



NOTICE OF CODE VIOLATION FOR EXTERIOR RENTAL HOUSING INSPECTIONS

v2.01.2020

OWNER: _____ DATE: _____

ADDRESS: _____ INSPECTOR: _____

NUISANCE & UTILITIES

PUBLIC UTILITIES 921 and 923

- Water utility connections are maintained in a clean and sanitary condition and meet current water rules and regulations (water leak).
- Sewer utility connections are maintained in a clean and sanitary condition and meet current rules and regulations (sewer issue).
- Storm Water utilities meet current rules and regulations.

In compliance Not in compliance

Comments:

PUBLIC NUISANCE 1323.02(b)(27) & 1323.09

- Physical condition of any premise regarded as a public nuisance at common law;
- Physical condition that is an attractive nuisance to children (shafts, excavations, unsafe struct.)
- Premise with unsanitary sewerage or plumbing facilities.
- Premise that is unsafe for human habitation
- Premise that is manifestly capable of being a fire hazard
- Any structure that is dilapidated; faulty construction, damaged, in danger of collapse

In compliance Not in compliance

Comments:

GRADING AND DRAINAGE 1323.05(b)

- All premises shall be graded and maintained to prevent the erosion of soil and the accumulation of stagnant water.
- Prior to the construction, reconstruction, repair, their must be adequate storm water drainage of the runoff from the proposed project (1323.6(g))

In compliance Not in compliance

Comments:

WEEDS AND GRASS 1323.05(h)

- Offensive weeds or grass shall not exceed 6" in height.

In compliance Not in compliance

Comments:

EXTERMINATION 1323.08

- (a) All premises shall be kept free from infestation. All premises on which pests are found shall be promptly exterminated. After extermination, proper precautions shall be taken to prevent reinfestation.

In compliance Not in compliance

Comments:

VEHICLES	
<p>SIDEWALKS & DRIVEWAYS 1323.05(c)</p> <p><input type="checkbox"/> All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintenance free from hazardous conditions and vegetation.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>MOTOR VEHICLES 1323.05(g)</p> <p><input type="checkbox"/> No improperly licensed, unlicensed or inoperable motor vehicle shall be parked, kept or stored outside on any premise for more than seven days</p> <p><input type="checkbox"/> No vehicle shall at any time be in a state of major disassembly, or disrepair unless they are within a garage or similar structure.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>JUNK VEHICLES 662</p> <p><input type="checkbox"/> The location or presence of any abandoned junk motor vehicle on any public or private property, or public or private street, alley, or way within the City is hereby deemed a public nuisance.</p> <p><input type="checkbox"/> Car cover recommended, parked appropriately.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>STORAGE OF RECREATIONAL VEHICLES R2/R3</p> <p><input type="checkbox"/> 1143/5.06 (g) One recreational vehicle and one boat may be stored in the rear yard or side yard; no living quarters shall be maintained; and shall not be closer than 5/10 feet to any lot line.</p> <p><input type="checkbox"/> Recreational vehicles may be parked in the front yard on a paved driveway during the normal recreational season (April 1 to November 1), such parking not to exceed thirty days at any one time.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>STORAGE OF VEHICLES 1139</p> <p><input type="checkbox"/> (a) Outdoor storage of any improperly licensed, unlicensed or inoperable motor vehicles for more than seven days is prohibited.</p> <p><input type="checkbox"/> (b) Outdoor parking or storage of any vehicle used for commercial or construction purposes with a rated weight of more than three-fourths of a ton, for more than one calendar day per month, shall be prohibited.</p> <p><input type="checkbox"/> (c) Outdoor parking or storage of any vehicle in the front or side yard in any R District shall only be permitted on a driveway.</p> <p><input type="checkbox"/> (d) Outdoor parking or storage of vehicles in the rear yard in any R District shall be permitted only in an area that has been constructed to be a parking area or driveway. Any parking area must touch a driveway, street or alley. Parking areas, along with any accessory buildings, shall not exceed in total 35% of the required rear yard area.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>

EXTERIOR STRUCTURES

EXTERIOR STRUCTURES 1323.06

 In compliance Not in compliance

Comments:

- (a) The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. Exterior premise shall be maintained so that the appearance is keeping with the standards of the neighborhood (1323.05(a)).
- (b) Exterior Painting. All wood and metal surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- (c) Street Numbers. Each structure shall have their number displayed on the face of the structure in a position easily observed and readable from the public right-of-way.
- (d) All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed loads.
- (e) All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition.
- (f) Exterior Walls. All exterior walls shall be free from holes, breaks, loose or rotting materials, and maintained weatherproof and properly surface-coated where required to prevent deterioration.
- (g) The roof and flashing shall be sound and tight and not have defects that admit rain. 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.
- (j)(l)(s)(t)(u) Stairways, Decks, Porches, and Balconies shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) Every window, door and frame shall be kept in sound condition, good repair and weathertight. (n) Insect Screens. Every swinging door shall have a self-closing device in good working condition.
- (o) All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

JUNK, GARBAGE, REFUSE, MISCELLANEOUS	
<p>RUBBISH, GARBAGE, AND JUNK</p> <p><input type="checkbox"/> (a) All exterior property and premises shall be free from any accumulation of rubbish or garbage (animal, vegetable, human, food related) (1323.07 & 660.08).</p> <p><input type="checkbox"/> All exterior property and premises shall be free from any accumulation of junk, scrap, building material storage, or refuse (bottles, cans, paper, mattresses, furniture, clothing, glass, oil, etc. (660.08).</p> <p><input type="checkbox"/> Storing new or used tires for or from automobiles, trucks, tractors, recreational vehicles or trailers outside of a building is prohibited (660.08).</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>RUBBISH & GARBAGE DISPOSAL 955/1323.07</p> <p><input type="checkbox"/> Dwelling units are utilizing a watertight garbage container originally designed for such purpose.</p> <p><input type="checkbox"/> Garbage is placed in containers, out for collection, no sooner than the night before collection.</p> <p><input type="checkbox"/> All multiple-family residential structures in R4 containing three or more residential units shall provide dumpsters or other containers which shall be screened by an opaque fence or other suitable opaque enclosure (1147.15).</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>OBJECTIONABLE CONDITIONS 1139.07</p> <p><input type="checkbox"/> No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable condition. Includes odors & noise.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>ELECTRIC REQUIREMENTS</p> <p><input type="checkbox"/> Exterior wiring systems, outlets and fixtures are properly installed or maintained in good working condition and/or are connected to the source of electric power in a safe approved manner.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>SWIMMING POOLS 1167</p> <p><input type="checkbox"/> Any structure or container, either above or below ground, designed to hold water to a depth of greater than 24 inches at any point shall be up to code and approved by the City.</p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>
<p>ADDITIONAL</p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/> In compliance <input type="checkbox"/> Not in compliance</p> <p>Comments:</p>