

ORDINANCE 58 REPEALED BY ORDINANCE 97

58. RENTAL HOUSING CODE (NOVEMBER 19, 1984)

ARTICLE I

ADMINISTRATION ENFORCEMENT

SECTION PM-100.0 GENERAL

PM-100. - Title: These regulations shall be known as the Housing Rental Code of the City of Groton, hereinafter referred to as the property maintenance code or "this code".

PM-100.2 Scope: This code is to protect the public health, safety and welfare in all covered rental properties and on all existing premises as hereinafter provided, by:

1. Establishing minimum maintenance standards for all premises rental to two or more families for basic equipment and facilities for light, ventilation, space heating and sanitation; for safety from fire; for space, use and location; and for safe and sanitary maintenance of all structures and premises now in existence;
2. Fixing the responsibilities of owners, operators and occupants of all covered rental premises.
3. Providing for administration, enforcement and penalties.

PM-100.3 Intent: This code shall be construed liberally and justly to insure public health, safety and welfare insofar as they are affected by the maintenance of structures and premises.

PM-100.4 Other regulations: The provisions in this code shall not be construed to prevent the enforcement of other ordinances or regulations which prescribe standards other than are provided herein.

PM-100.5 Application of building code: Any repairs or alterations to a structure, or changes of use herein, which may be caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building code.

PM-100.6 Existing remedies: The provisions in this code shall not be deemed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any buildings which are deemed to be dangerous, unsafe and unsanitary.

SECTION PM-101.0 VALIDITY

PM-101.1 Validity: If any section, subsection, paragraph, sentence, clause or phrase of this code shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this code which shall continue in full force and effect, and to this end the provisions of this code are hereby declared to be severable.

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PM-101.2 Saving clause: This code shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

SECTION PM-102.0 EXISTING STRUCTURES

PM-102.1 Existing structures: As provided in Section PM-100.0, this code establishes minimum requirements for the initial and continued occupancy and use of all structures and premises and does not replace or modify requirements otherwise established by ordinance which may be additional or more stringent for the construction, repair, alteration, or use of structures, equipment or facilities.

SECTION PM-103.0 ENFORCEMENT AUTHORITY

PM-103.0 There shall be a housing code enforcement official appointed by Mayor and Council for a period of two (2) years.

PM-103.1 Officer: It shall be the duty and responsibility of the housing code official to enforce the provisions of this code as herein provided.

PM-103.2 Relief from personal liability: Any code official, official, officer or employee who acts in good faith and without malice in the discharge of duties of enforcement of this code is relieved of all personal liability for any damage that may accrue to persons or property as a result of such acts or alleged failure to act. Further, the code official shall not be held liable for any costs in any action, suit or proceeding that may be instituted by the code official or employee shall be defended or represented by the jurisdiction's attorney-at-law until the final termination of the proceedings.

PM-103.3 Official records: An official record shall be kept of all business and activities of the department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and under reasonable regulations established by the code official to maintain the integrity and security of such records.

SECTION PM-104.0 DUTIES AND POWERS OF HOUSING CODE OFFICIAL

PM-104.1 General: The housing code official shall enforce all the provisions of this code relative to the maintenance of structures and premises, except as may otherwise be specifically provided for by other regulations.

PM-104.2 Notices and orders: The housing code official shall issue all necessary notices and orders to abate illegal or unsafe conditions to insure compliance with the code requirements for the safety, health, and general welfare of the public. The housing code official shall notify the landlord in writing of all complaints received.

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PM-104.3 Inspections: In order to safeguard the safety, health and welfare of the 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.

PM-104.3.1 Right of entry: If any owner, occupant, or other person in charge of a structure subject to the provisions of this code refuses, impedes, inhibits, interferes with, restricts, or obstructs entry and free access to any part of the structure or premises where inspection authorized by this code is sought, the administrative authority may seek, in a court of competent jurisdiction, an order that such owner, occupant or other person in charge cease and desist with such interference.

PM-104.3.2 Access by owner or operator: Every occupant of a structure or premises shall give the owner or operator thereof, or agent or employee, access to any part of such structure or its premises at reasonable times for the purpose of making such inspection, maintenance, repairs, or alterations as are necessary to comply with the provisions of this code.

PM-104.4 Credentials: The housing code official or the code official's authorized representative shall disclose proper credentials of their respective office for the purpose of inspecting any and all buildings and premises in the performance of duties under this code.

PM-104.5 Coordination of enforcement: Inspection of premises, the issuance of notices and orders and enforcement thereof shall be the responsibility of the housing code officials so charged by the jurisdiction. Whenever, in the opinion of a housing code official, initiating an inspection under this code, it is deemed necessary or desirable to have inspections by any other department, the code official, shall make reasonable effort to arrange for the coordination of such inspections, so as to minimize the number of visits by inspectors, and to confer with the other departments for the purpose of eliminating conflicting orders before any are issued. A department shall not, however, delay the issuance of any emergency orders which it determines must be issued.

PM-104.6 Rule making authority: The housing code official shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this code or violating accepted engineering practice involving public safety.

PM-104.7 Annual report: At least annually, the housing code official shall submit to the chief authority.

SECTION PM-105.0 CONDEMNATION

PM-105.1 General: When a structure or part thereof is found by the housing code official to be unsafe, or when a structure or part thereof is found unfit for human occupancy or use, or is found unlawful, it may be condemned pursuant to the provisions of this code and may be placarded and

vacated. It shall not be re-occupied without approval of the housing code official. Unsafe equipment shall be placarded and placed out of service.

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PM-105.1.1 Unsafe structures: An unsafe structure is one in which all or part thereof is found to be dangerous to life, health, property, or the safety of the public or its occupants because it is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that it is likely to partially or completely collapse.

PM-105.1.2 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 it is found to be a hazard to life, health, property or safety of the public or occupants of the premises or structure. Unsafe equipment may contribute to the finding that the structure is unsafe or unfit for human occupancy or use.

PM-105.1.3 Structure unfit for human occupancy: A structure is unfit for human occupancy or use whenever the code official finds that it is unsafe, unlawful, or because of the degree in which it lacks maintenance or is in disrepair, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because its location constitutes a hazard to its occupants or to the public.

PM-105.1.4 Unlawful structure: An unlawful structure is one found in whole or in part to be occupied by more persons than permitted, or without a certificate of occupancy, under this code, or was erected, altered or occupied contrary to law.

PM-105.2 Closing of vacant structures: If the structure or part thereof is vacant and unfit for human habitation, occupancy or use and is not in danger of structural collapse, the housing code official may post a placard of condemnation on the premises and may order the structure closed up so it will not be an attractive nuisance to youngsters. Upon failure of the owner to close up the premises within the time specified in the order, the housing code official shall cause it to be closed through any available public agency or by contract or arrangement by private persons and the cost thereof shall be discharged against the real estate upon which the structure is located and shall be a lien upon such real estate.

SECTION PM-106.0 NOTICES AND ORDERS

PM-106.1 Notice to owner or to person or persons responsible: Whenever the housing code official determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occurred, or whenever the code official has condemned any structure or equipment under the provisions of Section PM-10.0, notice shall be given to the owner or the person or persons responsible thereof in the manner prescribed below. If the housing code official has condemned the property or part thereof, the housing code official shall give notice to the owner and to the occupants of the intent to placard and to vacate the property or to order equipment out of service.

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PM-106.2 Form: Such notice prescribed in Section PM-106.1 shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the reason or reasons why it is being issued;
4. Include a correction order allowing a reasonable time for the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code, and;
5. Include an explanation of the owner's right to seek modification or withdrawal of the action by petition to an appeals board or appropriate review board.

PM-106.3 Service: Such service shall be deemed to be properly served upon such owner if a copy thereof is delivered to the owner personally; or by leaving the notice at the usual place of abode, in the presence of someone in the family of suitable age and discretion who shall be informed of the contents thereof; or by certified or registered mail addressed to the owner at the last known address with return receipt requested; or if the certified or registered letter is returned with receipt showing that it has not been delivered, by posting a copy thereof in a conspicuous place in or about the structure affected by such notice.

PM-106.4 Penalties: Penalties for non-compliance of orders and notices shall be subject to the penalties set forth in Section PM-109.2.

PM-107.1 Placarding of structure: After the condemnation notice required under the provisions of this code has resulted in an order by virtue of failure to comply within the time given, the housing code official may post on the premises or structure or parts thereof, or on defective equipment, a placard bearing the words: CONDEMNED UNFIT FOR HUMAN OCCUPANCY OR USE, and a statement of the penalties provided for any occupancy or use or for removing the placard. The owner or the person or persons responsible for the correction of violations shall have removed themselves from the property on failure to comply with the correction order in the time specified, but other occupants shall be given a reasonable time thereafter to vacate.

PM-107.2 Prohibited use: Any person who shall occupy a placarded premises or structure or part thereof, or shall use placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises shall be liable for the penalties provided by this code.

PM-107.3 Removal of placard: The housing code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the housing code official shall be subject to the penalties provided by this code.

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SECTION PM-108.0 EMERGENCY ORDERS

PM-108.1 General: Whenever a housing code official finds that an emergency exists on any premises, or in any structure or part thereof, or on any defective equipment which requires immediate action to protect the public's health and safety or that of the occupants thereof, the housing code official may, with proper notice and service in accordance with the provisions of Section PM-106.0, issue an order reciting the existence of such an emergency and requiring the vacating of the premises of such action taken as the housing code official deems necessary to meet such emergency. Notwithstanding other provisions of this code, such orders shall be effective immediately, and the premises or equipment involved, shall be placarded immediately upon service of the order.

PM-108.2 Hearing: Any person to whom such order is directed shall comply therewith. They may thereafter, upon petition directed to the appeals board, be afforded a hearing as prescribed in this code. Depending upon the findings of the board at such hearing as to whether the provisions of this code and the rules and regulations adopted pursuant thereto have been complied with, the board shall continue such order or modify or revoke it.

SECTION PM-109.0 VIOLATIONS

PM-109.1 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 cause same to be done, contrary to or in conflict with or in violation of any of the provisions of this code.

PM-109.2 Penalty: Any person, firm or corporation, who shall violate any provision of this code shall, upon conviction thereof, be subject to a fine of not more than \$100.00 or imprisonment for a term not to exceed thirty (30) days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

PM-109.3 Prosecution: In case any violation order is not promptly complied with, the code official may request the jurisdiction's legal representative to institute an appropriate action or proceeding at law to exact the penalty provided in Section PM-109.2. Also, the housing code official may ask the legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering that person:

1. To restrain, correct or remove the violation or refrain from any further execution of work;
2. To restrain or correct the erection, installation, or alteration of such structure;
3. To require the removal of work in violation, or;
4. To prevent the occupation or use of the structure, or part thereof erected, constructed, installed or altered in violation of, or not in compliance with, the provisions of this code, or in violation of a plan or specification under which an approval, permit or certificate was issued.

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SECTION PM-110.0 RIGHT TO APPEAL

PM-110.1 Petition: 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 board, provided that such person shall file, in the office of the board, a written petition requesting such hearing and containing a statement of the grounds therefore within 20 days after the day the notice was served.

PM-110.2 Appeals Board: In order to protect existing structures in the jurisdiction by vigorous enforcement of the provisions of this code, there shall be and is hereby created a property maintenance code appeals board, hereafter referred to as the board, consisting of five members who shall be appointed by the Mayor and Council.

PM-110.2.1 Membership: Said board shall consist of five resident and electors of the jurisdiction appointed by the Mayor and Council including one person skilled in real estate and property management for at least two years; one general contractor for at least three years; one registered architect or other person, whose profession has been in the building trades for at least three years; one citizen who is a renter for at least two years; and one citizen who is a home owner for at least two years. The board shall elect one member to act as the chairman, who will serve one year. Each member shall have been a resident of the jurisdiction for at least one year prior to appointment. The renter member and the homeowner member will be asked to resign if their status as renter or homeowner is changed. The Mayor and Council may appoint, for a term of one year, two alternate members of such board, in addition to the five members above provided for, who shall act with full power only when a member of the board refuses to vote because of interest or when a member is absent. Thereafter, all appointments shall be for a period of two years. Each member shall serve until a successor has been appointed. The board shall elect one member who shall act as secretary to the board.

PM-110.2.2 Vote: The board shall hear all appeals relative to the enforcement of this code, and by a concurring vote of the majority of its members (3) may reverse or affirm wholly or partly, or may modify the decision appealed from, and shall make such order or determination as in its opinion ought to be made. Failure to secure such concurring votes shall be deemed a confirmation of the decision of the housing code official.

PM-110.2.3 Financial interest: A member of the board shall not participate in any hearings or vote on any appeal in which that member has a direct or indirect financial interest, or is engaged as a contractor, or is engaged in the preparation of plans and specifications, or in which that member has any personal interest

PM-110.3 Records: The secretary of the board shall keep a record of each meeting so that the record shows clearly the basis for each decision made by the board.

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ARTICLE 2

DEFINITIONS

SECTION PM-200.0 GENERAL

PM-200.1 Scope: Unless otherwise expressly stated, the following terms shall, for the purpose of this code, have the meanings indicated in this article.

PM-200.2 Interchangeability: Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.

PM-200.3 Terms defined in other codes: Where terms are not defined in this code and are defined in the building, plumbing and/or mechanical codes, they shall have the same meanings ascribed to them as in those codes.

PM-200.4 Terms not defined: Where terms are not defined under the provisions of the building, plumbing and/or mechanical codes, they shall have ascribed to them their ordinarily accepted meanings or such as the context herein may imply.

SECTION PM-201.0 APPLIED MEANING OF WORDS AND TERMS

Approved: Approved, as applied to a material, device, or method of construction, shall mean approved by the code official under the provisions of this code, or approved by other authority designated by law to give approval in the matter in question.

Basement: That portion of a building which is partly below and partly above grade, and having at least one-half its height above grade (see "Cellar").

Building code: The building code officially adopted by the legislative body of this jurisdiction, or such other code as may be officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures.

Building official: The official designated by the jurisdiction to enforce building, zoning or similar laws, or a duly authorized representative.

Family: Any number of individuals occupying a dwelling unit and living and cooking together as a single non-profit housekeeping unit, with all rooms used in common. More than two persons, exclusive of issue and domestic servants, not related by blood, marriage, or adoption, shall not be considered to constitute one family.

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Cellar: That portion of a building which is partly or completely below grade, and having at least one-half its height below grade (see basement).

Central heating: The heating system permanently installed and adjusted so as to provide the distribution of heat to all habitat rooms, bathrooms and water closet compartments from a course outside of these rooms.

Code official: The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

Condemn: To adjudge unfit for use or occupancy.

Condemnation: The act of judicially condemning.

Dwellings:

Dwelling unit: A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Enforcement officer: The official designated herein or otherwise charged with the responsibilities of administering the code, or the official's authorized representative.

Exterior property areas: The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination: The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poison spraying, fumigating, trapping, or by any other approved pest elimination methods.

Garbage: The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Habitable space: Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage, or utility space, and similar areas are not considered habitable space.

Infestation: The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

Junk vehicle: Any vehicle which is without a currently valid license plate or plates and is in either a rusted, wrecked, discharged, dismantled, partly dismantled, inoperative, or abandoned condition. A junk vehicle shall be classified as to its condition in one of the two following categories:

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- 1 - **Restorable:** A junk vehicle that is in a condition whereby repairs to same could be made to place it in operating condition without exceeding the estimated value when repaired.
- 2 - **Wreck:** A junk vehicle in such condition that it is economically unsound to restore same to operating condition considering the repairs to be made, age of the vehicle, market value of the vehicle if it were restored or in such condition that the public officer determination that it warrants such classification.

The housing code official shall make the final determination as to the classification to be assigned to any one particular vehicle.

Let for occupancy or let: To permit possession or occupancy of a dwelling, dwelling unit, rooming unit, building or structure by a person who shall be legal owner or not be the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Maintenance: Conformance of a building and its facilities to the code under which the building was constructed.

Multi-family (multiple) dwellings: See "Dwellings".

Occupant: Any person over one year of age,(including owner or operator) living and sleeping in a dwelling unit or having actual possession of said dwelling or rooming unit.

Openable area: That part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoor.

Operator: Any person who has charge, care of control of a structure or premises which is let or offered for occupancy.

Owner: Any person, agent, firm, or corporation having a legal or equitable interest in the property.

Person: Includes a corporation or co-partnership as well as an individual.

Plumbing: The practice, materials, and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances, and appurtenances within the scope of the - plumbing code.

Plumbing fixture: A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises and demands a supply of water therefrom; or discharges used water, liquid-borne waste materials, or sewerage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

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Premises: A lot, plot or parcel of land including the buildings or structures thereon.

Public nuisance: Includes the following:

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 have unsanitary sewerage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation or use; or
5. Any premises which are manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property;
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 are unsanitary, or which are littered with rubbish or garbage, or which have 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 as not to provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises.

Renovation: A building and its facilities made to conform to present day minimum standards of sanitation, fire and life safety.

Residence building: A building in which sleeping accommodations or sleeping accommodations and cooking facilities as a unit are provided; except when classified as an institution under the building code.

Rubbish: Combustible and noncombustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

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ARTICLE 3

ENVIRONMENTAL REQUIREMENT

SECTION PM-300.0 GENERAL

PM-300.1 Scope: The provisions of this article shall govern the minimum conditions for maintenance of exterior property premises and structures. Premises shall comply with the conditions herein prescribed insofar as they are applicable.

PM-300.2 Responsibility: The owner of the premises shall maintain such structures and premises in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use premises which do not comply with the following requirements of this article.

PM-300.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION PM-301.0 PREMISES CONDITIONS

PM-301.1 Insect and rat control: An owner of a structure or property shall be responsible for the extermination of insects, rats, vermin, or other pests in all exterior areas of the premises. Whenever infestation exists in the shared or public parts of the premises of other than a single-family dwelling, extermination shall be the responsibility of the owner.

PM-301.2 Weeds: All areas shall be kept free from weeds or plant growth which is detrimental to the public health and welfare.

PM-301.3 Grading and Drainage: All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

SECTION PM-302.0 EXTERIOR STRUCTURE

PM-302.1 Foundation walls: All foundation walls shall be maintained so as to carry the safe design and operating dead and live loads shall be maintained plumb and free from open cracks and breaks, so as not to be detrimental to public safety and welfare.

Structure: That which is built or constructed, including without limitation because of enumeration, buildings for any occupancy or use whatsoever, fences, signs, billboards, fire escapes, chute escapes, railings, water tanks, towers, open grade steps, sidewalks or stairways, tents or anything erected and framed of component parts which is fastened, anchored or rests on a permanent foundation or on the ground.

Supplied: Installed, furnished or provided by the owner or operator.

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Ventilation: The process of supplying and removing air by natural or mechanical means to or from any space.

Mechanical: Ventilation by power-driven devices.

Natural: Ventilation by opening to outer air through windows, skylights, doors, louvers, or stacks without wind-driven devices.

Workmanlike: Whenever the words "workmanlike state of maintenance and repair" are used in this code, they shall mean that such maintenance and repair shall be made in a reasonably skillful manner.

Yard: An open unoccupied space on the same lot with a building extending along the entire length of street, or rear or interior lot.

PM-302.2 Insect screens: Every door and window or other outside opening used for ventilation purposes shall be supplied with approved screening, and every swinging screen door shall have a self-closing device in good working condition, except that such screens shall not be required for areas on a floor above the fifth floor and screen doors shall not be required on non-residential structures or structures where the doors are required to swing out as required in the building code.

PM-302.3 Door hardware: Every exterior door, door hinge, or door latch shall be maintained in good condition. Door locks in rental housing units shall be in good repair and capable of tightly securing the door.

PM-302.4 Exterior walls: Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly coated when required to prevent deterioration, and maintain acceptable appearance.

PM-302.5 Roof: The roof area and walls of all dwelling units shall be impervious to rain.

PM-302.6 Windows: All windows shall be (1) glazed with glass panes or approved substitute (2) without holes or cracks in the glazing (3) tight fitting.

ARTICLE 4

LIGHT VENTILATION AND SPACE REQUIREMENTS

SECTION PM-400.0 GENERAL

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PM-400.1 Scope: The provisions of this article shall govern the minimum conditions and standard for the light, ventilation and space for the occupancy of a structure. All light, ventilation and space conditions shall comply with the requirements herein prescribed insofar as they are applicable.

PM-400.2 Responsibility: The owner of the structure shall provide and maintain such light and ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use any premises which does not comply with the following requirements of this article.

PM-400.3 Access to public property: All structures shall be provided access to public property. Such access means shall be maintained unobstructed.

PM-400.4 Open space: An open space when used for the origin of light and ventilation shall be maintained and unobstructed.

PM-400.5 Alternative devices: In place of the means for natural light and ventilation herein prescribed, alternative arrangement of windows, louvers, and other methods and devices that will provide the equivalent minimum performance requirements shall be permitted when complying with the building code.

SECTION PM-401 LIGHT VENTILATION AND SPACE

PM-401-1 Every habitable room shall have at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room.

PM-401.2 Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in Section 512.1 of the Connecticut basic building code except where the bathroom or water closet compartment is adequately ventilated by a ventilation system which is kept in continuous or automatic operation and approved by the Housing Code Official.

PM-401.3 Every dwelling unit shall contain at least 150 square feet of floor area, calculated on the basis of total usable floor area of habitable rooms.

ARTICLE 5

PLUMBING FACILITIES AND FUTURE REQUIREMENTS

SECTION PM-500.0 GENERAL

PM-500.1 Scope: The provision of this article shall govern the minimum plumbing facilities and fixtures to be provided. All plumbing facilities and fixtures shall comply with the requirements herein prescribed insofar as they are applicable.

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PM-500.2 Responsibility: The owner of the structure shall provide and maintain such plumbing facilities and fixtures in compliance with these requirements. A person shall not occupy as owner occupant or let to another for occupancy or use any structure or portion thereof or premises which does not comply with the following requirements of this article.

SECTION PM-501 REQUIRED FACILITIES

PM-501.1 Every dwelling unit shall have a flush water closet and a single lavatory basin and bathtub or shower.

PM-501.2 The WATER-HEATING FACILITIES necessary to provide the hot water required under the Connecticut Basic Building Code shall be properly installed and connected to the hot water lines required under the code, shall be maintained in safe and good working condition, and shall be capable of heating water to such temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120 degrees F. Such supplied water-heating facility shall be capable of meeting the requirements of this subsection when the rental housing unit, rooming house, or rooming unit heating facility required under the provisions of the code are not in operation.

PM-501.3 Every hot water facility shall:

- (1) Not use gasoline as fuel;
- (2) Not be of the portable type if using solid liquid or gaseous fuel;
- (3) If employing a flame, be connected to a flue or vent in manner required by the statutes, ordinances and regulations of the State of Connecticut and the City of Groton;
- (4) If employing solid or liquid fuels, have a fire-resistant panel beneath it

ARTICLE 6

MECHANICAL AND ELECTRICAL

SECTION PM-600.0 GENERAL

PM-600.1 Scope: The provisions of this article shall govern the minimum mechanical and electrical facilities and equipment to be provided. All mechanical and electrical facilities and equipment shall comply with the requirements herein prescribed insofar as they are applicable.

PM-600.2 Responsibility: The owner of the structure shall provide and maintain such mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or let to another for occupancy or use any premises which does not comply with the following requirement of this article.

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SECTION 601.0 HEATING FACILITIES

PM-601.1 Every rental housing unit shall be supplied with HEATING FACILITIES which are properly installed, and maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms and water close compartments located therein to a temperature of at least 68 degrees, F., at a distance three feet above floor level when outdoor temperature is 10 degrees F . Either central or space heating facilities may be used but must meet the following requirements:

- (a) Every central heating unit and/or central hot water heating unit shall:
 - (1) Have every heat duct, steam pipe and/or hot water pipe free of leaks and functioning properly to provide an adequate amount of heat and/or hot water to the intended place of delivery.
 - (2) Be provided with seals between sections of hot air furnaces to prevent the escape of noxious gases into heat ducts;
 - (3) If employing electricity, be connected to an electric circuit of adequate capacity in an approved manner, and
 - (4) Be provided with automatic or safety devices and be installed and operated in the manner required by the statutes, ordinance and regulations of the State of Connecticut and the City of Groton,
 - (5) Be located at least two (2) feet away from any wall or be equipped with insulation sufficient to prevent the over-heating of any wall in a manner required by the statutes, ordinances and regulations of the State of Connecticut and the City of Groton.

PM-602 ELECTRICAL FACILITIES

PM-602.1 Every common hallway and stairway in every multiple dwelling shall be ADEQUATELY LIGHTED with lighting facilities sufficient to provide at least one (1) foot-candle of light at the floor or stair tread level at all times. Every common hallway and stairway in structures devoted solely to dwelling occupancy and containing not more than four rental housing units may be supplied with conveniently located light switches controlling an adequate lighting system which may be turned on when needed, instead of full-time lighting.

PM-602.2 Every rental housing unit and all public and common areas shall be supplied with electric service outlets, and fixtures, which shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a manner

prescribed by the ordinance rules and regulations of the City. The capacity of such service and the number of outlets and fixtures shall be:

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- (a) Every habitable room shall have an electric service and outlets and/or fixtures capable of providing at least three (3) watts per square foot of floor area.
- (b) Every habitable room shall have at least one (1) wall-type electric convenience outlet for each sixty (60) square feet or fraction thereof of floor area, and in no case less than two (2) such outlets.
- (c) Every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one (1) ceiling or wall-type electric light fixture.

ARTICLE 7

FIRE SAFETY REQUIREMENTS

SECTION PM-700.0- GENERAL

PM-700.1 Scope: The provisions of this article shall govern the minimum fire safety facilities and equipment to be provided. All structures shall be constructed and maintained to prevent any fire hazards, and in a manner conducive to fire safety. All fire safety facilities and equipment shall comply with the requirement herein prescribed insofar as they are applicable.

PM-700.2 Responsibility: The owner of the structure shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and the fire prevention code. A person not occupying as owner-occupant or let to another for occupancy or any premises which do not comply with the following requirements of this article.

SECTION PM-701.0 SMOKE DETECTION AND WARNING EQUIPMENT

PM-701.1 In each guest room, suite or sleeping area of hotels, motels, lodging or room houses, and dormitories, and in each rental housing unit within apartment houses and one and two-family dwellings, smoke detectors in addition to those required elsewhere in this code shall be provided as follows:

PM-701.1.2 Each such guest room, suite, sleeping area or rental housing unit shall be provided with a minimum of one approved smoke detector installed in a manner and location approved by the local fire marshal and the responsible building official. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual guest room, suite, sleeping area, or rental housing unit.

PM-701.3 CONNECTICUT FIRE SAFETY CODE

PM-701.3.1 Smoke detectors required by this section shall provide protection in accordance with NFPA-74-/1978, and the documents required therein shall be furnished.

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P14-701.4 MAINTENANCE OF EXITS

PM-701.4.1 No door in any means of egress shall be locked against egress when the building is occupied.

ARTICLE 8

RESPONSIBILITIES OF OWNERS AND OCCUPANTS

SECTION PM-800.0 GENERAL

PM-800.1 Scope: The provisions of this article shall govern the responsibilities of persons for the maintenance of structures, and the equipment and premises thereof.

PM-800.1.1 The following responsibilities of owners and occupants are in addition to those specified elsewhere in this ordinance.

SECTION PM-801 SANITARY CONDITIONS

PM-801.1 Every owner of a dwelling containing two or more rental housing units shall be responsible for maintaining in a clean and sanitary condition the shared or common areas of the dwelling and premises thereof.

PM-801.2 Every occupant of a rental housing unit shall dispose of all his rubbish in a clean and sanitary manner by placing it in the rubbish containers required.

PM-801.3 Every occupant of a rental housing unit shall dispose of all his garbage and any other organic waste which might be food for rodents, in a clean and sanitary manner, by placing it in the garbage disposal facilities or garbage storage containers required.

PM-801.4 Every occupant of a rental housing unit shall keep all plumbing fixtures therein, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operations thereof.

ARTICLE 9

GENERAL REQUIREMENTS

PM-900.1 No rental housing unit or rooming unit shall be created within an existing structure or converted, remodeled or altered so as to create an additional rental housing unit or rooming unit unless the housing inspector has issued a written permit certifying that the plans and specifications for such work indicate that the provisions of this ordinance will be complied with. Said permit shall be a prerequisite to the issuance of any permits for such work by the building inspector.

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EFFECTIVE DATE

PM-900.2

This ordinance shall take effect sixty (60) days after its passage, provided, however, in the event a petition shall be filed requesting a special election for the approval of this ordinance, it shall take effect sixty (60) days after its approval at such election.

"CONFLICT"

PM-900.3 In case of conflict with other ordinances, laws, regulations, or codes, the provision which establishes the higher standard of public health and safety shall prevail.

Initially approved: October 15, 1984
Finally approved: November 19, 1984