

ARTICLE IX PROPERTY MAINTENANCE CODE

Sec. 5-81. Adoption of the ~~2003~~ 2009 International Property Maintenance Code Edition. *The International Property Maintenance Code ~~2003~~ 2009 Edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Urbana, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the said ~~2003~~ 2009 International Property Maintenance Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions, and changes prescribed in Section 5-83.*

Sec. 5-82. Effect of State Law. *The adoption of the ~~2003~~ 2009 International Property Maintenance Code herein, pursuant to home rule powers, is not intended to negate any state statute on the same subject except insofar as this article imposes a more stringent requirement or standard than does the state statute. The standards referenced in this Code and listed in Chapter 8-Referenced Standards shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between common provisions of this Code and any other code or standard referenced by this Code, the provisions which afford the greatest degree of life safety shall apply.*

Sec. 5-83. Additions, Deletions, Modifications, and Amendments. *The following sections and subsections of the ICC ~~2003~~ 2009 International Property Maintenance Code, are amended and/or revised as defined in this Article, as follows:*

Section PM-~~400.4~~ 101.1 entitled "Title," is amended to read as follows:

PM-~~400.4~~ 101.1 Title: This Code (as amended) shall be known as the Property Maintenance Code of the City of Urbana, Illinois hereinafter referred to as the Property Maintenance Code, or "this Code".

Section PM-101.3 entitled "Intent," is amended and reads as follows:

PM-101.3 Intent: This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with the provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the International Building Code or the International Residential Code.

Section PM-102.3 entitled "Applications of other Codes," is amended and reads as follows:

Section PM-102.3 Applications of Other Codes: Repairs, additions or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the International Building Code or the International Residential Code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the City of Urbana's Zoning Ordinance.

~~Section PM-103.1 entitled "General," is amended to read as follows:~~

~~**Section PM-103.1 General:** The term "Code Official," as used in this Code, shall refer to the Housing Inspector.~~

Section PM-103.4 entitled "Liability," is amended to read as follows:

PM-103.4 Liability: The Code Official, officer, or employee charged with the enforcement of this Code or Property Maintenance Board of Appeals Member, while acting for the jurisdiction, shall not thereby be rendered personally liable, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of this jurisdiction until the final termination of the proceedings. The subordinate of the Building Official shall not be liable for costs in any action, suit, or proceeding that may be instituted in pursuance of the provisions of this Code; and any Officer of the Office of Building Safety Division, acting in good faith and without malice, shall be free from liability from acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

Section PM-103.5 Fees is hereby deleted.

~~Section PM-104.4.1 entitled "Access by Owner or Operator," is added to read as follows:~~

~~**PM-104.4.1 Access by Owner or Operator:** In order to safeguard the safety, health, and welfare of the general public, the Code Official is authorized to enter any structure or premises at any reasonable time for the purpose of making inspections and performing duties under this Code. If the owner, operator, or occupant refuses to consent to an inspection, a search warrant may be obtained: (a) where there is probable cause to believe that a violation exists within the particular structure; or (b) where a determination has been made to conduct a periodic systematic inspection of certain areas of the City.~~

Section PM-104.6.1 entitled "Deadlines for Compliance with Code Violations," is added to read as follows:

PM-104.6.1 Deadlines for Compliance with Code Violations. Correction of all Code Violations shall follow the time lines established by the Code Official according to the following factors:

- 1) Whether the violation poses an imminent health, life safety threat to occupants, in which case the violation must be corrected within 1 to 3 days of notice, at the discretion of the Code Official. If the violation is not corrected within the established timeframe, occupancy of the unit may be disallowed.

Examples of such violations include, but are not limited to,

- (a) Defective, dangerous, or nonfunctioning plumbing, electrical, gas or other necessary utility
- (b) No heat or a malfunctioning heating system
- (c) Blocked or locked fire exits
- (d) Serious structural problems or conditions which render a property uninhabitable
- (e) Unsanitary or unhealthy conditions of such a magnitude that they pose an imminent health threat to the occupants and/or nearby dwellings

- 2) Whether the violation poses a livability issue for the occupants, in which case the violation shall be corrected within 1 to 5 days of notice, at the discretion of the Code Official.

Examples of such violations include, but are not limited to:

- (a) Security locks on windows or doors
- (b) Broken door frame(s), door(s) or window(s)
- (c) Lack of hot water
- (d) Inoperable water closet
- (e) Leaking pipes or plumbing fixtures
- (f) Inoperable smoke detectors
- (g) No carbon monoxide detectors

- (h) Inoperable oven/range or refrigerator
 - (i) Burned out or inoperable lights in hallways, stairwells, entryways, parking areas or basements.
 - (j) Leaking roof that poses a safety or health risk
 - (k) Burned out or inoperable parking lot lighting
 - (l) Torn or missing screens (in the summer and fall)
 - (m) Broken or malfunctioning air conditioning (in hot weather)
- 3) Whether the violations involve routine maintenance in which case the violation must be corrected within 10 to 30 days of notice, at the discretion of the Code Official.

Examples of such violations include but are not limited to:

- (a) Dripping faucets
 - (b) Cracked windows
 - (d) Windows that do not open or close properly
 - (e) Missing covers for electrical outlets or switches
- 4) Multiple timelines may be assigned pursuant to any one inspection, so that those items that require correction in a shorter period of time shall be corrected while the owner is allowed additional time to correct less urgent violations.
- 5) The Code Official may extend the above time lines for good cause shown. However, there is no legal entitlement to an extension of time for repairs; "time is of the essence" in the resolution of all Code violations. Extensions of time for repairs shall be based on the good faith efforts of the owner or operator and/or the existence of circumstances beyond the owner's or operator's reasonable control.
- 6) If an owner or operator fails to comply with the deadlines set by the Code Official or his or her designee, the Code Official may issue a "Failure to Comply Ticket" according to the provisions of PM-106.4 *et seq.*

Section PM-105.2.2 entitled "Nonconforming Conditions," is added and reads as follows:

PM-105.2.2 Nonconforming conditions: If additional nonconforming conditions are encountered during the course of any approved alteration or repair which were not considered or known initially, the Code Official shall have the authority to require compliance with this code of such additional conditions. The determination of what is necessary to bring such conditions into compliance shall take into consideration the use of alternatives and/or equivalent approaches as provided for in this Code.

Section PM-106.1 entitled "Unlawful Acts," is amended to read as follows:

PM-106.1 Unlawful Acts: It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, remove, demolish, use or occupy any structure or equipment regulated by this Code, or maintain a vacant structure without a valid Vacant Structure Certificate 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 fail to obey a lawful order of the Code Official, or to remove a placard or notice posted under the provisions of this code.

Section PM-106.4 entitled "Violation Penalties," is amended to read as follows:

PM-106.4 Violations: The Code Official, or his or her designee, may impose a penalty for failure to comply with any of the deadlines set forth in PM-104.6.1, Deadlines for Compliance with Code Violations. Such penalties shall be imposed by the issuance of a "Failure to Comply Ticket."

PM-106.4.1 Failure to Comply Tickets:

(a) *General.* The Code Official, or his or her designee, is authorized to issue a Failure to Comply Ticket to any owner, operator or person that the Code Official determines has violated any of the deadlines for compliance set out in PM-104.6.1.

(b) *Method and Date of Service.* A Failure to Comply Ticket may be served on a defendant according to the procedures set forth in PM-107.3 Method of Service.

(c) *Service on Corporations and Partnerships.* Service by mail or personal delivery upon a corporation may be to its registered agent, or any officer or agent of the corporation. Service by mail or personal delivery to a partnership may be to a partner or any agent of the partnership.

(d) *Content.* A Failure to Comply Ticket shall include the name of the person or entity charged, with the offense or offenses, the code sections violated, a description of the conditions or activities constituting the violation, and instructions on the method of settling the ticket.

(e) *Settlement of Ticket.* Tickets issued under this section shall be in lieu of a summons or arrest. A person issued a Failure to Comply Ticket may settle the claim for a first offense by paying the sum of One Hundred Dollars (\$100) within seven (7) days from the time the Failure to Comply Ticket is issued. If the ticket is not paid within seven (7) days, the penalty shall automatically increase to Two Hundred Dollars (\$200). Payment of a ticket constitutes an admission of guilt.

Any person issued a Failure to Comply ticket for a second or subsequent Code violation at a particular address within twelve (12) months of the initial violation, may settle the ticket prior to being charged by written complaint in accordance with the following table:

Offense	Minimum fine if paid within 7 days	Minimum fine if paid after 7 days
Second Offense	\$200.00	\$300.00
Third Offense	\$300.00	\$400.00
Fourth Offense	\$400.00	\$500.00

PM-106.4.2. Administrative Appeal of a Failure to Comply Ticket:

(a) *General.* A defendant may contest the penalty imposed by a Failure to Comply Ticket by submitting a Notice of Appeal to the Building Official within seven (7) days of the service of a Failure to Comply Ticket as set forth in PM-107.3. The Notice of Appeal may be hand delivered or mailed, but the notice must be received within seven (7) days of service. The appeal shall be heard by an impartial hearing officer appointed by the City Administrator to hear such appeals. The hearing officer may not be a current City employee or official.

(b) *Hearing Procedures.* Upon receipt of a Notice of Appeal, the hearing officer shall set a hearing on the defendant's appeal and issue written notice to the defendant not less than seven (7) days prior to the hearing. The hearing officer may admit into evidence all relevant evidence, including inspection reports, notices, correspondence, and affidavits as well as the personal testimony of witnesses. The hearing officer shall determine, based upon a preponderance of the evidence, whether the penalty imposed by the Failure to Comply Ticket, should stand. The hearing officer's findings shall be set forth in a written decision which shall be copied to all parties.

(c) *Determinations.* If the defendant appears at the hearing and a determination is made by the hearing officer that the penalty should be voided, no payment is necessary and the hearing officer's decision shall constitute a final determination of no liability. Such a determination means that the ticket shall not count as a precedent for calculating penalties in any future Failure to Comply Ticket proceeding.

If the defendant appears at the hearing and a determination is made by the hearing officer that the ticket should be upheld, payment of the penalty shall become immediately due. If payment is not made within ten (10) days of the hearing officer's determination, then the ticket shall be referred to the City's Legal Department for further action.

If the defendant does not appear at the hearing, the hearing officer may uphold the penalty by declaring a default, without further need to hear evidence. However, the hearing officer may grant a continuance of the hearing to the defendant for good cause communicated in advance of the hearing to the hearing officer. Any continuance is discretionary on the part of the hearing officer and favored except for good cause. In the event of a default by the defendant, a penalty in the amount due after seven (7) days of the issuance of a ticket pursuant to PM-106.4.1 shall become immediately due and payable.

PM 106.4.3 Prosecution of Violations:

(a) *Circuit Court Proceedings.* If a defendant fails to correct a violation of this Code within the timeline set by the Code Official, the City may file a complaint in the circuit court seeking an order to remedy any and all violations in lieu of issuing a Failure to Comply Ticket. The complaint may seek both remedial action and fines. If a defendant fails to settle a Failure to Comply Ticket issued by the Code Official pursuant to the provisions of PM-106.4.1 and PM-106.4.2, the City may file a complaint in the circuit court for fines, Code compliance, or both. Such a proceeding shall be handled as a *de novo* complaint, with the City having the burden to prove its allegations by a preponderance of the evidence. The City shall not be limited by the penalty schedule set forth in PM-106.4.1 in determining appropriate fines in a court proceeding.

(b) *Penalties.* Upon conviction, the defendant shall be subject to a fine between Two Hundred Dollars (\$200) and Seven Hundred Fifty Dollars (\$750). Each day of noncompliance may constitute a separate and continuing violation. The City Attorney shall consider such factors as the defendant's record of Code violations, the number of repeat offenses, the severity of the violations, and the defendant's level of cooperation with the City in determining what fine is appropriate to seek.

(c) *Additional Remedies.* The City Attorney may seek remedies in addition to fines and court costs, including orders to repair the premises by a date certain.

Section PM-107.3 entitled "Method of Service," is amended to read as follows:

Section PM-107.3 Method of Service: A notice shall be deemed to be properly served upon an owner or operator if: (1) a copy thereof is delivered to the owner or operator personally, or (2) a copy thereof is mailed to the owner or operator by regular, first-class U.S. mail, postage prepaid, at the address listed with the City through the Rental Registration & Inspection Program or last known address and a copy is posted in a conspicuous place on the premises where the violation exists. If the notice is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.

~~Section PM-108.2.1 entitled "Standards for Closure," is added to read as follows:~~

~~**PM-108.2.1 Standards for Closure:** Any structure required to be closed shall have all unsecured windows and doors sufficiently covered with a minimum of 1/2 inch exterior grade plywood or equivalent material, cut to fit over the opening, and firmly attached with screws to a one inch minimum depth spaced at the maximum of 12 inches apart. The plywood or equivalent material shall be suitably coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the structure as inconspicuously as possible.~~

Section PM-108.2.2 entitled "Registration of Vacant Structures," is added to read as follows:

PM-108.2.2 Registration of Vacant Structures: Whenever any building in the city becomes a public nuisance as defined within this Code, or is a blighting influence, or hereafter becomes abandoned, vacant or unoccupied, -and or where any of the doors, windows, or other openings into such a building are boarded up or otherwise secured by any means other than conventional methods used in the design of the building, the owner thereof shall within 30 days of notification by the Code Official, register such building as a vacant structure. Notification shall be by letter sent by first class postage prepaid to the person who last paid the general real estate taxes on the property. Such registration shall be valid for a period of six months. The required fee for registration is set forth in Chapter 14 of the Urbana Code of Ordinances. The registration of the vacant structure shall not preclude action by the City to pursue demolition of the structure under the provisions of this code.

The building shall be posted with a "NO TRESPASSING" sign and 24-hour contact information, including phone number, for the owner or owner's local property management company. The posting shall be no less than 18" x 24" and shall be of a font that is legible from a distance of forty-five feet and shall contain, in addition to the name and 24-hour contact number, the words: "THIS PROPERTY IS MANAGED BY..." and "TO REPORT PROBLEMS OR CONCERNS CALL...". This posting shall be placed to the front of the property in order to be visible from the street fronting the property as follows: a) Placed on the interior of a window facing the street, or b) secured to the exterior of the building/structure facing the street, or if no such area exists, c) on a stake of sufficient size to support the posting in a location that is visible from the street but not readily accessible to vandals. Exterior postings must be constructed of and printed with weather resistant materials. The owner or owner's agent shall make monthly inspections to ensure appropriate maintenance and security and shall provide evidence of such inspections to the City upon request.

Exterior property maintenance standards will be strictly enforced for all vacant structures on the registry.

Section PM-108.2.3 entitled "Vacant Structure Plan," is added to read as follows:

PM-108.2.3 Vacant Structure Plan: ~~When~~At the time a structure is initially registered as required under PM- 108.2.2 a written vacant structure plan shall be submitted by the owner or agent to the Code Official, with a proposed date for either repairing the structure to comply with all applicable housing, health, fire, and safety laws, rules, and regulations within the time frame of the proposed date or for demolition of the structure within the time frame of the proposed date. The plan shall provide a proposed date for demolition or detail what will be done to reoccupy and bring the building into compliance with all applicable codes, including building, health, fire, and safety laws, rules, and regulations within a specific time frame that is acceptable to the Code Official.

If demolition is not proposed, the plan shall include information regarding potential reuse and/or marketing of the structure, so as to ensure a good faith effort toward re-occupancy of the building. The plan shall also include provisions to correct all exterior code violations and interior and exterior safety issues. The services of a structural engineer may be required by the Code Official to certify the safety of the structure. The plan shall include provisions for securing the structure and continued security and prevention of trespass. If the mechanical systems of the structure are not to be maintained in an operational condition, winterization of systems must be completed and utilities properly terminated to the satisfaction of the Code Official.

Other than for emergency conditions that must be repaired immediately, the work provided in the plan shall be ~~This plan must be implemented and~~ completed within six months of the date that the building is first registered under this Article. The Building Official may extend the period of compliance for an additional six months up to a period of two years from the date that the premises building was originally registered. This extension shall be granted only in instances where the owner has demonstrated a good faith effort to comply with the submitted plan ~~that they have filed pursuant to this Article. An extension of two years for the implementation of the vacant structures plan is intended to serve as an "outside limit" for registration.~~

Exterior property maintenance standards will be strictly enforced for all vacant structures on the registry.

The original vacant structures plan and time frame shall remain in effect despite a change of ownership. If there is a change of ownership, then a new registration statement shall be properly made within ten days from the date of said change indicating the names and/or addresses of the new owner(s). The new registration statement shall be made in the same manner and form as herein prescribed.

Section PM-108.2.4 entitled "Inspection of Vacant Structures," is added and reads as follows:

PM-108.2.4 Inspection of Vacant Structures: Upon registration of any building pursuant to Section PM-108.2.2, or when any such vacant building comes to the attention of the Code Official, they shall cause inspections to be made of the premises to determine the condition of such building and premises and whether there exists any fire, safety, or health hazards or violations on the premises. ~~The vacant structure shall be inspected prior to occupancy for compliance with the provisions of this Code. A registered vacant structure shall be inspected for code compliance prior to re-occupancy and clearance of the vacant structure plan.~~

~~Section PM- 108.2.5 entitled "Standards for Closure," is added to read as follows:~~

~~**PM- 108.2.5 Standards for Closure:** Any structure required to be closed shall have all unsecured windows and doors sufficiently covered with a minimum of 1/2 inch exterior grade plywood or equivalent material, cut to fit over the opening, and firmly attached with screws to a one inch minimum depth spaced at the maximum of 12 inches apart. The plywood or equivalent material shall be suitably coated with an appropriate neutral color blending with or harmonizing with the exterior colors of the structure as inconspicuously as possible.~~

~~Section PM-110.2 entitled "Notices and Orders," is amended to read as follows:~~

~~**Section PM-110.2 Notices and Orders:** The order shall specify a time in which the owner shall comply therewith and specify repairs, if any. The order shall be served on the owner of record or an agent where an agent is in charge of the building and upon the holder of any encumbrance of record. The order shall be deemed to be properly served upon such person if (1) a copy thereof is delivered to the person personally or (2) a copy thereof is mailed to the person by regular, first-class U.S. mail, postage prepaid, and a copy thereof is posted in a conspicuous place on the premises where the violation exists. If the order is served by mailing and posting, the service shall be deemed effective on the third day after mailing and posting.~~

Section PM-110.3 entitled "Failure to Comply," is amended to read as follows:

PM-110.3 Failure to Comply: Whenever the owner of a property fails to comply with a demolition order within the time prescribed, the Code Official shall seek a court order requiring the owner to demolish the said structure and upon failure to do so within a specified time, authorizing the Code Official to cause the structure or part thereof to be razed and removed. The costs incurred shall be reimbursed as specified by State Statute.

Section PM-110.4 entitled "Salvage Materials," is deleted.

Section PM-111.1 entitled "Application for Appeal," is amended to read as follows:

PM-111.1 Application for Appeal: Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Code, or of any rule or regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Property Maintenance Code Board of Appeals as herein established provided that such person shall file, with the administrative secretary of the Board, a written petition requesting such hearing and containing a statement of the grounds therefore within fourteen days after the date the notice was served. Any violation notice served pursuant to this Code shall automatically become an order if written petition for a

hearing is not filed. The Board shall be obligated to call a public meeting within 45 days after a receipt of a request for a hearing.

Section PM-111.2 entitled "Membership of Board," is amended to read as follows:

PM-111.2 Membership of Board: There shall be created a Property Maintenance Code Board of Appeals, hereafter referred to as the "Board". The Board shall have the power and shall be charged with the duty to hear and decide all appeals and variation requests. The members of the Property Maintenance Code Board of Appeals that are presently serving on the effective date of this Article are hereby appointed to the Property Maintenance Code Board of Appeals at the time that this Article becomes effective, for the remainder of the term each respectively held. The board shall consist of five members who shall be appointed by the Mayor subject to confirmation of the corporate authorities. The board members shall be qualified by education and experience in the building profession and collectively shall have the duty, responsibility, and authority to decide the matters referred to them by this Article. Regular and alternate members shall serve for a term of three years. The term of each member shall be staggered and shall expire at midnight June 30th of the year that the term is to expire.

Section PM-111.2.1 entitled "Alternate Members," is amended to read as follows:

PM-111.2.1 Alternate Members: ~~The board shall consist of five members who shall be appointed by the Mayor subject to confirmation of the corporate authorities. The board members shall be qualified by education and experience in the building profession and collectively shall have the duty, responsibility, and authority to decide the matters referred to them by this Article.~~ Two alternate members may be appointed, under the above procedure, who shall serve on the Board only in the absence of one or more of the regular members or in the case of conflict of interest of one or more of the regular members. ~~Regular and alternate members shall serve for a term of three years. The term of each member shall be staggered and shall expire at midnight June 30th of the year that the term is to expire.~~

Section PM-111.2.2 entitled "Chair," is amended to read as follows:

PM-111.2.2 Chair: The Mayor shall designate one member to serve as Chair, who shall hold that office until a successor is appointed. The Board shall select one of their members as the official Secretary of the Board, who shall sign the minutes of the meeting of the Board. The Code Official, or a representative appointed by the Code Official, shall serve as the Administrative Secretary to the Board, and shall take all petitions, and shall keep all minutes, records, and files of the Board.

Section PM-111.2.3 entitled "Disqualification of Member," is deleted.

Section PM-111.2.4 entitled "Secretary," is deleted.

Section PM 111.2.5 entitled "Compensation of members," is deleted.

Section 111.3 entitled "Notice of Meeting", is deleted

Section PM-111.3.1 entitled "Appeals," is added to read as follows:

PM-111.3.1 Appeals: The Board shall have the power and shall be charged with the duty to hear and decide appeals from any notice, decision, or determination made by the Code Official or their authorized agent under this Code and appeals from any notice, decision, or determination made by the Code Official involving existing residential buildings and made under those sections of the City's Building Code which specify requirements for existing residential buildings.

Section PM-111.3.1 entitled "Variations," is added and reads as follows:

PM-111.3.1 Variations: The Board shall have the power and shall be charged with the duty to hear and

decide requests for specific variations in the application of any provisions of this Code and any provision for existing buildings in the Building Code in those instances involving existing residential buildings where there are practical difficulties in the way of carrying out the strict letter of the law, so that the spirit and intent of the law shall be observed, public safety be secured, and substantial justice be done. Such variation shall be for limited periods of time and the Board's decision shall be filed with the City Clerk as a matter of public record. All variations granted by the Board will be filed with the County Recorder of Deeds as a *lis pendens* so as to put all new owners on notice.

Section PM-111.4 entitled "Open Hearing," is amended and reads as follows:

PM-111.3.2 111.4 Open Hearing: Four members of the Board shall constitute a quorum. In granting a variance for an application of any provision applicable to an existing residential building, affirmative votes of three members shall be required; in modifying or overruling a notice, decision, or determination of the Building Official, affirmative votes of four members shall be required. No member of the Board shall vote upon any question in which they have an interest.

Section 111.4.1 entitled "Procedure" is deleted.

Section 111.5 entitled "Postponed Hearing" is deleted

Section PM-111.6.1 entitled "~~Recorded Copies~~ "Records and Copies," is amended and reads as follows:

PM-111.6.1 ~~Recorded Copies~~ Records and Copies: The Administrative Secretary to the Board shall keep a record of each meeting so that the record clearly shows the decisions made by the Board.

Section PM-202 entitled "General Definitions," is ~~modified~~ amended as follows:

PM-202 General Definitions

~~**Deterioration:** The condition or appearance of a building or part thereof, characterized by breaks, holes, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay or neglect; or excessive use or lack of maintenance.~~

Dwellings

Rooming house is deleted.

One-family dwelling: A building containing one dwelling unit with not more than four unrelated persons.

Public Nuisance

1. The physical condition, or use of any premises regarded as a public nuisance at common law; or
2. Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises which has unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which is manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
6. Any premises from which the plumbing, heating and/or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds, or;

8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter, in danged of collapse or failure and dangerous to anyone on or near the premises.

Section PM-302.3.1 entitled "Snow Removal" is added and reads as follows:

Section PM-302.3.1 Snow Removal: For buildings containing four or more dwelling units: all sidewalks, walkways, stairs and parking areas between public sidewalks, parking lots, or driveways and entrances to the dwelling units shall be cleared of freezing rain or ice or snow when an accumulation of two inches or more in a 24 hour period has occurred.

Section PM-302.4 entitled "Weeds," is deleted.

Section PM-302.8 entitled "Motor Vehicles," is deleted.

Section PM-302.10 entitled "Storage Areas," is added and reads as follows:

PM-302.10 Storage Areas: All approved open salvage yards and open storage areas shall be completely obscured from surrounding property by a solid screen not less than six feet in height. Storage of debris, junk, or construction materials, which are not associated with an approved use, permitted by the Urbana Zoning Ordinance, or approved construction at that site, shall be prohibited.

Section PM-302.11 entitled "Loading Areas," is added and reads as follows:

PM-302.11 Loading Areas: All loading areas, automobile service stations, and drive-in food establishments shall be paved with bituminous, concrete, or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

Section PM-302.12 entitled "Storage of Firewood, etc.," is added and reads as follows:

PM-302.12 Storage of Firewood, etc.: Building materials, lumber, firewood boxes, cartons, or other containers, machinery, scrap metal, junk, raw material, fabricated goods and other items shall not be stored in such a manner as to become infested with rodents. Stored items must be elevated at least 12 inches off the ground. Firewood, in piles exceeding 20 cubic feet, must be located at least 10 feet from buildings used for human habitation, and may be piled no more than six feet high, from the point of elevation above grade.

Section PM-304.10 entitled "Stairways, Decks, Porches, and Balconies," is amended to read as follows:

PM-304.10 Stairways, Decks, Porches, and Balconies: Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. The treads and risers of every flight of stairs shall be uniform in width and height. Every stair, porch, and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud, and other debris.

Section PM-304.14 entitled "Insect Screens," is amended to read as follows:

PM-304.14 Insect Screens: Every door, window, and other outside opening used or required for ventilation purposes servicing a building containing habitable rooms, food preparation areas, food service areas, or any areas where products used in food for human consumption are processed, manufactured, packaged, stored, shall be supplied with an approved tight fitting screen of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

EXCEPTION: Screen doors shall not be required for out swinging doors or other types of

openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

Section PM-304.15 entitled "Doors," is amended to read as follows:

PM-304.15 Doors: Every hinged exterior door or dwelling unit entrance door shall be made of metal or solid core wood construction, one and three-eighths inch minimum thickness and shall be equipped with an approved single-cylinder deadbolt locking hardware. Where observation is not otherwise provided, a peep sight shall be installed in the main entrance door to each dwelling unit. Patio type doors shall have locking hardware sufficient to prevent disengagement of the active panel. All door hardware shall be maintained in good condition.

Section PM-304.18.2 entitled "Openable Windows," is amended to read as follows:

PM-304.18.2 Openable Windows: Every window, other than a fixed window shall be capable of being easily opened and shall have the hardware to hold it in the open position and hardware integral to lock it in the closed position.

Section 304.19 entitled "Parking Area Illumination," is added and reads as follows:

Section 304.19 Parking Area Illumination: Parking area lighting fixtures shall be maintained in good condition.

Section PM 305.3 entitled "Interior Surfaces," is amended to read as follows:

PM-305.3 Interior Surfaces: All interior surfaces, including windows and doors, shall be maintained in good, ~~clear~~-clean and sanitary condition, free of mold, mildew and similar substances. 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.

Section PM-305.3.1 entitled "Bathroom and Kitchen Floors," is added and reads as follows:

PM-305.3.1 Bathroom and Kitchen Floors: Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained as to permit such floors to be kept in a clean and sanitary condition.

Section PM-305.3.2 entitled "Kitchen and Bathroom Walls and Counters," is added and reads as follows:

PM-305.3.2 Kitchen and Bathroom Walls and Counters: Every toilet room, bathroom, and kitchen wall and counter surface shall be constructed and maintained so as to permit such surfaces to be kept in a clean and sanitary condition. Where such surface is exposed to direct contact with water, it shall be substantially impervious to water.

Section PM-305.3.3 entitled "Basements, Cellars, Crawl Spaces," is added and reads as follows:

PM-305.3.3 Basements, Cellars, Crawl Spaces: In every building, basements, cellars, and crawl spaces shall be maintained as to prevent conditions conducive to decay or deterioration of the structure. All areas shall not be permitted to accumulate junk, rubbish, and waste to such an extent as to create a fire hazard or to endanger public health or safety.

Section PM-305.3.4 entitled "Continual Flooding Incidents," is added and reads as follows:

PM-305.3.4 Continual Flooding Incidents: Continued or repeated incidents of building flooding as determined from the official records as provided in Section PM- 104.7 of this Code will require the unit to be vacated without recourse under the provisions of Section PM- 108.1 of this Code.

Section PM-305.3.5 entitled "Supplied Fixtures and Equipment," is added and reads as follows:

PM-305.3.5 Supplied Fixtures and Equipment: The owner or occupant of a structure or part thereof shall keep the supplied equipment and fixtures therein clean and sanitary, and shall be responsible for the exercise of reasonable care in their proper use and operation. The owner shall maintain the equipment and fixtures in a good and proper operating condition.

Section PM-305.3.6 entitled "Furnished by the Occupant," is added and reads as follows:

PM-305.3.6 Furnished by the Occupant: The equipment and fixtures furnished by the occupant of a structure shall be properly installed, and shall be maintained in good working condition, kept clean and sanitary, and free of defects, leaks, or obstructions.

Section PM-307.3.1 entitled "Garbage Facilities," is amended to read as follows:

PM-307.3.1 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 for the use of the occupants in each dwelling unit, or an approved leak-proof outside garbage container. Such facilities shall be sufficient to meet the needs of the occupants.

Section PM-308.2 entitled "Owner," is amended and reads as follows:

PM-308.2 Owner: The owner of any structure shall be responsible for the continued vermin-free condition of the structure.

Section PM-~~308.3~~ 309.3 entitled "Single Occupant," is amended and reads as follows:

PM-~~308.3~~ 309.3 Single Occupant: The owner of a structure containing a single dwelling unit or of a single nonresidential structure shall be responsible for extermination on the premises except when infestation is caused by failure of an occupant to prevent such infestation.

Section PM-~~308.4~~ 309.4 entitled "Multiple Occupancy," is amended and reads as follows:

PM-~~308.4~~ 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 extermination in all areas of the structure and exterior property. When infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for the cost of extermination.

Section PM-~~308.5~~ 309.5 entitled "Occupant," is amended and reads as follows:

PM-~~308.5~~ 309.5 Occupant: Continued or repeated incidents of rat infestation determined from the official records as provided in Section PM-~~104.7~~ 104.6 of this Code shall require the installation of rat and vermin proof walls. The rat and vermin proof walls shall be installed in accordance with the Building Code listed in Chapter 8-Referenced Standards.

Section PM-404.3 entitled "Minimum Ceiling Heights," is amended to read as follows:

PM-404.3 Minimum Ceiling Heights: Habitable spaces, other than kitchens, shall have a clear ceiling height of not less than seven feet. Hallways, corridors, laundry areas, bathrooms, toilet rooms, and kitchens shall have a clear ceiling height of not less than six feet ten inches.

EXCEPTIONS:

1. Beams or girders spaced not less than four feet on center and projecting not more than four inches below the required ceiling height, provided the minimum clear height is not less than 6 feet 8 inches.

2. In attics or top half-stories, the ceiling height shall be not less than seven feet over not less than one-third of the minimum area required by this code when used for sleeping, study, or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of five feet or more shall be included.
3. Basement rooms in one and two-family dwellings used exclusively for laundry, study, or recreation purposes having a ceiling height of not less than six feet eight inches with not less than six feet four inches of clear height under beams, girders, ducts, and similar obstructions.

Section PM-404.4.1 entitled "~~Area for Sleeping Purposes Room Area~~," is amended and reads as follows:

PM-404.4.1 ~~Area for Sleeping Purposes Room Area~~: Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet (6.51 m²) of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 40 square feet (3.72 m²) of floor area for each occupant thereof. This section shall not be used to determine the amount of off-street parking required for a dwelling unit and it shall not affect the definition of a dwelling or the limitation of the number of non-related persons who may reside therein. The provisions of the Urbana Zoning Ordinance shall control in such matters.

Section PM-502.3 entitled "Hotels," is amended to read as follows:

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

Section PM-503.1 entitled "Privacy," is amended to read as follows:

PM-503.1 Privacy: Toilet rooms and bathrooms shall provide privacy and shall not be used as the only passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

Section PM-503.1.1 entitled, "Partitions", is added and reads as follows:

PM-503.1.1 Partitions: Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room partitions, enclosures, or compartments for privacy and shall comply with fixture clearance requirements of the Plumbing Code listed in Chapter 8-Referenced Standards for such installations.

Section PM-504.1.1 entitled "Showers," is added and reads as follows:

PM-504.1.1 Showers: All shower enclosures and wall surfaces subject to direct exposure to water shall be constructed of smooth and non-absorbent materials with water tight joints, and shall be maintained as to contain and be substantially impervious to water and maintained in a sanitary condition.

Section PM-505.4 entitled "Water Heating Facilities," is amended to read as follows:

PM-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 temperatures of not less than 110 degrees Fahrenheit. No fuel burning appliances or equipment shall be located in sleeping rooms, bathrooms, clothes closets, or in closets or confined spaces opening into bathrooms or bedrooms. An approved combination temperature/pressure relief valve and relief valve discharge pipe which terminates to within six inches of the floor shall be maintained on all water heaters. All gas water heaters shall have a gas shut-off valve within easy access of the water heater.

Section PM-602.2 entitled "Residential Occupancies," is amended and reads as follows:

PM-602.2 Residential Occupancies: Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit (18 degrees Celsius) at a level of three feet (914 mm) above the floor and at a distance of three feet (914 mm) from the exterior walls in all habitable rooms, bathrooms, and toilet rooms based on the outside design temperature required for the locality by the Mechanical Code listed in Chapter 8-Referenced Standards.

PM-602.3 entitled "Heat Supply" is amended and reads as follows:

PM-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 guest room on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 15 to May 15 to maintain a room temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms at all times. The temperature shall be measured at a point three feet (914 mm) above the floor and three feet (914 mm) from the exterior walls. When the outdoor temperature is below the outdoor design temperature required for the locality by the Mechanical Code listed in Chapter 8, the owner or operator shall not be required to maintain the minimum room temperatures, provided the heating system is operating at full capacity, with supply valves and dampers in a full open position.

Section PM-602.4 entitled "Occupiable Work Space," is amended to read as follows:

PM- 602.4 Occupiable Work Space: Every enclosed occupied work space shall be supplied with sufficient heat during the period from October 1 to May 15 to maintain a temperature of not less than 65 degrees Fahrenheit, (18 degrees Celsius) during all working hours. The temperature shall be measured at a point three feet, (914 mm) above the floor and three feet (914 mm) from exterior walls.

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.

Section PM-603.3.1 entitled "Enclosure," is added and reads as follows:

PM-603.3.1 Enclosure: All furnace/mechanical areas containing fuel-fired equipment shall have a fire rated ceiling or approved sprinkler protection. All fuel-fired furnace/mechanical equipment located in occupied areas shall be enclosed by a one-hour fire resistance rated wall construction.

EXCEPTION: Equipment and equipment areas exclusively servicing and located in individual dwelling unit or tenant space.

~~Section PM-603.5 entitled "Combustion Air," is amended to read as follows:~~

~~**PM-603.5 Combustion Air:** An adequate supply of air for complete combustion of the fuel and for ventilation of the space shall be provided for fuel-burning equipment.~~

Section PM-603.7.2 entitled "Gas Connections," is added and reads as follows:

PM-603.7.2 Gas Connections: Gas appliances and equipment shall be connected by rigid pipe. A union shall be installed between the appliance/equipment and the appliance shut-off valve. All appliance/equipment gas connections shall be equipped with a drip leg, (dirt trap) placed at the appliance/equipment point of connection.

EXCEPTION: Approved, listed, flexible connectors shall be used when the connected appliance

is subject to vibration and/or is easily moved, (e.g., domestic gas cook stoves and domestic gas clothes dryers). Existing gas piping that does not pose a danger, (i.e., undersized, kinked, or exposed to damage) may remain in use until replacement of the appliance and then will be installed in accordance with the Mechanical Code listed in Chapter 8-Referenced Standards.

Section PM-603.7.7 entitled "Boiler Inspection," is added and reads as follows:

PM-603.7.7 Boiler Inspection: Each boiler and pressure vessel shall be inspected in accordance with the requirements of the State of Illinois Office of the State Fire Marshal Division of Boiler and Pressure Vessel Safety. A current copy of the inspection certificate shall be posted in the boiler room.

Section PM-603.8 entitled "Fireplaces," is added to read as follows:

PM-603.8 Fireplaces: Fireplaces and solid burning appliances shall be stable and structurally safe, and connected to an approved chimney or flue. Wood burning appliances shall be installed and maintained in accordance with the manufacturer's specifications and the Mechanical Code of the City of Urbana.

Section PM-604.2 entitled "Service," is amended to read as follows:

PM-604.2 Service: The size and usage of appliances and equipment shall be used as a basis for determining the need for additional facilities in accordance with ICC Electrical Code listed in Chapter 8-Referenced Standards. Every dwelling unit shall be served by a main service which is not less than 60 amp, three wire. Every dwelling unit shall have adequate distribution with proper grounding and bonding and sized in accordance with the ICC Electrical Code listed in Chapter 8-Referenced Standards. All occupants of the dwelling unit shall have ready access to all overcurrent devices protecting the conductor supplying that occupancy.

Section PM-605.1 entitled "Installation," is amended to read as follows:

PM-605.1 Installation: All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Overcurrent devices shall be sized according to the ampacity of the distribution wire. All plug type fuses shall be type "S" non-tamperable. All switches, receptacles, and junction boxes shall have approved cover plates, be securely mounted, and all electrical receptacles shall have adequate tension.

Section PM-605.1.1 entitled "Outlet Extensions," is added and reads as follows:

PM-605.1.1 Outlet Extensions: The use of extension cords and outlet multipliers is prohibited except for temporary extensions sized appropriately for the use, and such devices may be approved by the Code Official as safe.

Section PM-605.2 entitled "Receptacles," is amended to read as follows:

PM-605.2 Receptacles: Every habitable space or dwelling shall contain at least two separate and remote duplex receptacle outlets. Habitable spaces and dwelling units of 120 square feet in area shall have at least three separate and remote duplex outlets. A duplex outlet shall be required for each additional 50 square feet or fraction thereof. Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one wall mounted ground fault circuit interrupter, (GFCI) protected receptacle. All counter top electrical receptacles within six feet of the kitchen sink and exterior receptacles shall be GFCI protected.

Section PM-605.3 entitled "Lighting Fixtures Luminaires," is amended to read as follows:

PM-605.3 Lighting Fixtures/Luminaires: Every outdoor entrance, interior hallway, stairway, kitchen, water closet compartment, bathroom, laundry room, mechanical room, and other spaces used for storage or containing equipment requiring servicing shall be illuminated by at least one approved electric lighting fixture.

~~Section PM-606.1 entitled "General," is amended to read as follows:~~

~~**PM-606.1 General:** Elevators, dumbwaiters, and escalators shall be maintained to safely sustain imposed loads, to operate properly, and to be free of physical and fire hazards. A current copy of the City of Urbana elevator license shall be displayed in each elevator.~~

Section PM-702.1.1 entitled "Types of Exits," is added and reads as follows:

PM-702.1.1 Types of Exits: Approved exits may include doorways, passageways, corridors, interior stairways, exterior stairways, escalators, smoke proof enclosures, ramps, horizontal exits, bridges, balconies, fire escapes, and combinations thereof constructed and arranged as provided in this code and applicable sections of the Building Code as listed in Chapter 8-Referenced Standards.

~~Section PM-702.3 entitled "Locked Doors," is amended to read as follows:~~

~~**PM-702.3 Locked Doors:** All doors in the required means of egress shall be readily openable from the inner side without the use of keys, except as provided in the Building Code listed in Chapter 8-Referenced Standards. Exits from dwelling units, rooming units, guest rooms, and dormitory units shall not lead through other such units or through toilet rooms or bathrooms which have lockable doors.~~

Section PM-702.3.1 entitled "Arrangements of Exits," is added and reads as follows:

PM-702.3.1 Arrangements of Exits: Where more than one exit is required, such exits shall be remote from each other and so arranged and constructed as to minimize any possibility that more than one exit may be blocked by any fire or emergency condition.

~~Section PM-702.4.1 entitled "Travel Distance," is added and reads as follows:~~

~~**PM-702.4.1 Travel Distance:** The maximum length of exit access travel shall be as specified in Section 1015 of the Building Code. The Code Official may require a reduction of these travel distances, not to exceed 25 percent, where fire resistance ratings of exit access and exit way elements do not meet the requirements of the Building Code.~~

Section PM-702.5 entitled "Exit Signs," is added and reads as follows:

PM-702.5 Exit Signs: All means of egress shall be indicated with approved exit signs where required for the Building Code listed in Chapter 8-Referenced Standards. All exit signs shall be maintained visible and all illuminated exit signs shall be illuminated at all times that the building is occupied. Existing exit signs may continue to be used pending the approval of the Code Official.

Section PM-702.5.1 entitled "Egress Illumination," is added and reads as follows:

PM-702.5.1 Egress Illumination: All means of egress shall be equipped with artificial lighting in accordance with the requirements for new buildings in the Building Code listed in Chapter 8-Referenced Standards. Emergency lighting shall be provided in accordance with Table PM-702.5.1 and when required, shall be installed and maintained in an approved manner.

TABLE PM-702.5.1

EMERGENCY LIGHTING

Use Group**Where Required**

R (Hotels, Dormitories)	Where more than 25 rooms, unless all rooms have direct exits to the outside at grade level.
Apartments	Where greater than three stories or more than 12 units.
Rooming/Lodging	All
One- and Two-Family	Not required.
A (Assembly)	All except those used for religious worship exclusively, with a capacity less than 300.
E (Education)	All
M (Mercantile)	All except those with 3,000 square feet or less on a single floor level.
B (Business)	When two or more stories above the level of exit discharge, or when more than 100 occupants on any level above or below the level of exit discharge, or when more than 1,000 occupants.
H (High Hazard)	All
I (Institutional)	All
S (Storage)/F (Factory/Industrial)	All except when not normally occupied; or when occupied only during daylight hours with adequate natural illumination of all portions of the means of egress.

Section PM-702.6 entitled "Number of Exits," is amended and reads as follows:

PM-702.6 Number of Exits: Every habitable or occupiable floor level shall have access to not less than two (2) remote and independent exits;

EXCEPTIONS:

1. Floor levels complying with the requirements of the Building Code listed in Chapter 8.
2. Any dwelling unit with an exit directly to the street or yard at ground level, or by the way of an outside stair or enclosed stairway serving that unit exclusively, and not communicating with any floor level below the level of exit discharge, may have a single exit.
3. The stairway is completely enclosed by barriers having a fire resistance rating of at least one hour with self-closing one-hour fire protection rated doors protecting all openings between the stairway enclosure and the building;
 - (a) The stairway does not serve more than one-half story below the level of exit discharge.
 - (b) All corridors serving as access to exits have at least a one hour fire resistance rating.
 - (c) There is not more than 35 feet of travel distance from the entrance door of any living unit to an exit.
 - (d) Three-quarter hour fire rated horizontal and vertical separation between living units is provided.

Section PM-702.6.1 entitled "Enclosure Rating," is added and reads as follows:

PM-702.6.1 Enclosure Rating: Enclosures connecting not more than four floor levels shall have a fire resistance rating of not less than one-half hour with approved opening protectives. Enclosures connecting more than four floor levels shall have a fire resistance rating of not less than one-hour with approved opening protectives.

Section PM-702.6.2 entitled "Protectives," is added and reads as follows:

PM-702.6.2 Protectives: Doors opening into exit corridors and door assemblies in exit enclosures required to have a fire resistance rating shall be self-closing or automatic closing by smoke detection, with a 20-minute fire resistance rating. All separation doors shall be constructed to resist the passage of smoke and shall be equipped with closing and latching hardware.

EXCEPTIONS:

1. One and three-quarter inch solid bonded wood core doors may be approved in the place of a labeled 20-minute fire resistance door.
2. Existing non-rated room doors in buildings of Use Group R-2 protected by an approved supervised automatic alarm system may remain until normal maintenance requires their replacement.
3. Non-rated assemblies opening onto a corridor may remain in buildings equipped with approved corridor or full fire suppression systems, and where the Building Code allows a corridor fire resistance rating of less than one-half hour.

Section PM-702.7 entitled "Dead End Travel Distance", is added to read as follows:

PM-702.7 Dead End Travel Distance: All corridors which serve more than one exit shall provide direct connection to such exits. The length of a dead end corridor shall not exceed 35 feet in all uses except mercantile, business, industrial, and storage which may have a dead end or common path of travel of up to 50 feet. The dead end travel distance limitation shall be increased to 70 feet in all use groups except "H" when the building is equipped throughout with an approved automatic fire suppression system.

Section PM-702.8 entitled "Fire Escape Stairs," is added and reads as follows:

PM-702.8 Fire Escape Stairs: Fire escape stairs may be used as an element of the required means of egress, subject to the requirements and limitations of Section 3404 of the Building Code and Table PM-702.8. Fire escape stairs shall be exposed to the smallest number of door and window openings possible.

**TABLE PM-702.8
FIRE ESCAPE STAIRS**

	Fire Escape Stairs New	Fire Escape Stairs Previously Approved
Minimum Widths	22 inches (55.9 cm) clear between rails	18 inches (45.7 cm) clear between rails
Minimum Horizontal	22 inches (55.9 cm) clear between rails	18 inches (45.7 cm)
Dimension any Landing or Platform	Clear	clear
Maximum Riser Height	8 inches	12 inches (30.5 cm)
Minimum Tread, Exclusive of	8 inches	8 inches

Nosing		
Minimum Nosing or Projection Construction	No requirement	No requirement
Construction	Compliance with Section 3404.3 of the Building Code	Compliance with Section 3404.3 of the Building Code
Winders	None	Permitted subject to capacity penalty
Risers	None	No requirement
Spiral	None	Permitted subject to capacity penalty
Maximum Height Between Landing	12 feet (3.7 m)	12 feet (3.7 m)
Headroom, Minimum	6 feet, 8 inches (203 cm)	6 feet, 8 inches (203 cm)
Handrail Height	42 inches (107 cm)	42 inches (107 cm)
Access to Escape	Door or Casement Windows 24 inches by 6 feet, 6 inches (61 cm by 198 cm) or double-hung windows 30 inches by 36 inches (76 cm by 91 cm) clear opening	Windows
Level of Access Opening	Not over 12 inches (30.5 cm) above floor, steps if higher	Same
Discharge to Ground	Swing stair section permitted if approved by authority having jurisdiction	Swinging stair or ladder if approved by authority having jurisdiction
Capacity, Number of Persons	45 per unit, if access by door; 20 if access by climbing over a window sill	10; if winders or ladder from bottom balcony, 5; if both, 1

Section PM-702.8.1 entitled "Access," is added and reads as follows:

PM-702.8.1 Access: Access to a fire escape stair shall be directly to a balcony, landing, or platform. These shall be no higher than the floor or window sill level and no lower than eight inches below the floor level nor 18 inches below the window sill.

Section PM-702.9 entitled "Emergency Escape," is added and reads as follows:

PM-702.9 Emergency Escape: Every sleeping room below the fourth story of Use Group R Occupancies shall have at least one operable window or exterior door approved for emergency egress or rescue or shall have access to not less than two approved independent exits. The units must be openable from the inside to a full clear opening without the use of separate tools, special knowledge, keys or excessive force. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

EXCEPTIONS:

1. The existing sleeping room windows in private dormitories are not required to meet minimum egress size requirements as long as there is an approved continuously supervised monitored corridor fire alarm system and two independent approved means of egress from each floor level. However, upon window replacement, they will be required to meet minimum emergency egress window size requirements.
2. Buildings equipped throughout with complete automatic fire suppression systems.

Section PM-702.9.1 entitled "Dimensions," is added and reads as follows:

PM-702.9.1 Dimensions: The minimum net clear opening height dimension shall be 22 inches (559 mm). The minimum net clear opening width dimensions shall be 20 inches, (508 mm). The net clear opening area shall in no case be less than four square feet, (0.4 meters squared).

Section PM-702.9.2 entitled "Escape Area," is added and reads as follows:

PM-702.9.2 Escape Area: Each egress window from sleeping rooms must have a minimum total glass area of not less than five square feet (0.5 meters squared) in the case of ground floor windows and not less than 5.7 square feet (0.53 meters squared) in all other cases.

Section PM-702.10 entitled "Shaft Enclosures," is added and reads as follows:

PM-702.10 Shaft Enclosures: All vertical shafts shall be protected in such a fashion as to provide a barrier to fire penetration.

Section PM-703.1 entitled "Fire Resistance-rated Assemblies," is amended to read as follows:

PM-703.1 Fire Resistance-rated Assemblies: All residential use groups shall have a minimum of a one-half hour fire resistance rating between dwelling units. The fire resistance ratings of floors, walls, ceilings, and other elements and components shall be maintained.

Section PM-704.1.1 entitled "Fire Alarm System," is added and reads as follows:

PM-704.1.1 Fire Alarm System: All buildings shall be equipped with a fire alarm system as required by the Building Code listed in Chapter 8-Referenced Standards.

EXCEPTION: Previously approved manual fire alarm systems shall be accepted as meeting this requirement.

Section PM-704.5 entitled "Carbon Monoxide Detectors," is added and reads as follows:

PM-704.5 Carbon Monoxide Detectors:

1. Every dwelling unit shall be equipped with at least one approved carbon monoxide detector alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, referenced standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.
2. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
3. The carbon monoxide alarms may be either battery powered, plug-in with battery backup, or wired into the structure's AC power line with secondary battery back-up.

EXCEPTIONS: The following residential units shall not require carbon monoxide detectors.

1. A residential unit in a building that does not rely on combustion of fossil fuel for heat, ventilation, or hot water, is not connected in any way to a garage, and is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Official, to receive carbon monoxide from that source.

2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Official.

Section PM-705.3 entitled "Fire Standpipe Systems," is added and reads as follows:

PM-705.3 Fire Standpipe Systems: All buildings having a floor used for human occupancy located more than four stories above grade shall be provided with standpipes according to the Building Code listed in Appendix A, except that an automatic water supply, hose, and cabinets are not required. The standpipe shall have a Fire Department approved connection, with hose connections at each floor level. Hose connections shall be identified and accessible. If provided with hose, it shall be in proper position, ready for operation, dry, and free of deterioration.

Section PM-705.4 entitled "Fire Extinguishers," is added and reads as follows:

PM-705.4 Fire Extinguishers: Portable fire extinguishers shall be installed and maintained in all occupancies other than one- and two-family dwellings in accordance with the International Fire Code listed in Chapter 8-Referenced Standards. All residential occupancies shall have a minimum 2A10BC extinguisher per floor level accessible to all occupants of that floor, except that multiple family dwellings may have a minimum of one 1A10BC extinguisher located in each dwelling unit.

Section PM-705.7 entitled "Commercial Kitchen Exhaust Systems," is added and reads as follows:

PM-705.7 Commercial Kitchen Exhaust Systems: Commercial kitchen exhaust hood and duct systems, other than steam tables, completely enclosed ovens, cooking appliances located within a dwelling unit, and not used for commercial purposes and auxiliary cooking equipment that does not produce grease laden vapors, shall be equipped with an approved automatic fire suppression system.

Section PM-705.8 entitled "High Hazard Use," is added and reads as follows:

PM-705.8 High Hazard Use: All buildings and portions thereof of high hazard use as defined by the Building Code listed in Chapter 8-Referenced Standards shall be equipped throughout with an approved automatic fire suppression system.

Secs. 5-81 - 5-90. Reserved.