

**97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING
CODE**

(AUGUST 1, 1994)

TABLE OF CONTENTS

100.0	ARTICLE 1 - ADMINISTRATION ENFORCEMENT	1
PM 100.0	General.....	3
PM 101.0	Validity.....	4
PM 102.0	Existing Structures.....	4
PM 103.0	Enforcement Authority.....	4
PM 104.0	Duties and Powers of Building Official.....	5
PM 105.0	Condemnation.....	6
PM 106.0	Notices and Orders.....	7
PM 107.0	Placarding	8
PM 108.0	Emergency Orders	9
PM 109.0	Violations	9
PM 110.0	Right to Appeal	10
200.0	ARTICLE 2 - DEFINITIONS	11
PM 200.0	General.....	11
PM 201.0	Applied Meaning of Words and Terms.....	12
300.0	ARTICLE 3 - ENVIRONMENTAL ENFORCEMENT	16
PM 300.0	General.....	16
PM 301.0	Premises Condition.....	17
PM 302.0	Exterior Structure.....	17
PM 303.0	Interior Structure.....	19
400.0	ARTICLE 4 - LIGHT VENTILATION AND SPACE REQUIREMENTS	20
PM 400.0	General.....	20
PM 401.0	Light.....	21
PM 402.0	Ventilation.....	22
PM 403.0	Occupancy Limitations.....	22

**97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING
CODE**

(AUGUST 1, 1994)

500.0	ARTICLE 5 - PLUMBING FACILITIES AND FUTURE REQUIREMENTS.....	24
PM 500.0	General.....	24
PM 501.0	Required Facilities.....	24
PM 502.0	Toilet Rooms.....	24
PM 503.0	Plumbing Fixtures.....	25
PM 504.0	Water System.....	25
PM 505.0	Sanitary Drainage System.....	26
PM 506.0	Storm Drainage.....	26
600.0	ARTICLE 6 - MECHANICAL AND ELECTRICAL.....	26
PM 600.1	General.....	26
PM 601.0	Heating Facilities.....	26
PM 602.0	Electrical Facilities.....	28
PM 603.0	Elevators, Escalators and Dumbwaiters.....	29
700.0	ARTICLE 7 - FIRE SAFETY REQUIREMENTS.....	29
PM 701.0	Means of Egress.....	29
PM 702.0	Accumulations and Storage.....	31
PM 703.0	Fire Resistance Ratings.....	32
PM 704.0	Fire Protection Systems.....	32
800.0	RESPONSIBILITIES OF OWNERS AND OCCUPANT.....	33
PM 800.0	General.....	33
PM 801.0	Sanitary Condition.....	33
PM 802.0	Extermination.....	34
900.0	HAZARD ABATEMENT IN EXISTING BUILDINGS.....	34
PM 900.0	General.....	34
PM 901.1	Elevator Recall.....	35
PM 902.0	Mechanical Equipment Control.....	35
PM 903.0	Effective Date.....	35
PM 904.0	Conflict.....	35

I

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

**ARTICLE 1
ADMINISTRATION ENFORCEMENT
SECTION PM-100.0 - GENERAL**

PM-100.1 **Title:** These regulations shall be known as the Rental Housing 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 rented 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 continued use and 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 or 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, plumbing, electrical and mechanical code.

PM-100.6 **Existing Remedies:** The provisions in this code shall not be construed 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.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-100.7 **Workmanship:** All repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner.

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.

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 ordinance, 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 The Building Official shall be appointed by the Mayor and Council for a period of four (4) years and shall be the enforcement authority for this code.

PM-103.1 **Officer:** It shall be the duty and responsibility of the building 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,

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

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 building official to maintain the integrity and security of such records.

SECTION PM-104.0 - DUTIES AND POWERS OF BUILDING OFFICIAL

- PM-104.1** **General:** The building 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 building official shall issue all necessary notices and orders to abate illegal or unsafe conditions to insure compliance with the requirements of this code for the safety, health, and general welfare of the public. The building official shall notify the landlord in writing of all complaints received.
- PM-104.3** **Inspections:** In order to safeguard the safety, health and welfare of the public, the building 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-104.4** **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-104.5** **Access by Owner or Operator:** Every occupant of a structure or premises shall give the owner or operator, 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.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-104.6 **Credentials:** The building official or his authorized representative shall carry 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-104.7 **Coordination of Enforcement:** Inspection of premises, the issuance of notices and orders and enforcement thereof shall be the responsibility of the building official so charged by the jurisdiction. Whenever, in the opinion of a building official initiating an inspection under this code, it is deemed necessary or desirable to have inspections by any other department, the building 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-104.8 **Rule Making Authority:** The building 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-104.9 **Annual Report:** At least annually, the building official shall submit an annual report to the chief authority.

SECTION PM-105.0 - CONDEMNATION

PM-105.1 **General:** When a structure or part thereof is found by the building official to be unsafe, or when a structure or part thereof is found unfit for human occupancy or use, or is found unlawful, it shall be condemned pursuant to the provisions of this code and shall be placarded and vacated. It shall not be re-occupied without approval of the building official. Unsafe equipment shall be placarded and placed out of service.

PM-105.2 **Unsafe Structure:** 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 the occupants of the structure by not providing minimum safeguards for protection from fire or because the structure contains unsafe equipment, or it is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is likely.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-105.3 **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-105.4 **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 and 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-105.5 **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-105.6 **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 building 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 building official shall cause it to be closed through any available 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 building 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 building official has condemned any structure or equipment under the provisions of Section PM- 105.0, notice shall be given to the owner or the person or persons responsible thereof in the manner prescribed below. If the building official has condemned the property or part thereof, the building 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.

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

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 notice by petition to the Rental Housing Code Board of Appeals.

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; by posting a copy thereof in a conspicuous place in or about the structure affected by such notice; 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; and by certified or registered mail addressed to the owner at the last known address with return receipt requested.

PM-106.4 Service on Occupant: When a condemnation order is served on an occupant other than the owner or person responsible for such compliance, a reasonable time to vacate the property after non-compliance shall be stated. Owners or persons responsible for compliance must vacate at the time set for correction of defects if there is failure of compliance.

PM-106.5 Penalties: Penalties for non-compliance of orders and notices shall be subject to the penalties set forth in Section PM-109.2.

SECTION PM 107.0 - PLACARDING

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 building official may post on the premises or structure or parts thereof, or on defective equipment, a placard bearing the words: CONDEMNED AS 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

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

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 building official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action where based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the building official shall be subject to the penalties provided by this code.

SECTION PM-108.0 - EMERGENCY ORDERS

PM-108.1 **General:** Whenever a building official finds that an emergency exists on any premises, or in any structure or part thereof, or any defective equipment which requires immediate action to protect the public's health and safety or that of the occupants thereof, the building 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 or such action taken as the building 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.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-109.2 **Penalty:** Any person, firm, or corporation who shall violate any provisions 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 building official may request the jurisdiction's legal representative to institute action or proceeding at law to exact the penalty provided in Section PM-109.2, court costs, and attorney fees. Also, the building 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.

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 provisions 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 thirty (30) 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 Rental Housing Code Board of Appeals, hereafter referred to as the board, consisting of five members who shall be appointed by the Mayor and Council.

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

PM-110.2.1 Membership: Said board shall consist of five residents 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 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 homeowner for at least two years. Each member shall have been a resident of the jurisdiction for a least one year prior to appointment. The renter member and the homeowner member will be asked to resign if their status as a 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 conflict 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 regular member as Chairperson and 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 the concurring vote of the majority of its members, three (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 building 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.

**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.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

- 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 article and are defined in the building, plumbing and/or mechanical codes, they shall have the same meaning 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 their ordinarily accepted meanings such as the context implies.
- PM-200.5** **Parts:** Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "story," or "structure" are used in this code, they shall be construed as though they were followed by the words, "or any part thereof."

SECTION PM-201.0 - APPLIED MEANING OF WORDS AND TERMS

Approved: Approved by the building official.

Basement: That portion of a building which is partly or completely below grade.

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, repair, removal, demolition, use, location, occupancy, and maintenance of buildings and structures.

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

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: See PM-200.5

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

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.

Hotel: A building providing lodging for persons with or without meals and intended for public accommodation, and so designed that normal access and egress are controlled from a central point, and further that no provisions are made for cooking in any lodging room.

Multiple family dwelling: A dwelling in which three or more families dwell independently, each occupying one or more bedrooms, and kitchen.

Rooming house: A building in which rooms are rented for compensation to more than one (1) but less than sixteen (16) persons other than members of the family of the proprietor. The serving of meals or provisions for cooking is prohibited.

Rooming unit: Any room or group of rooms forming a single habitable unit used or intended to be used for sleeping and/or living, but not for cooking purposes.

Two-family dwelling: A building containing two dwelling units with not more than one (1) boarder or lodger per family.

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

Extermination: The control and elimination of insects, rats or other pests by eliminating their harborable 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.

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.

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.

**97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING
CODE**

(AUGUST 1, 1994)

Hotel: "See Dwellings"

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

Junk yard: The term "junk yard" shall be construed to include any "junk yard," "motor vehicle junk business," and "motor vehicle junk yard" as defined in State Statutes. Any outside storage or deposit, of two or more unregistered vehicles which are no longer intended, or in a condition for, legal use on the public highways. An unregistered motor vehicle shall constitute as being in a condition not fit for legal use on the public highways.

Let for Occupancy or Let: To permit permission 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 dwelling: See "Dwellings".

Occupant: Any person living or sleeping in a building or having possession of a space within a building.

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

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

Owner: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property; including the guardian of the estate of any such person, and the executor or administrator of the estate of such person, if ordered to take possession of real property by a court.

Person: An individual, corporation, partnership or any other group acting as a unit.

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.

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

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 sewage 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.

Premises: A lot, plot or parcel of land including the buildings or structures thereon. (See Section PM-200.5)

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 designed 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 the 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 safe.

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

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, dust, and other similar materials.

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 tank 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.

Ventilation: The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

Workmanlike: Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

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

**ARTICLE 3
ENVIRONMENTAL ENFORCEMENT
SECTION PM-300.0 - GENERAL**

PM-300.0 **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, and secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-300.4 **Junk yards/junk cars:** The owner or operator of the premises shall not permit junk yards or, more than one unregistered motor vehicle to be stored on the premises.

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 **General:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

PM-302.2 **Street numbers:** Each building to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least three (3) inches high and one half (1/2) inch stroke.

PM-302.3 **Structural members:** All structural members shall be maintained free of deterioration and capable of safely bearing the imposed dead and live loads.

PM-302.4 **Foundation walls:** All foundation walls shall be maintained plumb and from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats and vermin.

PM-302.5 **Exterior walls:** All exterior walls shall be free of holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface-coated where required to prevent deterioration.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

- PM-302.6** **Roofs and Drainage:** The roof and flashing shall be sound, tight, and not have defects which might admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the building. Roof water shall not be discharged in a manner that creates a public nuisance.
- PM-302.7** **Decorative features:** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- PM-302.8** **Overhang extensions:** All canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts, and similar extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. When required all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- PM-302.9** **Chimneys and towers:** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe, sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- PM-302.10** **Handrails and guardrails:** Every flight of stairs which is more than four risers high shall have a handrail on at least one side of the stair, and every open portion of a stair, landing or balcony which is more than 30 inches (762 mm) above the floor or grade below shall have guardrails. Handrails shall not be less than thirty-four (34) inches (864 mm) nor more than thirty-eight (38) inches (965 mm) high, measured vertically above the nosing of the tread or above the floor of the landing or balcony. Guardrails shall not be less than forty-two (42) inches (1067 mm) high above the floor of the landing or balcony. Every hand-rail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.
- PM-302.11** **Window and door frames:** Every window, door and frame shall be kept in good condition.
- PM-302.11.1** **Windows:** All windows shall be:
1. Glazed with glass panes or approved substitute,
 2. Without holes or cracks in the glazing,

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

3. Tight fitting.

PM-302.11.2 Openable windows: Every window, other than a fixed window shall be easily openable and capable of being held in position by window hardware.

PM-302.12 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 where the doors are required to swing out as required in the building code.

PM-302.13 Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units, and guest rooms shall tightly secure the door.

PM-302.14 Basement hatchways: Every basement hatchway shall be maintained to prevent the entrance of rats, rain, and surface drainage water. Locks shall be provided to tightly secure the hatchway.

PM-302.15 Guards for basement windows: Every basement window which is openable shall be supplied with rat-proof shields, storm windows, or other approved protection against the entry of rats.

SECTION PM-303.0 - INTERIOR STRUCTURE

PM-303.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

PM-303.2 Structural members: The supporting structural members of every building shall be maintained structurally sound, and capable of carrying the imposed loads.

PM-303.3 Interior surfaces: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

PM-303.4 Accumulation of rubbish or garbage: The interior of every structure shall be free from any accumulation of rubbish or garbage.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

- PM-303.5** **Insect and rat harborage:** All structures shall be kept free from insect and rat infestation. All structures in which insects or rats are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
- PM-303.6** **Stairs and railings:** All interior stairs and railings shall be maintained in sound condition and good repair.
- PM-303.7** **Handrails and guardrails:** Every flight of stairs which is more than four risers high shall have a handrail on at least one side of the stair, and every open portion of a stair, landing, or balcony which is more than 30 inches (762 mm) above the floor or grade below shall have guardrails. Handrails shall not be less than 34 inches (864 mm) nor more than 38 inches (965 mm) high, measured vertically above the nosing of the tread or above the floor of the landing or balcony. Guardrails shall be not less than 42 inches (1067 mm) high above the floor of the landing or balcony. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good condition.
- PM-303.8** **Sanitation:** The interior of every dwelling and multi-family used for human habitation shall be maintained by occupant in a clean and sanitary condition free from any accumulation of rubbish or garbage. Rubbish, garbage, and other refuse shall be properly kept inside temporary storage facilities. Floor surfaces of kitchen shall be maintained in good condition, with no cracks, tears, or holes in floor covering. Floors shall be in such condition that they may be kept clean and sanitary.
- PM-303.9** **Painting:** All walls, ceilings, interior woodwork, floors, and windows shall be kept free of flaking, peeling or loose paint. Lead base and mercury base paints shall not be used for the painting of interior portions of any dwelling units.
- PM-303.10** **Interior walls and ceiling:** All interior walls, ceilings, and floors and other interior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be free of holes, breaks, loose and rotting boards, or timbers and any other conditions which might be unsafe or unsanitary.

ARTICLE 4
LIGHT VENTILATION AND SPACE REQUIREMENTS
SECTION PM-400.0 - GENERAL

- 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.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

- PM-400.2** **Responsibility:** The owner of the structure shall provide and maintain such light, ventilation, and space conditions in compliance with these requirements.
- 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, or other methods and devices that will provide the equivalent minimum performance requirements shall be permitted when complying with the building code.

SECTION PM-401.0 - LIGHT

- PM-401.1** **Habitable spaces:** Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total window area measured between stops, for every habitable space shall be eight (8) percent of the floor area of such room, except in kitchens when artificial light is provided in accordance with the provisions of the building code in effect. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than three (3) feet from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.
- PM-401.2** **Common halls and stairways:** Every common hall and stairway, other than a one family dwelling, shall be lighted at all times with at least a 60 watt standard incandescent light bulb or equivalent for each two hundred (200) square feet of floor area, provided that the spacing between lights shall not be greater than thirty (30) feet. Every exterior stairway shall be illuminated with a minimum of one foot candle at floors, landings, and treads.
- PM-401.3** **Other spaces:** All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe use of the space and the appliances, equipment, and fixtures.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

SECTION PM-402.0 - VENTILATION

PM-402.1 Habitable spaces: Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be at least 45 percent of the minimum glazed area required in Section PM-401.1.

PM-402.2 Bathroom: Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms contained in ARTICLE 16 of the MECHANICAL 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 Building Official. Bathroom mechanical ventilation shall terminate outside the building.

PM-402.3 Cooking facilities: Unless approved through the Certificate of Occupancy, cooking shall not be permitted in any rooming unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit.

PM-402.4 Clothes dryer exhaust: Clothes dryer venting systems shall be independent of all other systems and shall be vented in accordance with manufacturers recommendations. Clothes dryer vents shall terminate outside the building.

SECTION PM-403.0 - OCCUPANCY LIMITATIONS

PM-403.1 Privacy: Dwelling units, hotel units, and rooming units shall be arranged to provide privacy and be separate from other adjoining spaces.

PM-403.2 Access from sleeping rooms: Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable spaces.

PM-403.3 Area for sleeping purposes: Every room occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least fifty (50) square feet of floor area for each occupant thereof.

PM-403.4 Water closet accessibility: Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.

PM-403.5 Overcrowding: Dwelling units shall not be occupied by more occupants than permitted by the minimum occupancy area requirements of Table PM- 403.5

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

TABLE PM-403.5

MINIMUM OCCUPANCY AREA REQUIREMENTS

Space	Minimum Occupancy area in square feet		
	1-2 occupants	3-5 occupants	6 or more
Living room	No requirements	120	150 (note a)
Dining room	No requirements	80	100 (note a)
Kitchen	50	50	60
Bedrooms	Shall comply with Section PM-403.3		

Note a – See Section PM-403.6 for combined living/dining room spaces.

PM-403.6 **Combined spaces:** Combined living room and dining room spaces shall comply with the requirements of Table PM-403.5 if the total area equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

PM-403.7 **Prohibited use:** Kitchens, non-habitable spaces and interior public/common areas shall not be used for sleeping purposes.

PM-403.8 **Minimum ceiling heights:** Habitable spaces, other than kitchens, shall have a clear height of not less than 7 feet 4 inches. Hallways, corridors, laundry areas, bathrooms, toilet rooms, and kitchens shall have a clear ceiling height of not less than 7 feet.

EXCEPTIONS

1. Beams or girders spaced not less than 4 feet on center and projecting not more than 6 inches below the required ceiling height, provided the minimum clear height is not less than 6 feet 8 inches.
2. Dropped or furred ceilings over no more than one-half of the minimum floor area required by this code, provided no part of such dropped or furred ceiling is less than 7 feet in height.
3. Rooms used exclusively for sleeping, study, or similar uses and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than one-third of the required minimum floor area. In calculating the floor

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included.

4. Basement rooms in one-and two-family dwellings used exclusively for laundry, study, or recreation purposes having a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under beams, girders, ducts, and similar obstructions.

PM-403.9 Minimum room widths: A habitable room, other than a kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counterfronts and appliances or counterfronts and walls.

PM-403.10 Food preparation: All spaces to be used for food preparation shall contain suitable space and equipment to store, prepare, and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

**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 plumbing fixtures to be provided.

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 let to another for occupancy or use any structure or portion thereof of premises which does not comply with the requirements of this article.

SECTION PM-501.0 - REQUIRED FACILITIES

PM-501.1 Dwelling units: Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located.

PM-501.2 Rooming houses: At least one water closet, lavatory, and bathtub or shower shall be supplied for each four (4) rooming units.

SECTION PM-502.0 - TOILET ROOMS

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-502.1 **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.

PM-502.2 **Location:** Toilet rooms and bathrooms serving hotel units, or rooming units, shall be accessible by traversing not more than one flight of stairs and be accessible from a common hall or passageway.

SECTION 503.0 - PLUMBING FIXTURES

PM-503.1 **General:** All plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe and sanitary and usable condition.

PM-503.2 **Fixture clearances:** Plumbing fixtures shall have adequate clearances for use and cleaning.

PM-503.3 **Bathroom floors:** Every toilet and bathroom floor surface shall be constructed and maintained so as to permit such floor to be easily kept in a clean and sanitary condition.

SECTION PM-504.0 - WATER SYSTEM

PM-504.1 **General:** Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to a public water supply system. All kitchen sinks, lavatories, laundry facilities, bathtubs, and showers shall be supplied with hot and cold water.

PM-504.2 **Contamination:** The water supply shall be maintained free from contamination and all water inlets for plumbing fixtures shall be located above the flood level rim of the fixtures. Hose bibs or faucets to which hoses can be attached, shall be protected by an approved atmospheric type vacuum breaker.

PM-504.3 **Supply:** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices, and appurtenances in sufficient volume and at pressure adequate to enable the fixtures to function properly, safely, and free of defects and leaks.

PM-504.4 **Water heating facilities:** Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

every required sink, lavatory, bathtub, shower, and laundry facility at a temperature of not less than 110 degrees F.

A gas-burning water heater shall not be located in any bathroom, bedroom, or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination pressure and temperature relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION PM-505.0 - SANITARY DRAINAGE SYSTEM

PM-505.1 **General:** All plumbing fixtures shall be properly connected to either a public sewer or to an approved private sewage disposal system.

PM-505.2 **Maintenance:** Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks and defects.

SECTION PM-506.0 - STORM DRAINAGE

PM-506.1 **General:** Drainage of roofs and paved areas, yards and courts, sump pumps, and other open areas on the premises shall not be discharged into the sewage system, and shall not discharge in a manner that creates a public nuisance.

**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.

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 permit another person to occupy or use any premises which does not comply with the requirements of this article.

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 closet compartments located therein to a temperature of at least 65°F at a distance three feet above floor level when outdoor temperature is 10°F. Either

97. ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE

(AUGUST 1, 1994)

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.
 - 4. Be provided with automatic or safety devices and be installed and operated in the manner required by the statutes, ordinances, 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 prescribed by the current standards of the American Standards Association and the National Fire Protection Association.
 - 6. If employing gaseous fuel, be equipped with other than rubber tube or armored rubber tube connector.
 - 7. Be installed and operated in a manner required by the statutes, ordinances and regulations of the State of Connecticut and the City of Groton.

PM-601.2 **Cooking and heating equipment:** All cooking and heating equipment components and accessories in every heating, cooking, and water heating device shall be properly installed and maintained free from leaks and obstructions.

PM-601.3 **Mechanical equipment:** All mechanical equipment shall be properly installed and maintained in safe working condition, and capable of performing the intended function.

PM-601.3.1 Flue: All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

Exception: Fuel-burning equipment and appliances that are labeled for unvented operation.

PM-601.3.2 Clearances: All required clearances to combustible material shall be maintained.

PM-601.3.3 Safety controls: All safety controls for fuel-burning equipment shall be maintained in effective operation.

PM-601.3.4 Combustion air: A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided for the fuel-burning equipment

PM-601.3.5 Energy conservation devices: Devices purporting to reduce fuel consumption by attachment to a fuel appliance, to the fuel supply line thereto, or the vent outlet or vent piping therefrom, shall not be used unless labeled for such use and the installation is specifically approved.

PM-601.3.6 Fireplaces: Fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition.

SECTION PM-602.0 - ELECTRICAL FACILITIES

PM-602.1 Facilities required: Every building used for human occupancy shall be provided with an electrical system in compliance with the requirements of Sections PM-602.1.1 through PM- 602.2.

PM-602.1.1 Receptacles: Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one receptacle.

PM-602.1.2 Lighting fixtures: Every public hall, interior stairway, water closet compartment, bathroom, laundry room, and furnace room shall contain at least one electric lighting fixture.

PM-602.1.3 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 NFPA 70 listed in Appendix A. Every dwelling shall be served by a main service which is not less than 60 ampere, three wire.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-602.2 **Installation:** All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

PM-602.3 **Electrical system hazards:** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION PM-603.0 - ELEVATORS, ESCALATORS, AND DUMBWAITERS

PM-603.1 **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.

PM-603.2 **Elevators:** In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

**ARTICLE 7
FIRE SAFETY REQUIREMENTS
SECTION PM-700.0 - GENERAL**

PM-700.1 **Scope:** The provisions of this article shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

PM-700.2 **Responsibility:** The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and the fire prevention code listed in the Connecticut Fire and Safety Code as amended. A person shall not permit another person to occupy or use any premises that do not comply with the requirements of this article.

SECTION PM-701.0 - MEANS OF EGRESS

PM-701.1 **General:** A safe, continuous, and unobstructed means of egress shall be provided from the interior of a structure to a public way.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-701.2 **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 Connecticut State Building Code. Exits from dwelling units, rooming units, guest rooms, and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

PM-701.3 **Exit signs:** All means of egress shall be indicated with approved exit signs where required by the Connecticut State Building Code. All exit signs shall be maintained visible and all illuminated exit signs shall be illuminated at all times that the building is occupied.

PM-701.4 **Number of exits:** In nonresidential buildings, every story used for human occupancy more than six stories above grade shall be provided not less than two independent exits. In residential buildings every story exceeding two stories above grade shall be provided not less than two independent exits. In stories where more than one exit is required, all occupants shall have access to at least two exits. Every story used for human occupancy totally below grade greater than 2,000 square feet shall be provided not less than two independent exits.

Exceptions: A single exit is acceptable under any one of the following conditions:

1. Where the building is equipped with an automatic fire suppression system and an automatic fire alarm system with smoke detectors located in all corridors, lobbies, and common areas, or;
2. Where the building is provided with an automatic fire alarm system and the exit is a smoke-proof enclosure or pressurized stairway, or;
3. Where an existing fire escape conforming to the Connecticut State Building Code is provided in addition to the single exit.
4. In stories that require only one exit in accordance with the requirements of the Connecticut State Building Code.
5. In buildings of Use Group R-3.

PM-701.5 **Exit capacity:** The capacity of the exits serving a floor shall be sufficient for the occupant load thereof as determined by the Connecticut State Building Code.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

PM-701.6 **Corridor enclosure:** All corridors serving an occupant load of greater than 30 and openings therein shall provide an effective smoke barrier. All transoms, louvers, doors, and other openings shall be closed or shall be self-closing.

Exception: Corridors which are in compliance with the Connecticut State Building Code.

PM-701.7 **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 where the building is not equipped throughout with an automatic fire suppression system. The dead-end travel distance limitation shall be increased to 70 feet where the building is equipped throughout with an automatic fire suppression system.

PM-701.8 **Emergency escape:** Every sleeping room located in a basement shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits.

Exception: Buildings equipped throughout with a complete automatic fire suppression system.

PM-701.9 **Information signs:** A sign shall be provided at each floor landing in all interior stairways more than three stories above grade, designating the floor level above the floor of discharge. All elevator lobby call stations on all floor levels in buildings more than 75 feet above the lowest level of fire department access shall be marked with approved signs reading as follows: "Use Stairways in Case of Fire - Do Not Use Elevators."

SECTION PM-702.0 - ACCUMULATIONS AND STORAGE

PM-702.1 **Accumulations:** Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes, or other means of egress.

PM-702.2 **Hazardous material:** Combustibles, flammable, explosive or other hazardous material, such as paints, volatile oils, and cleaning fluids, or combustible rubbish, such as waste paper, boxes, and rags, shall not be accumulated or stored unless such storage complies with the applicable requirements of the Connecticut State Building Code and the Connecticut Fire Safety Code.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

SECTION PM-703.0 - FIRE RESISTANCE RATINGS

PM-703.1 **General:** The fire resistance rating of floors, walls, ceilings, and other elements and components shall be maintained.

PM-703.2 **Maintenance:** All required fire resistance rated doors or smoke barriers shall be maintained in good working order, including all hardware necessary for the proper operation thereof. The use of door stops, wedges, and other unapproved hold-open devices is prohibited.

SECTION PM-704.0 - FIRE PROTECTION SYSTEMS

PM-704.1 **General:** All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in proper operating condition at all times.

PM-704.2 **Fire suppression system:** Fire suppression systems shall be maintained in good condition and free from mechanical injury. Sprinkler heads shall be maintained clean, free of corrosion, paint, and damage.

PM-704.3 **Standpipe systems:** Hose connections shall be identified and accessible. The hose shall be in proper position, ready for operation, dry, and free of deterioration.

PM-704.4 **Fire extinguishers:** All portable fire extinguishers shall be visible, accessible, and shall be maintained in an efficient and safe operating condition.

PM-704.5 **Smoke detectors:** All residential occupancies shall be provided with a minimum of one approved single-station smoke detector in the sleeping area, guest room or suite of a hotel, motel, lodging house, boarding house or dwelling unit. The detectors shall be located in accordance with the Connecticut State Building Code and Connecticut Fire Safety Code. When actuated, the smoke detector shall provide an alarm suitable to warn the occupants within the individual room or unit.

PM-704.5.1 Tampering: Anyone tampering or interfering with the effectiveness of a smoke detector shall be in violation of this code.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

**ARTICLE 8
RESPONSIBILITIES OF OWNERS AND OCCUPANT
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, equipment, and exterior property.

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

SECTION PM-801.0 - SANITARY CONDITION

PM-801.1 **Cleanliness:** Every occupant of a structure shall keep that part of the structure and exterior property which such occupant occupies, controls, or uses in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units, or two or more nonresidential occupancies shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

PM-801.2 **Disposal of rubbish:** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

PM-801.3 **Disposal of garbage:** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

PM-801.4 **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 leakproof, covered, outside garbage container.

PM-801.4.1 Containers: The operator of every establishment producing garbage shall provide, and at all times cause to be used, leakproof approved containers provided with close fitting covers for the storage of such materials until removed from the premises for disposal.

PM-801.5 **Rubbish storage facilities:** The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

SECTION PM-802.0 - EXTERMINATION

PM-802.1 **Owner:** The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

PM-802.2 **Occupant:** The occupant of any structure shall be responsible for the continued rat-proof condition of the structure, and if the occupant fails to maintain the rat-proof condition, the cost of extermination shall be the responsibility of the occupant.

PM-802.3 **Single occupancy:** The occupant of a structure containing a single dwelling unit or of a single nonresidential structure shall be responsible for the extermination of any insects, rats, or other pests on the premises.

PM-802.4 **Multiple occupancy:** The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or nonresidential structure shall be responsible for the extermination of any insects, rats, or other pests in the public or shared 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 occupants shall be responsible for extermination.

ARTICLE 9

HAZARD ABATEMENT IN EXISTING BUILDINGS

SECTION PM-900.0 - GENERAL

PM-900.1 **Scope:** The provisions of this article are intended to provide a reasonable degree of safety to persons occupying existing buildings that do not conform to the minimum requirements of the Connecticut State Building Code by requiring alterations to such existing buildings as provided for in this article.

PM-900.2 **Application of other codes:** All alterations to an existing building which are caused directly or indirectly by the enforcement of this code shall be done in accordance with the applicable procedures and provisions of the Connecticut State Building Code, Plumbing Code, Mechanical Code and NFPA 70.

PM-900.3 **Continued maintenance:** All service equipment, means of egress devices and safeguards which are required by this article or which were required by a previous statute or another code in a building or structure when erected, altered, or repaired shall be maintained in good working order. The requirements of this article are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings. These requirements are intended to require existing buildings that do not comply with

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING CODE**

(AUGUST 1, 1994)

these provisions to be altered to provide a minimum level of safety as required herein.

PM-900.4 **Alternative methods and systems:** The provisions of this article are not intended to exclude the acceptance and approval of alternative methods and systems where such alternative methods and systems provide equivalent safety to the occupants of the existing buildings.

PM-900.5 **Responsibility:** The owner of the existing building or structure shall provide and maintain such facilities, equipment, and systems in compliance with these requirements and the fire prevention code.

SECTION PM-901.0 - ELEVATOR RECALL

PM-901.1 **Required:** All elevators having a travel distance of 25 feet or more above or below the primary level of elevator access for emergency firefighting or rescue personnel shall conform to the requirements of Rule 211.3 of ASME A17.1.

SECTION PM-902.0 - MECHANICAL EQUIPMENT CONTROL

PM-902.1 **Smoke and heat detection:** Each recirculating air or exhaust system serving more than one floor in buildings that exceed six stories in height shall be equipped with approved smoke and heat detection devices in accordance with the mechanical code. The devices shall stop the fan(s) automatically and shall be of the manual reset type. Automatic fan shutdown is not required when the system is part of an approved smoke removal or control system.

SECTION PM-903.0 - EFFECTIVE DATE

PM-903.1 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.

SECTION PM-904.0 - CONFLICT

PM-904.1 In case of conflict with other ordinances, laws, regulations, or codes, the provisions which establish the higher standard of public health and safety shall prevail.

97. **ORDINANCE ESTABLISHING THE CITY OF GROTON RENTAL HOUSING
CODE**

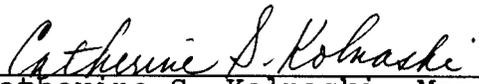
(AUGUST 1, 1994)

PM-904.1.1 State Statute Conflict: Should any conflict between this Code and Connecticut State Statutes arise, the Connecticut State Statutes shall supersede the provisions of this Code.

Effective date: October 3, 1994

Initially approved: July 5, 1994

Finally approved: August 1, 1994



Catherine S. Kolnaski, Mayor



Debra E. Dickey, City Clerk