

3.2. - Responsibilities for Residential Properties: Structures, Vacant Buildings, Vacant Structures, and Vacant or Unimproved Lots

A. All dwelling units (i.e., residential structures) whether occupied or unoccupied, shall comply with the following requirements:

1. **Sanitary Facilities Required.** Every dwelling unit shall contain not less than one (1) kitchen sink, one (1) lavatory basin, one (1) tub or shower, and one (1) commode, all in good working condition and properly connected to an approved water and sanitary sewer system as permitted by the City or applicable utility provider. Every plumbing fixture and water and wastewater pipe connection shall be properly installed in accordance with the Plumbing Code and maintained in good sanitary working condition, free from defects, leaks and obstructions. Every plumbing fixture shall be located within the dwelling unit, and be accessible to the occupants of the dwelling unit.
2. **Hot and Cold Water Supply.** Every dwelling, or dwelling unit, shall have connected to the kitchen sink, lavatory basin, tub or shower an adequate supply of both hot and cold water, all in good working condition.
3. **Water Heating Facilities.** Every dwelling unit shall have water heating facilities which are properly installed and maintained in a safe and good working condition.
4. **Garbage Disposal Facilities.** Every dwelling unit shall have adequate garbage or rubbish disposal facilities or garbage or rubbish storage containers.
5. **Bathroom.** Every bathroom of a dwelling unit shall comply with the minimum light and ventilation requirements for habitable rooms.
6. **Electric Lights and Outlets.** Every dwelling unit shall be wired for electric lights and convenience outlets.
7. **Electrical Systems.** All fixtures, convenience receptacles, equipment and wiring of a dwelling or dwelling unit shall be installed, maintained, and connected to the source of electrical power.
8. **Exterior and Interior Structures of Dwelling Units.** All the following components of a dwelling unit shall be maintained in good condition in accordance with the building codes in effect at the time of construction.
 - a. **Foundation.** The building foundation walls or other structural elements shall be maintained in a safe manner and be capable of supporting the load which normal use may place thereon.
 - b. **Exterior Walls.** The exterior walls shall be maintained free from holes, breaks and loose or rotting material. Such exterior walls shall also be substantially weather tight and weatherproof, and surfaces properly coated as needed to prevent infestation and

deterioration. Any graffiti shall be removed or repainted to match existing surfaces.

- c. **Roofs and Drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Tarp use for weather protection may not exceed 60 days unless there is an active building permit for roof repair or replacement. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
- d. **Means of Ingress/Egress.** The dwelling or dwelling unit shall have a safe, unobstructed means of ingress/egress in accordance with the Building and Fire Code.
- e. **Stairs, Porches, and Appurtenances.** Every inside and outside stairway, stair, porch, and any appurtenance thereto, shall be maintained in a safe condition, capable of supporting a load that normal use may place thereon, and in accordance with the Florida Building Code.
- f. **Protective/Guard Railings.** Protective/guard railings shall be maintained in good condition and be capable of bearing normally imposed loads.
- g. **Handrails.** Handrails shall be maintained in good working condition.
- h. **Windows and Exterior Doors.** Every window and exterior door, shall be properly fitted within its frame, provided with lockable hardware, and shall be weather-tight and weatherproof, and maintained in good repair. Every window required for light and ventilation for habitable rooms shall be capable of being opened easily and secured in a position by window hardware. Windowpanes or approved substitutes shall be maintained without cracks or holes. Boarding of windows and doors shall be consistent with Section 3.6.
- i. **Screens.** Screens for openings shall be maintained in good condition without holes or tears in the screens.
- j. **Protective Treatment.** All exterior surfaces other than decay-resistant woods shall be protected from the elements by painting or other protective covering according to manufacturer's specifications.
- k. **Accessory Structure.** All accessory structures shall be maintained and kept in good repair and sound structural condition.
- l. **Interior Doors.** Every interior door shall be properly fitted within its frame.
- m. **Interior Floor, Walls and Ceiling.** Every floor and interior wall shall be free from infestation and maintained in good repair to prevent deterioration and shall be capable of supporting the load which normal use may cause to be placed thereon.
- n.

Structural Supports. Every structural element of a dwelling unit shall be maintained in good repair and show no evidence of deterioration which would render it incapable of carrying loads which normal use may cause to be placed thereon.

o. **Gutters and Downspouts.** Gutters and downspouts shall be maintained in good repair.

9. **Pool, Maintenance, Private.** All swimming pools, spas and architectural pools, ponds or other decorative bodies of water, not otherwise regulated by the Health Department, shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or become polluted. All pools shall be free from unsightly appearance, including, but not limited to, free of mold, litter and debris. A child safety barrier (i.e., fence) around existing pools constructed prior to adoption of pool safety codes within the FBC is required.

10. **Dangerous Fences and Structures.** All premises within the City shall be maintained free of any fence or other structure which is in a sagging, leaning, fallen, decayed or otherwise dilapidated, unmaintained, or in an unsafe condition.

B. All parcels or lots, whether improved or unimproved, shall comply with the following requirements:

1. The premises shall be kept in clean and sanitary condition, including yards, lawn, courts and driveways. Uneven or damaged surfaces with or without holes must be repaired. On a vacant lot or parcel adjacent to property with existing residential structures, any dead or dying trees or palms must be removed or maintained so as not to be a hazard to the residential structures on the adjacent property.
2. The premises shall be kept free from the excessive growth of weeds, grass and other flora.
3. Any parcel or lot previously improved or occupied shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, except for permitted stormwater management detention/retention purposes.
4. Unauthorized motor vehicles are prohibited from parking on or driving across any portion of a vacant lot, except for areas designated for such use by the City through an approved site and development plan or other applicable permit.
5. The premises shall be kept reasonably free from rodents, insects and vermin.
6. The roof of every building or structure shall be well drained of rainwater.
7. All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion.
8. Any unauthorized, obsolete, non-complying or deteriorated signs, posters and graffiti shall be removed.
9. All signs must be maintained and comply with the provisions of the Land Development Code.

10. If vacant or unoccupied, all entrances and all other openings of a building or structure shall be secured and maintained including, but not limited to, windows, doorways, and swimming pool areas.

(Ord. No. 2022-15, § 3(Exh. C), 7-12-22; Ord. No. 2022-31, § 2(Exh. A), 12-13-22)