

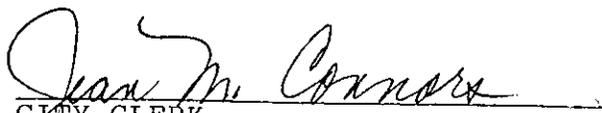
CITY OF ST. CHARLES

ORDINANCE NO. 1984-M-12

AN ORDINANCE AMENDING CHAPTER 15.40 "PUBLIC
HOUSING REGULATIONS" BY SUBSTITUTING "PROPERTY
MAINTENANCE CODE"

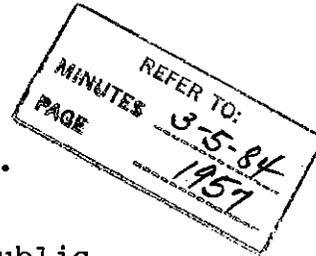
ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 5th DAY OF MARCH, 1984

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY ~~OF~~ ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 9th DAY OF
MARCH, 1984


CITY CLERK

ORDINANCE NO. 1984-M-12

AN ORDINANCE AMENDING CHAPTER 15.40 "PUBLIC HOUSING REGULATIONS" BY SUBSTITUTING "PROPERTY MAINTENANCE CODE"



Be it ordained by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

1. Title 15, "Buildings and Construction", Chapter 15.40 "Public Housing Regulations of the St. Charles Municipal Code be and is hereby amended by deleting the same and substituting the following therefore:

15.40 Property Maintenance Code.

15.40.010 Property Maintenance Code, adopted, modifications: The provisions of the 1981 Edition of the BOCA Basic Building Property Maintenance Code 2nd Edition compiled by the Building Officials and Code Administrators International, Inc. not less than three copies of which have been and are filed in the office of the Clerk of the City are adopted except as hereafter modified.

- A. Section PM 103.3 is deleted and the following substituted therefore:

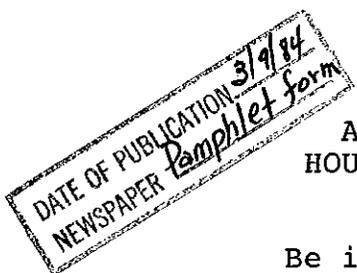
"Official Records" - An official record shall be kept of all business and activities conducted in the enforcement of this code by the Building and Zoning Commissioner and such records shall be open to public inspection only as required by law in order to protect rights of privacy.

- B. Section PM 106.1 is deleted and the following substituted therefore:

"Notice to owner or to person or persons responsible" - Whenever the 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 105.0 notice shall be given to the owners or the person or persons responsible therefore in the manner prescribed below.

- C. Section PM 106.5 is deleted and the following substituted therefore:

"Transfer of ownership" - It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, or otherwise dispose of to another until the provisions of the compliance order or notice of violations have been complied with or until such owner shall first furnish the grantee, transferee, or mortgagee a true copy of any compliance order or notice of violation issued by the code official.



- D. Section PM 107.1 is deleted and the following substituted therefore:

"Placarding of structure" - Whenever a structure or part thereof is found to be in violation of the requirements of Section PM 105 of this code, the code official may post on the premises or structure 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. Said structure, premises or any part thereof so placarded must be vacated or use discontinued by the time specified on such placard and notice unless the defects upon which the condemnation and placarding action was based have been eliminated and said order revoked by the code official.

- E. Section PM 109.2 is deleted and the following substituted therefore:

"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 less than \$25.00 nor more than \$500.00 at the discretion of the court. Each day that a violation continues shall be deemed a separate offense.

- F. Section PM 110.1 is deleted and the following substituted therefore:

"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 Board of Zoning Appeals; provided that such person shall file, in the office of the Building and Zoning Commissioner, a written petition requesting such hearing and containing a statement of the grounds therefore within 20 days after the day the notice was served.

- G. Section PM 110.2 "Appeals board" is hereby deleted.

- H. Section PM 110.2.1 "Membership" is hereby deleted.

- I. Section PM 110.3 "Records" is hereby deleted.

- J. Section PM 201.0 is amended by substituting the following definitions for "Dwelling", "Family" and deleting the definitions for "Rooming House" and "Rooming Unit" as shown below:

"Dwelling": A residential building or portion thereof, but not including hotels, motels, rooming houses, nursing homes, tourist homes, or trailers.

1. "Dwelling, Single Family": A building containing one dwelling unit with not more than two lodgers or boarders.
2. "Dwelling, Two Family": A building containing two dwelling units with not more than two lodgers or boarders per family.

"Dwelling, Multiple Family": A dwelling containing three or more dwelling units.

4. "Rooming House, Boarding House, or Tourist Home": A building or portion thereof containing lodging rooms which accommodate three or more persons who are not members of the keeper's family, and where lodging room or meals, or both, are provided for compensation.
5. "Family": One or more persons each related to the other by blood, marriage or adoption, or a group of not more than three persons not all so related together with his or their domestic servant maintaining a common household in a dwelling unit. A family may include not more than two roomers, boarders or permanent guests whether or not gratuitous.

Delete the following:

"Rooming house: ..."

"Rooming unit: ..."

- K. Section PM 301.1.1 is deleted and the following substituted therefore:

"Containers" - The operator of every establishment producing garbage, vegetable waste, or other putrescible materials shall provide and at all times cause to be used leakproof approved containers, provided with close fitting covers for the storage of such material until removed from the premises for disposal provided however in residential buildings containing three or less dwelling units each occupant shall be responsible for providing said containers.

- L. Section PM 301.10.1 is deleted and the following substituted therefore:

"Residential area" - Except as permitted in other municipal regulations not more than one currently unregistered and/or uninspected motor vehicle shall be parked on any property in a residential district. No vehicle whether registered or not shall be in a state of major disassembly, disrepair or shall it be in the process of being stripped or dismantled. A vehicle of any type shall not at any times undergo major overhaul, including body work in a residential area.

- M. Section PM 301.11.1 "Open Fires" is hereby deleted.

- N. Section PM 302.3.2 is deleted and the following substituted therefore:

"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 occupiers spaces of

the building. All exterior surface material must be painted or treated in a manner normally acceptable for that material so that weather will not cause unreasonable deterioration and all sidings material must be kept in repair.

- O. Section PM 302.3.3 is deleted and following substituted therefore:

"Roofs" - The roof shall be structurally sound, tight, and not have defects which might admit rain and roof drainage shall be adequate to prevent rain water from causing dampness in the walls or interior portion of the building. Where provided gutters and downspouts shall be safely secured, free from holes and defects and maintained in good repair.

- P. Section PM 308.2 is deleted and the following substituted therefore:

"Handrails" - Every existing flight of stairs having more than three risers high when repaired, replaced, renovated, relocated, etc. shall have handrails which shall be located as required by the St. Charles Municipal Code Section 15.04.010 and 15.04.020 and every existing open portion of stair, porch, landing and balcony which is more than thirty inches above the floor or grade below when repaired, replaced, renovated, relocated etc. shall have guardrails. Every handrail and guardrail shall be firmly fastened and capable of bearing normally imposed loads and shall be maintained in good repair at all times.

- Q. Section PM 403.3 is deleted and the following substituted therefore:

"Basement rooms" - Basement area partially below grade used for living purposes shall meet the following requirements:

1. Floors and walls shall be watertight and insulated so as to prevent entry of moisture.
2. Total window area, total openable area and ceiling height are in accordance with the St. Charles Municipal Code Section 15.04.010 and 15.04.020.
3. Required window area of the habitable area is entirely above the grade of the ground adjoining such window area except that openable windows which open into a window well which extends to the finished grade outside will be acceptable.

- R. Section PM 404.6 is deleted and the following substituted therefore:

"Correctional and Institutions of Higher Learning" - It is not intended that this code regulate the space requirements of correctional institutions but shall regulate institutions

of higher learning except where preempted by State or Federal legislation or regulations.

- S. Section PM 502.1 is deleted and the following substituted therefore:

"Privacy" - Toilet rooms and bathrooms shall be designed and arranged to provide privacy by means of a door and latch.

- T. Section PM 506.1 is deleted and the following substituted therefore:

"General" - An approved system of storm water disposal shall be provided and maintained for the safe and efficient drainage of roofs, storm water sump pumps, paved areas on the premises.

- U. Section PM 601.1 is deleted and the following substituted therefore:

"Residential buildings" - Every dwelling unit and guest room (s) shall be provided with heating facilities capable of maintaining a room temperature of no less than 65 degrees F (18.33 degrees C) at a point no less than three feet above the floor and no less than three feet from any exterior wall in all habitable rooms, bathrooms and toilet rooms. The owner or person in charge of the dwelling unit (s) after receiving a complaint from the occupant of said dwelling (s) that the heating facilities is not functioning and/or is not maintaining the minimum temperature as set forth in this section shall within twelve hour repair or cause the heating equipment to be repaired to safely provide the minimum temperature as set forth in this section.

- V. Section PM 701.5 is deleted and the following substituted therefore:

"Exit signs" - All exit signs shall be placed so as to be easily visible and when required to be illuminated shall be maintained and operable at all times.

- W. Section PM 704.2 "Fire Alarms" is hereby deleted.

- X. Section PM 704.3 "Fire Suppressions System" is hereby deleted.

- Y. Section PM 704.4 "Standpipe System" is hereby deleted.

- Z. Change Section PM 704.5 to Section PM 704.2 and the same is deleted and the following substituted therefore:

"Fire Extinguishers" - All portable fire extinguishers shall be visible and accessible and maintained in an efficient and safe operating condition and shall be clearly marked as to what type extinguisher they are and what type fires they are capable of combating.

AA. Section PM 801.5 is deleted and the following substituted therefore:

"Rubbish storage facilities" - In residential buildings containing three or less dwelling units each occupant shall be responsible for providing approved containers and cover storage of rubbish. In residential buildings containing four or more dwelling units the owner, operator or agent in control of such dwelling shall be responsible for providing suitable containers for the storage of such rubbish and shall further be responsible for the removal of such rubbish in accordance with all applicable city ordinances.

BB. Section PM 801.9 Caretaker - is hereby deleted.

CC. Appendix A and C - is hereby deleted.

2. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

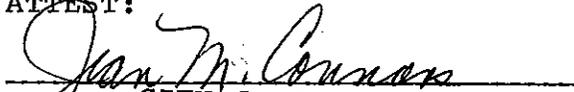
PRESENTED to the City Council of the City of St. Charles, Illinois, this fifth day of March, 1984.

PASSED by the City Council of the City of St. Charles, Illinois, this fifth day of March, 1984.

APPROVED by the Mayor of the City of St. Charles, Illinois, this, fifth day of March, 1984.


MAYOR

ATTEST:


CITY CLERK

COUNCIL VOTE:

Ayes: 10

Nayes: 0

Absent: 0

