter, remove, demolish or repair a structure in a manner that is not in compliance with an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining the permit therefor, or who shall continue any work in or about a structure after having been served a stop work order, except such work as that person has been directed to perform to remove a violation or unsafe condition; or any owner or tenant of a building or premises, or any other person, who takes part or assists in any violation of this Code or who has charge of any building, premises, or part thereof in which such violation shall exist, shall upon conviction thereof be subject to the penalties provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after a notice is served shall be deemed a separate offense.	Cease Work and Obtain Required Permits	1-30
500.010 - 105.5	500.010 - 105.5	Expiration - Commercial Permit	Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.	Obtain Extension and Begin Work	1-30
500.030 - 105.5	500.030 - 105.5	Expiration - Residential Permit	Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.	Obtain Extension and Begin Work	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
500.050 - 105.5	500.050 - 105.5	Expiration - Existing Building Code Permit	Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.	Obtain Extension and Begin Work	1-30
500.070 - 106.4.3	500.050 -106.4.3	Expiration - Mechanical Permit	Every permit issued by the code official under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.	Obtain Extension and Begin Work	1-30
500.130 - 106.5.3	500.130 -106.5.3	Expiration - Plumbing Permit	Every permit issued by the code official under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.	Obtain Extension and Begin Work	1-30
500.230 - 106.5.3	500.230 -106.5.3	Expiration - Fuel Gas Permit	Every permit issued by the code official under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.	Obtain Extension and Begin Work	1-30
500.243 - 105.5.3	500.243 - 105.5.3	Expiration - Swimming Pool Permit	Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.	Obtain Extension and Begin Work	1-30
500.020 - 190.1	500.020 - 190.1	Contractor Registration - Commercial Code	Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.	Cease Work and Properly Register With City - New Permit May be Required	1-10
500.040 - 190.1	500.040 - 190.1	Contractor Registration - Residential Code	Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.080 - 190.1	500.080 - 190.1	Contractor Registration - Mechanical Code	Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.100 - 190.1	500.100 - 190.1	Contractor Registration - Electrical Code	Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.140 - 190.1	500.140 - 190.1	Contractor Registration - Plumbing Code	Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.020 - 190.4	500.020 - 190.4	Use of Registrant's Name By Another - Commercial Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.040 - 190.4	500.040 - 190.4	Use of Registrant's Name By Another - Residential Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.060 - 190.4	500.060 - 190.4	Use of Registrant's Name By Another - Existing Building Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
500.080 - 190.4	500.080 - 190.4	Use of Registrant's Name By Another - Mechanical Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.100 - 190.4	500.100 - 190.4	Use of Registrant's Name By Another - Electrical Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.140 - 190.4	500.140 - 190.4	Use of Registrant's Name By Another - Plumbing Code	No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner his or her business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.	Cease Work and Properly Register With City - New Permit May be Required	1-5
500.040 - 191.3	500.040 - 191.3	Licensed Contractor Required to Perform Plumbing and Drain Laying- Residential	No person who is not a licensed master plumber, a licensed journeyman, or a registered plumber apprentice working under the direction of a licensed master plumber shall engage in or perform any plumbing work with the exception of repairs which involve only the working parts of a faucet or valve; the clearance of stoppages; the installation of domestic water heaters; or the installation, maintenance, extension or repair of processed drains, processed drain facilities, processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing, refrigeration, heating, air conditioning, sprinkler or sprinkling system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof; provided, however, final connection of any such system or line to a drainage line containing any form of human waste shall be done by a licensed person as stated herein. No person who is not a licensed master drain layer shall engage in the business of drain laying.	Cease Work and Use Licensed / Registered Contractor - New Permit May be Required	1-5
500.100 - 190.2	500.100 - 190.2	Licensed Contractor Required to Perform Electrical Installations	No person who is not a licensed master electrician, a licensed journeyman, or a registered electrician apprentice working under the direction of a licensed master electrician shall engage in or perform any electrical work with the exception of work that does not require a permit and low-voltage installations in existing buildings.	Cease Work and Use Licensed / Registered Contractor - New Permit May be Required	1-5
500.140 - 191.3	500.140 - 191.3	Licensed Contractor Required to Perform Plumbing and Drain Laying	No person who is not a licensed master plumber, a licensed journeyman, or a registered plumber apprentice working under the direction of a licensed master plumber shall engage in or perform any plumbing work with the exception of repairs which involve only the working parts of a faucet or valve; the clearance of stoppages; the installation of domestic water heaters; or the installation, maintenance, extension or repair of processed drains, processed drain facilities, processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing, refrigeration, heating, air conditioning, sprinkler or sprinkling system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof; provided, however, final connection of any such system or line to a drainage line containing any form of human waste shall be done by a licensed person as stated herein. No person who is not a licensed master drain layer shall engage in the business of drain laying.	Cease Work and Use Licensed / Registered Contractor - New Permit May be Required	1-5

ZONING (CHAPTER 400)

400.2560	400.2560	Unlawful Acts	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Comply With Provisions Of Zoning Code	1-30
400.2560	400.2560(a)	Unlawful Acts- Non Permitted Use	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Cease Use	1-30
400.2560	400.2560(b)	Unlawful Acts- Conditional Use Permit Required	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Cease Use and/or Apply For and Obtain Required Conditional Use Permit	1-30

Code Number	SmartGov Library Number	Short Description	Legal Text	Corrective Action	Days To Correct
400.2560	400.2560(c)	Unlawful Acts- Building Permit Required (Historic)	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Comply With Requirements of Chapter 400, Article VI	1-30
400.2560	400.2560(d)	Unlawful Acts- Parking Requirements	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Comply With Requirements of Chapter 400, Article VII	1-30
400.2560	400.2560(e)	Unlawful Acts- Sign Regulations	It is unlawful for any person to erect, construct, reconstruct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, provide, fail to provide, maintain or fail to maintain any premise, land, structure, building, or part thereof, or cause the same to be done contrary to or in conflict with the provisions of this Chapter, of a duly issued permit or of a duly issued order of the Zoning Administrator. All such unlawful acts shall be treated as violations of the provisions of this Chapter and shall be subject to the penalties stated herein.	Comply With Requirements of Chapter 400, Article VIII	1-30

Purple = Property Maintenance = Property Maintenance Code Section

Green = Municipal Code = Animal Issues Code Section

Orange = Building & Constuction Codes = Building Code Section

Yellow = Zoning Code = Zoning Violation Section