CHAPTER 275
BUILDING MAINTENANCE

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275-1. Title and Purpose. 1. TITLE. This chapter shall be known as the building maintenance code of the city of Milwaukee, hereinafter referred to as the property maintenance code or as this code.

2. BOCA PROPERTY MAINTENANCE CODE. There are paragraphs in this code that are extracted from the BOCA Basic Property Maintenance Code/1978, copyright 1978, Building Officials and Code Administrators International, Inc., all rights reserved, and are used with permission.

3. PURPOSE. The purpose of this code is to protect the public health, safety and welfare in all existing premises by:

a. Establishing minimum maintenance standards for basic equipment and facilities for: light, ventilation, space heating and sanitation; for space, use and location; and for safe and sanitary maintenance.

b. Fixing the responsibilities of owners, operators and occupants of all structures.

c. Authorizing the vacation or condemnation of dwelling structures or other buildings unsafe or unfit for human habitation.

d. Requiring inspection and licensing for rooming houses, hotels, residential living facilities and 2nd class dwellings.

e. Providing for administration, enforcement and penalties.

4. RELATIONSHIP TO OTHER REGULATIONS. a. This code shall not be construed to prevent the enforcement of other ordinances or regulations which prescribe standards other than are provided in this code.

b. Any repairs or alterations to a structure or a change of use in a structure which may be caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building code.

c. This code shall not be deemed to abolish or impair existing remedies of the city or its officers or agencies relating to the removal or demolition of any buildings which are deemed to be dangerous, unsafe or unsanitary.

5. NUISANCE ABATEMENT. This chapter shall not be construed or interpreted to impair or limit in any way the authority of the city to define and declare nuisances or of the commissioner of health or the commissioner's authorized representative to cause the removal or abatement of nuisances by summary proceedings or other appropriate proceedings.

6. EXISTING STRUCTURES. 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 ordinances which may be additional or more stringent for the construction, repair, alteration or use of structures, equipment or facilities.

275-2. Delegation of Authority; Lead Abatement. The department of neighborhood services may delegate limited authority to the health department to enforce provisions in this chapter directly related to lead abatement. The health department may issue orders to correct violations pursuant to procedures in ch. 200.

SUBCHAPTER 2
LICENSING

275-20. Licensing Of Licensed Dwelling Facilities. 1. DEFINITION. In this section, "offer" means to communicate a willingness, desire or intent.

1.1 COMPLIANCE. No person may operate or let to another for occupancy any licensed dwelling facility**,** except in compliance with the requirements of this section.

1.2 POLICY. The common council declares its purposes in adopting these provisions are to:

a. Protect the public health, safety and welfare of the people of the city.

b. Protect the character and stability of residential areas.

c. Correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health of persons occupying licensed dwelling facilities.

1.5. ADOPTION OF STATE CODE. Except as otherwise provided in this subchapter, the city of Milwaukee adopts ch. DHS 195, Wis. Adm. Code, as amended, as part of this code.

2. LICENSE REQUIRED. No person, firm or corporation, either as owner, operator, lessee, manager, officer or agent, may keep, maintain, conduct or operate for gain or profit, or may offer to keep, maintain, conduct or operate for gain or profit, any licensed dwelling facility in the city without first obtaining a license therefor in the manner hereinafter provided.

3. APPLICATION. License application forms shall be obtained from the city clerk and require the information specified in s. 85-12. In addition, if the applicant is a nonresident of Milwaukee county, the application shall contain the name and street address of a local representative inside the Milwaukee county limits who shall be a natural person upon whom service can be made under this chapter of a summons or other processes issued by any court.

4. PLAN OF OPERATION. An application for a licensed dwelling facility license shall be accompanied by a completed plan of operation on a form provided therefor by the city clerk. The plan of operation shall include:

a. The planned hours of operation for the premises.

b. The number of customers expected on a daily basis at the premises.

c. The legal occupancy limit of the premises.

d. The number of off-street parking spaces available at the premises.

e. Plans the applicant has to provide security for the premises.

f. Plans the applicant has to ensure the orderly appearance and operation of the premises with respect to litter and noise.

g. Any other licenses held by the applicant or attached to the premises.

h. A description of any provisions made for clean-up of the premises.

j. Such other reasonable and pertinent information the common council or the licensing committee may from time to time require.

5. CHANGES TO BE REPORTED. See ss. 85-35 to 85-39 for provisions relating to changes to applications and plans of operation.

6. LICENSE FEE. See s. 200-33 for the required license fee.

7. AGE QUALIFICATION. No license shall be issued to any person or any agent of a corporation or limited liability corporation who is not 18 years of age or older.

8. DISQUALIFICATION. Whenever any application is denied, or a license is revoked, surrendered or not renewed, the procedures for disqualification for license and change of circumstances provided in ss. 85-13 and 85-15 shall apply.

9. INVESTIGATION. Each application for a new license shall be referred to the chief of police, the commissioner of neighborhood services and the commissioner of health in accordance with s. 85-21.

10. OBJECTION. An objection to issuance of a license shall be based on the factors set forth in s. 85-2.7-4. If the local common council member, chief of police or commissioner recommends against an application, no license shall be issued unless the applicant requests, in writing, an appeal before the licensing committee. An appeal shall be requested no more than 10 working days after the date on which the applicant was notified of the recommendation of the common council member, chief or commissioner. An appeal shall be forwarded by the city clerk to the licensing committee for its recommendation as to whether a license should be granted. The procedure for considering an appeal shall be as provided in s. 85-2.7.

11. ISSUANCE.

a. General. See s. 85-12.5 for provisions relating to the issuance of a license.

b Occupancy. Each license shall list the maximum number of persons that may reside in the total building or portion thereof for which the license is issued.

c. Expiration. A license shall expire on the date specified, unless sooner suspended or revoked as provided in this section.

12. POSTING. Each license shall be posted in a conspicuous place on the premises.

13. TRANSFER. No license for a licensed dwelling facility may be transferred. See s. 85-19 for additional provisions relating to the transfer of a license and change of licensee names.

14. RENEWAL. Application for renewal of a license shall be made to the city clerk in accordance with the provisions of s. 85-26. The city clerk shall refer the application to the chief of police. If the applicant still meets the licensing qualifications, the license shall be issued unless a written objection has been filed under s. 85-3. If there is objection to renewal of the license, the procedure for considering the renewal application shall be as specified in ss. 85-3 to 85-5.

15. REVOCATION OR SUSPENSION OF LICENSE. Any license issued under this section may be suspended or revoked for cause by the common council after notice to the licensee and a hearing. Notice and hearing on the revocation shall be conducted in accordance with s. 85-3.

16. DUE PROCESS AND COMMON COUNCIL REVIEW. If there is a possibility that the licensing committee will not recommend renewal of the license, or if revocation proceedings are initiated, the procedures for notice and committee hearing and for the committee report, recommendations and common council consideration in ss. 85-3 to 85-5 shall apply.

17. CAUSES FOR NONRENEWAL, SUSPENSION OR REVOCATION. In addition to the provisions of s. 85-4-4, the recommendation of the committee may also be based upon evidence including sub. 20 and any of the following:

a. A conviction of the licensee, the licensee's agent, manager, operator or any other employe for keeping a gambling house or house of prostitution or for any violation of law, the circumstances of which are substantially related to the circumstances of the operation of the licensed dwelling facility.

b. The licensed dwelling facility is operated in such a manner that it generates complaints from neighbors or residents relating to, but not limited to, loud and raucous noise, undesirable activities of residents or guests of residents, and has a substantial adverse effect upon the health, safety, convenience or property interests of the surrounding neighborhood.

c. The conviction of the licensee, local representative of the licensee or the officers or directors of a corporation, or any employe for any felony, misdemeanor or civil forfeiture the circumstances of which substantially relate to the operation of the licensed dwelling facility.

d. The police department receives calls for service at the licensed dwelling facility for such reasons and in such numbers as to indicate the dwelling facility constitutes a threat to the health, safety, convenience or property interests of the surrounding neighborhood.

e. The licensed dwelling facility is in violation of this code or has had separate orders to correct violations issued on substantially the same code violations within an 18-month period.

f. The licensed dwelling facility is operated in such a manner that it constitutes a public or private nuisance or that conduct on or by the residents and guests of the licensed premises has had a substantial adverse effect upon the health, safety, convenience or property interests of the immediate neighborhood.

g. The licensed building, structure or licensed dwelling facility does not conform or has not conformed in all respects to the building and zoning code, the Wisconsin Administrative Code, and all other ordinances, laws and lawful orders relating to the construction, maintenance, use or occupancy of such building, structure or premises.

h. The licensee, any employe, resident or guest of a resident of the licensee has had persons who, while going to, remaining at, or leaving that premises, violates any laws of the United States, state of Wisconsin or ordinances of the city.

i. The licensee, any employe, resident or guest of a resident of the licensed dwelling facility has had persons who have generated nuisances or engaged in disorderly conduct or disturbance of the peace while going to, remaining at or leaving the licensed dwelling facility.

j. The license was procured by fraudulent conduct or false statement of a material fact.

k. The licensed dwelling facility is housing more residents than can be conveniently and appropriately housed and has an adverse effect on the public health safety, welfare or property interests of the adjoining property owners.

18. EFFECTIVE DATE OF NON-RENEWAL.

Non-renewal shall take effect 60 days following the final action of the common council.

19. EFFECTIVE DATE OF REVOCATION.

Revocation of a license shall take effect 60 days following the final action of the common council.

20. REGULATIONS.

b. Operator or Building Owner to Control Occupancy. No operator or building owner may at any time allow a larger number of persons to occupy any sleeping rooms and sleeping dormitories located within a licensed dwelling facility than the maximum number of persons allowed by this code. No operator or building owner may at any time permit any person to occupy any sleeping room or sleeping dormitory which is not licensed.

d. Relationship of License to Building Codes. The issuance of a license for a licensed dwelling facility shall not in any way insure that the licensed dwelling facility conforms with this code or the Wisconsin Administrative Code. The issuance of a license for a licensed dwelling facility shall not relieve the owner or operator of the responsibility for compliance with the applicable provisions of this code.

e. Bedding and Towels. Where sheets, pillow cases or towels are supplied to the occupants, they shall be changed whenever a new occupant is admitted. All supplied bedding and towels shall be maintained in a clean, sanitary and well-mended condition.

f. Mattresses. Where mattresses are furnished to the occupants, they shall be maintained in a clean, sanitary and well-mended condition. Mattresses shall be fire resistant or covered by a fire resistant cover that meets one of the following fire tests:

f-1. National Bureau of Standards NBS IR 77-1290 (1986).

f-2. United States Department of Commerce FF 4-72 (1986).

f-3. American Society for Testing and Materials ASTM D-568 or D-1692 or E-162 (1986).

f-4. California Standard Bulletin 117 or 121 (1986).

f-5. Any other national standard approved by the commissioner.

g. Shades, Drapes, Etc. Every window of every sleeping room and sleeping dormitory shall be supplied with shades, drapes, obscure glass or other devices which will afford privacy to the occupants.

h. Sanitary Maintenance. The operator and building owner of every licensed dwelling facility shall be responsible for the sanitary maintenance of all walls, floors and ceilings and for the maintenance of a sanitary condition in every other part of the licensed dwelling facility; and they shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building within which the licensed dwelling facility is contained is leased or occupied by the operator and the building owner. The occupant of every sleeping room or sleeping dormitory shall keep his or her personal belongings contained so as to facilitate the ability of the operator and building owner to discharge their responsibilities for sanitary maintenance with every sleeping room and sleeping dormitory as set forth in this subsection.

i. Garbage Disposal or Storage. Adequate garbage and rubbish disposal facilities or garbage and rubbish storage containers whose type and location are approved shall be supplied by the licensed dwelling facility operator and building owner. The operator and building owner shall be responsible for the disposal of all garbage and rubbish in a clean and sanitary manner through the use of approved mechanical equipment or by placing it in the required containers.

j. Hanging Screens, Storm Doors and Storm Windows. The operator and building owner of a licensed dwelling facility shall be responsible for hanging all screens and double or storm doors and windows whenever they are required under this chapter or any rule or regulation adopted under this chapter. Screens shall be hung not later than June 1 of each year.

k. Extermination Of Pests. The operator and building owner of a licensed dwelling facility shall be responsible for the extermination of any insects, rodents or other pests therein; and they shall be further responsible for such extermination on the entire premises where the entire structure or building within which the licensed dwelling facility is contained is leased or occupied by the operator and building owner. Notwithstanding provisions of this subsection, whenever infestation of a licensed dwelling facility is caused by the failure of the owner to maintain the dwelling within which the licensed dwelling facility is contained in a rat-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner.

L. Exits. Every licensed dwelling facility for 9 or more occupants shall have a minimum of 2 exits from each floor which shall be in compliance with this subsection. Every exit shall comply with the following:

L-1. It shall be easily accessible from every sleeping room and sleeping dormitory by passage through public passageways and without passing through any part of any other sleeping room or sleeping dormitory.

L-2. It shall be kept in such state of repair as to be usable in the event of an emergency.

L-3. It shall be unobstructed at all times.

L-4. All exit stairways of 4 or more risers shall have at least one handrail, and all stairways which are 5 feet or more in width or which are open on all sides shall have a handrail on each side.

L-5. All handrails shall be not less than 30 inches vertically above the nose of the stair treads and not less than 42 inches above stairway platforms.

m. Stairway Exit Enclosures. All rooming houses, residential living facilities and hotels which contain 9 or more occupants and all 2nd class dwellings that contain 5 or more 2nd class dwelling units shall have exit stairway enclosures which comply with par. n, except those with exterior stairways or fire escapes.

n. Room Separation. All existing licensed dwelling facilities shall have each sleeping room and sleeping dormitory separated from the hall, corridor and exitway by an enclosure which complies with the following minimum requirements:

n-1. The walls and the ceiling shall be covered with at least one layer of 1/2 inch drywall, plaster or equivalent.

n-2. Doors, panels and transoms shall be of 1.5 inch solid wood, or the door, panel and transom shall be covered with 16 gauge sheet metal screwed or otherwise securely fastened to the door, panel or transom or the equivalent of 1/2 inch of plywood or hardboard secured to the existing door, panel or transom or a labeled 20 minute door, panel or a transom and door frame with a minimum rating of 20 minutes. All doors panels and transoms shall be tightly fitted to the frames and the frames shall be maintained in a structurally sound condition. All such transoms shall be fixed in a closed position.

n-3. No cracks, holes, grills, windows or other openings shall be permitted between sleeping rooms or sleeping dormitories and the hall, corridor and exitway.

o. Negligence By Smokers. In each sleeping room of all hotels, rooming houses, and other places of public abode, a plainly printed notice shall be posted in a conspicuous place advising residents and guests of the following regulations: Any person who, by smoking, or attempting to light or to smoke cigarettes, cigars, pipes or tobacco, in any manner in which lighters or matches are employed, shall, in a careless, reckless or negligent manner, set fire to any bedding, furniture, curtains, drapes, house or any household fittings, or any part of any building so as to endanger life or property in any way or to any extent, shall be guilty of violating this section and shall upon conviction be subject to penalties provided in s. 200-19.

21. EMERGENCY ORDERS. The commissioner may issue emergency orders to the owner, operator or occupancy of a licensed dwelling facility in accordance with the provisions of s. 200-12.5.

22. PENALTIES. a. Any person who violates sub. 2 shall, upon conviction, be subject to a forfeiture of $2,500 to $5,000, together with the costs of prosecution, and in default of payment thereof to imprisonment in the house of correction or county jail of Milwaukee County for a period of not less than 45 days nor more than 90 days.

b. Any person who violates any provision of this section other than sub. 2 shall, upon conviction, be subject to the penalties provided in s. 200-19.

275-21. Maintenance Of Hotels And Motels.

1. APPLICABILITY. No person may operate a hotel or motel unless all of the requirements of this section and all general requirements of this chapter are complied with. For the purpose of interpreting the requirements of the designated sections applicable in the enforcement of this section, "multiple dwelling" or "dwelling" shall be interpreted to mean "hotel" or "motel", and "dwelling unit" or "dwelling units" shall be interpreted to mean "hotel unit", "hotel units", "motel unit", or "motel units". Every dwelling unit located within a hotel or motel shall comply with all of the requirements for dwelling units as established in accordance with this chapter.

2. BED LINENS AND TOWELS TO BE SUPPLIED. The operator of every hotel or motel shall supply clean bed linens and towels to every hotel or motel unit within such hotel or motel prior to letting of any room to any occupant.

4. PREPARATION OF MEALS IN HOTEL OR MOTEL UNITS PROHIBITED. No occupant of a hotel or motel may prepare meals in a hotel or motel unless such meals are prepared in a dwelling unit contained therein, except that occupants of a hotel or motel who are employed in a public restaurant located within that hotel or motel may live and sleep in rooms located within the hotel or motel. Meals prepared in a public restaurant may be served to and eaten by the occupants of a hotel or motel unit, provided the dishes and tableware
are returned to the restaurant kitchen for washing and the garbage is disposed of in an approved manner.

5. COMMUNAL KITCHENS PROHIBITED. No communal kitchen shall be contained in any hotel or motel.

6. EVACUATION PLAN. The operator of a hotel or motel shall, prior to the letting of any hotel or motel unit, post a fire evacuation plan approved by the fire department on the interior of every unit entry door.

275-22. Maintenance of 2nd Class Dwellings.

1. APPLICABILITY. No person may operate a 2nd class dwelling and no person shall occupy any 2nd class dwelling unit in a 2nd class dwelling unless all of the requirements of this section and all general requirements of this chapter are complied with.

2. NUMBERING OF UNITS. Every 2nd class dwelling unit and every other dwelling unit in every 2nd class dwelling shall be numbered in a plain and conspicuous manner, the number to be placed on the outside of the door to the unit. No 2 doors shall bear the same number. No number on any door of any unit shall be changed to any other number without notification or letter to the commissioner.

275-23. Maintenance Of Rooming Houses.

1. APPLICABILITY. No person may operate a rooming house unless all of the requirements of this section and all general requirements of this chapter are complied with. For the purpose of interpreting the requirements of the designated sections applicable in the enforcement of this section, "multiple dwelling" or "dwelling" shall be interpreted to mean "rooming house", and "dwelling units" shall be interpreted to mean "sleeping rooms", "sleeping dormitory" or "rooming units". Every dwelling unit located within a rooming house shall comply with all of the requirements for dwelling units as established in accordance with this chapter.

2. TOILETS. At least one toilet properly connected to an approved water and sewer system and in good working condition shall be supplied for each 8 persons or fraction thereof residing in a rooming house, including members of the operator's family, whenever they share the facilities. In a rooming house where rooms are let only to males or where separate toilet rooms are furnished for each sex, flush urinals may be substituted for not more than 1/2 of the required number of toilets for males.

3. LAVATORY BASINS, BATHS OR SHOWERS. At least one lavatory basin, one bath or one shower, properly connected to an approved water and sewer system, supplied with hot water, and in good working condition, shall be supplied for each 8 persons or fraction thereof residing within a rooming house, including members of the operator's family, whenever they share the use of the facilities.

4. LOCATION OF SANITARY FACILITIES. All facilities required in subs. 2 and 3 shall be so located within the rooming house as to be accessible to the occupants of each sleeping room or sleeping dormitory sharing such facilities without going outside of the building and without going through a sleeping area or through a dwelling unit of another occupant.

5. MINIMUM FLOOR AREA FOR SLEEPING PURPOSES. Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes for more than one, but not more than 4 persons, shall contain at least 50 square feet of floor space for each occupancy. Every room occupied for sleeping purposes by more than 4 persons shall be defined as a sleeping dormitory and shall contain at least 200 square feet plus 50 square feet for each occupant over 4 occupants.

7. MEALS IN A SLEEPING AREA PROHIBITED. No occupant of a rooming unit shall prepare or eat meals or store unwashed cooking utensils or open food or food packages in a sleeping dormitory or sleeping area.

8. MEALS IN ROOMING HOUSE. Preparation or eating of food in a rooming house shall be restricted to a kitchen or communal dining room specifically designated and limited to that purpose. Kitchens for 20 occupants or less or which serve 20 occupants or less per meal shall comply with sub. 9. Rooming houses having kitchens for over 20 occupants or which serve over 20 persons per meal or for any meal per day shall comply with the requirements for restaurants in ch. 68, except for the public toilet rooms.

9. COMMUNAL KITCHENS. A communal kitchen shall comply with the following:

a. The kitchen shall be accessible to the occupants sharing the use of the kitchen without going outside of the building or through a sleeping room.

b. The kitchen may not be a part of a sleeping room or sleeping dormitory.

c. The kitchen shall contain a kitchen sink for manual dishwashing.

d. All equipment, utensils and furnishings shall be maintained in a sanitary condition and in good repair.

e. All garbage and refuse shall be kept in watertight, covered containers. The garbage and refuse area shall be kept in a clean and sanitary condition.

f. All food shall be stored so as to be protected from flies, insects, rodents, dust and moisture.

g. A refrigerator shall be provided and maintained in an operational, clean and sanitary condition.

h. A cooking stove fueled by gas or electricity shall be provided. Hot plates are prohibited.

i. Birds, cats, dogs or other animals are not permitted in rooms or areas in which food is prepared, stored or served or where utensils are washed or stored.

j. A food preparation area shall be provided having a total surface area of not less than 6 square feet. The surface of the area shall be smooth, free of cracks and easily cleanable. The food preparation surface shall not be used for eating meals.

k. A kitchen in which occupants are allowed to eat shall be supplied with one chair and 2 linear feet of dining table space for each occupant of a rooming house who is permitted to eat in the kitchen at any particular time. The surface of each dining table shall be smooth, free of cracks and easily cleanable.

L. The kitchen shall contain at least one cabinet of adequate size for and suitable for storage of food and eating and cooking utensils to prevent dust and grease accumulation. Cabinets shall be kept in a clean and sanitary condition.

m. Every kitchen shall contain a minimum floor space of 60 square feet and each kitchen used for dining purposes shall contain at least 100 square feet or a communal dining area shall be provided in accordance with sub. 10.

10. COMMUNAL DINING AREA. Every rooming house within which the occupants are served meals or allowed to prepare meals or cook within a kitchen which contains less than 100 square feet shall contain a communal dining room which complies with the following:

a. Every communal dining room shall be located on the same floor of the rooming house as the communal kitchen and shall be as nearly adjacent to the communal kitchen as practicable.

b. Every communal dining room shall be accessible to the occupant of each sleeping room sharing the dining room, without going outside of the rooming house and without going through a sleeping room or sleeping dormitory of another occupant.

c. Every communal dining room shall contain not less than 70 square feet of floor area.

d. Every communal dining room shall be supplied with one dining chair and 2 linear feet of dining table space for each occupant of a rooming house who is permitted to occupy the dining room at any time. The surface of each dining table shall be smooth, free of cracks and easily cleanable.

11. NUMBERING OF UNITS. Every rooming unit, every 2nd class dwelling unit, and every other dwelling unit in every rooming house shall be numbered in a plain and conspicuous manner, the number to be placed on the outside of the door to the unit. No 2 doors shall bear the same number. No number on any door of any unit shall be changed to any other number without notification or letter to the commissioner.

275-24. Maintenance of Residential Living Facilities. 1. APPLICABILITY. No person may operate a residential living facility unless all of the requirements of this section as well as all general requirements of this chapter are complied with. For the purpose of interpreting the requirements of the designated sections applicable in the enforcement of this section, "multiple dwelling" or "dwelling" shall be interpreted to mean "residential living facility", and "dwelling units" shall be interpreted to mean "sleeping rooms" or "sleeping dormitory". Every dwelling unit located within a residential living facility shall comply with all of the requirements for dwelling units as established in accordance with this chapter.

2. TOILETS. At least one toilet properly connected to an approved water and sewer system and in good working condition shall be supplied for each 8 persons or fraction thereof residing in a residential living facility, including members of the operator's family, whenever they share the use of the facility.

3. LAVATORY BASINS, BATHS OR SHOWERS. At least one lavatory basin, one bath or one shower, properly connected to an approved water and sewer system, supplied with hot water, and in good working condition, shall be supplied for each 8 persons or fraction thereof residing within a residential living facility, including members of the operator's family, whenever they share the use of the facilities

4. LOCATION OF SANITARY FACILITIES. All facilities required in subs. 2 and 3 shall be so located within the residential living facility as to be accessible to the occupants of each sleeping room or sleeping dormitory sharing the facilities without going outside of the building and without going through a sleeping area or through a dwelling unit of another occupant.

5. MINIMUM FLOOR AREA FOR SLEEPING PURPOSES. Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes for more than one, but not more than 4 persons, shall contain at least 50 square feet of floor space for each occupant. Every room occupied for sleeping purposes by more than 4 persons shall be defined as a sleeping dormitory and shall contain at least 200 square feet plus 50 square feet for each occupant over 4 occupants.

6. CHILDREN RESTRICTED. No person under 16 years of age may sleep in a sleeping dormitory or sleeping area with occupants over 16 years of age or of a different sex unless all occupants of the sleeping dormitory or sleeping area are members of the same family.

7. MEALS IN A SLEEPING AREA PROHIBITED. No occupant of a residential living facility may prepare or eat meals or store unwashed cooking utensils or open food or food packages in a sleeping dormitory or sleeping area.

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SUBCHAPTER 3
MAINTENANCE

275-31. Scope. This subchapter deals with the maintenance of structures a nd equipment.

275-32. Exterior Structure. 1. RESPONSIBILITY. The general welfare of the residents of the city requires that the exterior of structures, whether vacant or occupied, shall be kept in a good state of repair and maintained by the owner or operator in such a way as to protect the safety, health and welfare of the occupants and public and to prevent the blighting of city neighborhoods.

2. STRUCTURAL MEMBERS. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them.

3. EXTERIOR SURFACES. Every foundation, exterior wall and roof shall be reasonably weatherproof, watertight, rodent-proof, insect-proof and shall be kept in a reasonably good state of maintenance and repair.

a. Wood. All exterior wood surfaces shall be reasonably protected from the elements and against decay, by paint or other approved protective coating applied in a workmanlike manner.

b. Ferrous Metal. All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.

c. Previously Painted Surfaces. The following types of surfaces must be maintained to prevent blighting effect on the surrounding neighborhood:

c-1. Painted masonry surfaces must be maintained painted or have the paint removed from the surfaces.

c-2. Other painted surfaces must be maintained painted.

d. Decorative Features. All cornices, entablatures, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

e. Signs, Marquees and Awnings. All canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment.

f. Chimneys and Supplied Smoke Pipes. Every chimney and every supplied smoke pipe shall be adequately supported, reasonably clean and maintained in a reasonably good state of repair.

g. Stairways and Porches. Every inside and outside stairway, porch and appurtenance thereto shall be constructed as to be reasonably safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and in a reasonably good state of maintenance and repair.

h. Stairways, Exits and Service Walk Stairways. Stairways, exits and all service walk stairways shall be kept in a reasonable good state of repair and be unobstructed at all times.

h-1. Required. h-1-a. Every stairway and service walk stairway of more than 3 risers shall have at least one handrail mounted on the left, as one mounts the stairs.

h-1-b. Stairways of more than 3 risers shall have a handrail on each open side.

h-2. Height. Handrails shall not be less than 30 inches nor more than 34 inches vertically above the nose of the stair tread.

h-3. Opening Below Top Rail.

h-3-a. When handrails protecting the open sides of a stairway are replaced, they shall have an intermediate rail or rails, or an ornamental pattern designed to prevent the passage of an object with a diameter larger than 4 inches.

h-3-b. Handrails in industrial occupancies shall provide an intermediate rail at midheight.

h-3-c. Subdivision 3 does not apply to service walk handrails.

i. Guardrails. i-1. Opening Below Top Rail.

i-1-a. When guardrails are replaced they shall have an intermediate rail or rails, or an ornamental pattern designed to prevent the passage of an object with a diameter larger than 4 inches.

i-1-b. Industrial occupancies shall provide an intermediate rail at midheight.

i-2. Height. All replacement guardrails shall comply with the following:

i-2-a. Guardrails in one and 2-family dwellings shall be not less than 36 inches in height.

i-2-b. Guardrails in occupancies other than one and 2-family dwellings shall be not less than 42 inches in height.

4. WINDOWS, DOORS AND BASEMENT HATCHWAYS. a. Condition. Every window, exterior door and basement hatchway shall be reasonably weathertight and rodent-proof, and shall be kept in a reasonably good working condition and a reasonably good state of maintenance and repair.

b. Openable Windows. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.

c. Door Hardware. Every exterior door, door hinge and door latch shall be maintained in good condition. Door locks in dwelling units shall be in good repair and capable of tightly securing the door.

5. ROOF DRAINAGE. All water shall be conveyed and drained from every roof so as not to cause dampness or damage to the exterior or interior of the structure. Water shall be drained and directed in a manner which will in no way damage the adjoining premises.

6. ROOF GUTTERS AND CONDUCTORS. Except for private detached accessory buildings not more than 1,000 square feet in area, all roofs of all buildings and structures shall be provided with approved-type gutters and conductors. Gutters and conductors shall be properly installed and maintained in good repair at all times.

7. VACANT STRUCTURES.

a. Owners shall have the responsibility for maintaining all vacant dwelling units, dwellings, structures, principal buildings and accessory buildings in a locked or closed condition so that they cannot be entered without an unlawful break-in. The owner of any building that has become vacant shall within 30 days after the building becomes vacant or within 30 days after assuming ownership, whichever is later, file a registration statement pursuant to s. 200-51.7-4. The commissioner may, to assure compliance with this subsection, order an owner to board a structure.

a-1. Owners prior to boarding of a structure under order of the commissioner shall apply for a permit and pay the fee required under s. 200-33.

a-2. Boarding of a structure shall be required for all doors and windows on ground level, those doors and windows accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade and any other doors, windows or other means of ingress or egress as directed by the commissioner.

a-3. Boards shall be cut to fit door and window openings, and square head or star drive screws at least 3 inches in length with washers shall be used to fasten boards to a structure.

a-4. At least one door boarded at the grade level shall be maintained with locks or hinges to permit entry for inspection purposes under subd. 7.

a-5. Boards shall be a minimum of 5/8" thick and be painted to match the trim or siding color of the structure, or be painted forest green.

a-6. Screening or alternate methods of boarding may be permitted when approved by the commissioner.

a-7. The owner of a structure boarded under subd. 1 shall be required, upon notification, to provide entry to the structure to the commissioner at least once every 6 months, for inspection purposes as specified as s. 200-51.7, or at anytime when the structure has been unlawfully entered.

a-8. The owner of a board structure shall notify the commissioner in writing no later than 10 days after sale of the structure or the unboarding of the property.

b. If, after a reasonable notice, the owner fails to board the structure, the commissioner may request the department of public works either by city personnel or by contract to correct the situation and charge the cost thereof upon the tax rolls of the property.

8. FENCES. Every fence shall be kept in a reasonably good state of maintenance and repair or shall be removed.

9. GARAGE DOORS. Garages and accessory buildings designed or utilized for the storage of motor vehicles shall be equipped with operative doors at all entranceways.

10. PUBLIC AREAS. All servicewalks, steps, driveways, parking spaces and similar paved areas for public use shall be kept in a proper state of repair.

11. ADDRESS NUMBERS. All dwellings and principal nonresidential buildings shall be provided with address numbers so that numbers placed on houses and buildings shall not be less than 3 inches, including background, in height, and shall be distinctly legible and shall be posted in a conspicuous place on the front of each house or building, and at the rear or side of properties that abut or are adjacent to alleys so as to be easily seen and read from such public ways. When a background is used, the number proper shall not be less than 2 inches in height.

12. ROOFING MATERIAL. Rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

13. FACADE CRITICAL EXAMINATION

a. Purpose. In order to maintain a building's facade in a safe condition, the following requirements shall apply to all buildings which are 15 years old or greater and which have 5 or more stories.

b. Exemptions. This subsection shall not apply to:

b-1. Walls above the 5th story that are set back more than 25 feet from the wall below, provided the setback has an access door for building maintenance and service only, from the occupied space.

b-2. Exterior walls that are 12 inches or less from the exterior wall of an adjacent building.

c. Definitions. In this subsection:

c-1. "Category I building" means a building constructed with exterior walls and parts thereof that are primarily reinforced with or are in direct contact with non-corrodeable metal.

c-2. "Category II building" means a building constructed with exterior walls and parts thereof that are primarily reinforced with or are in direct contact with corrosion-resistant metal.

c-3. "Category III building" means a building constructed with exterior walls and parts thereof that are primarily reinforced with or are in direct contact with corrodeable metal.

c-4. "Category IV building" means a building constructed with exterior walls and parts thereof that are primarily secured to the substrate by adhesive bond or with masonry headers.

c-5. "Close-up visual examination" means that the professional or the architect- in-training, engineer-in-training, technician, contractor or skilled trades person, under the professional's direct supervision, must actually touch the façade by hand or tool, unless other methods are approved prior to the inspection by the commissioner.

c-6. "Corrodeable metal" means unprotected carbon steel, shop-primed steel, uncoated reinforcing bars and other metals that can corrode.

c-7. "Corrosion-resistant metal" means corrodeable metal that is galvanized, epoxy-coated or painted specifically to resist corrosion with that finish intact.

c-8. "Critical examination" means a close-up visual examination of the condition of one scaffold drop per elevation of façade, or parts thereof, performed by or under the direct supervision of a professional employed by the owner or agent for the purpose of determining if remedial work is required. The façade area which cannot be examined through a close-up visual examination shall be subject to a remote examination.

c-9. "Façade" means all areas on the exterior of the building, except for horizontal roof areas. The façade includes all walls, windows, balconies, cornices, parapets and appurtenances. The façade also includes walls supported on roofs, such as penthouse walls, chimneys, etc.

c-10. "Non-corrodeable metal" means stainless steel, aluminum or other metal that does not corrode under atmospheric conditions.

c-11. "Professional" means a registered architect or registered structural engineer in the state of Wisconsin. The professional responsible for the critical examination shall be qualified by education and experience in design, inspection or repair design of the type of exterior wall system(s) on the building being examined and shall perform services only in the areas of his or her competence as required under ch. A-E 8, Professional Conduct, Wis. Adm. Code.

c-12. "Remote examination" means an examination performed by a professional and involving the use of binoculars, photographic magnification techniques, remote observation equipment or infra-red or thermography cameras, which can demonstrate reasonable reliability in determining if an area needs a critical examination.

c-13 “Repair plan” means a plan created by the professional which identifies the nature of the defect to be corrected, a detailed procedure for making the repairs, a detailed sketch of the corrections or installation, a plan outlining protective measures for the public when applicable and a time schedule for the repairs.

c-14. “Safe” means a condition observed in a wall that exhibits neither an "unsafe and imminently hazardous condition" nor "safe with an ordinary repair and maintenance program" at the time of the critical examination.

c-15. “Safe with an ordinary repair and maintenance program” means a condition of a building façade, or part thereof, that is safe at the time of inspection, but requires ordinary repairs or maintenance within a time period designated by the professional, not to be later than the next required façade inspection date, in order to prevent its deterioration into an unsafe or unsafe and imminently hazardous condition.

c-16. “Scaffold drop” means a movement from top to bottom of a building façade and covering an area at least 24 feet wide using scaffolding, cranes, hoists, cherry pickers, ladders and other devices that permit a close-up visual examination of the façade at elevations above grade level.

c-17. “Story” means the space in a building between the surfaces of any floor and the floor next above or below, or roof next above, or any space not defined as basement, ground floor, interior balcony, mezzanine, penthouse or attic. The number of stories of a multistory building includes all stories except the basement, ground floor, interior balcony, mezzanine, penthouse or attic.

c-18. “Unsafe and imminently hazardous condition” means a condition in which a façade has no reliable means of structural support and is dangerous to people or property.

c-19. “Unsafe condition” means a condition of a façade, or part thereof, which was reported as safe with an ordinary repair and maintenance program in an earlier critical examination report and, upon inspection, is found not to have been corrected within the time period designated by the professional.

d. Periodic Critical Examination. A critical examination shall be performed by a professional and shall include all of the following:

d-1. The examination shall begin with an elevation parallel to any public sidewalk, walkway, street or alley.

d-2. A close-up visual examination of the building to be performed from a platform or device which allows an inspection of the facade area which can be reached by one scaffold drop per elevation. Other methods may include photographic magnification techniques, remote observation equipment or infra-red or thermography cameras, which can demonstrate reasonable reliability and which may be approved in addition to the close-up visual examination by the commissioner on a case-by-case basis.

d-3. A remote examination of those facade areas which are not accessible during the close-up visual examination.

d-4. A complete review of the most recently prepared inspection report.

d-5. A complete review of the pertinent drawings and specifications of the building to determine the specified designs of the facades on the building.

d-6. A complete review of the drawings, specifications and maintenance reports on previous repair work performed on the facades

d-7. Documentation of the condition of the facades through photographs and drawings.

d-8. A notification to the owner or agent of any wall areas that are bowed, bulged, displaced or leaning inward or outward and, where such defects exist, an examination of the condition of a sufficient number of metal ties, anchors and shelf angles that support the wall at these locations. The owner or agent shall promptly notify the department of such defects, and it shall be the responsibility of the professional to determine the appropriate repair or stabilization procedures. All work necessary to rectify the defects shall be done on a schedule set by the department, in consultation with the professional.

d-9. Examination of the substrate of wall areas with external visible distress.

e. Remote Examination. A remote examination, rather than a critical examination, may be performed by a professional on all facades which are more than 25 feet from the street line, alley, sidewalk, any paved walkways, plazas or play areas that are routinely used by the public and shall include all of the following:

e-1. Methodically scanning the facade area through the use of magnification devices.

e-2. Viewing vertically from street grade and down from parapet (where possible) and along all corners for alignment of facade elements.

e-3. Viewing horizontally to check for alignment of bands of facade elements (such as cornices, water tables, balconies, window lintels and sills).

e-4. Examining any areas which are bowing, bulging, displaced or leaning inward or outward by performing a critical examination.

f. Fire Escape Critical Examinations. Fire escape critical examination reports, as required by s. 214-19-2, may be provided as part of this report.

g. Examination Schedule. Inspection reports must be filed with the department on the following schedule, unless otherwise ordered by the commissioner:

g-1. Category I Buildings. g-1-a. If constructed prior to 1920, by December 1, 2004 and every 12 years thereafter.

g-1-b. If constructed between 1920 and 1950, by December 1, 2005 and every 12 years thereafter.

g-1-c. If constructed in 1951 or later and 15 years old or older, by December 1, 2006 and every 12 years thereafter.

g-2. Category II and IV Buildings.

g-2-a. If constructed prior to 1920, by December 1, 2004 and every 8 years thereafter.

g-2-b. If constructed between 1920 and 1950, by December 1, 2005 and every 8 years thereafter.

g-2-c. If constructed in 1951 or later and 15 years or older, by December 1, 2006 and every 8 years thereafter.

g-3. Category III Buildings.

g-3-a. If constructed prior to 1920, by December 1, 2004 and every 5 years thereafter.

g-3-b. If constructed between 1920 and 1950, by December 1, 2005 and every 5 years thereafter.

g-3-c. If constructed in 1951 or later and 15 years or older, by December 1, 2006 and every 5 years thereafter.

g-4. If a critical examination report was completed 5, 8 or 12 years or less prior to the submission due date, depending on the building category, the report may be submitted to the department for review. If the report is accepted, the next report will be due within 5, 8 or 12 years of when that report was originally completed, depending on the building category.

h. Critical Examination Reports. The professional shall submit a written report to the owner or agent and 2 copies of the report to the commissioner. A critical examination by a professional shall be performed with the understanding that, because of the physical properties of the many materials commonly used for constructing facades, and the limitations on detecting concealed internal wall distress, a critical examination performed by a professional may not find “unsafe and imminently hazardous conditions” in the façade that are not visible from the exterior. Therefore, submittal of the critical examination report is not a representation that all “unsafe and imminently hazardous conditions” in the façade have been identified. The report shall include:

h-1. The name and address of the building.

h-2. The name, address and phone number of the building owner and agent.

h-3. The name, business address and phone number of the professional preparing the report.

h-4. A site plan of the building showing adjacent streets and alleys, and relationship of the building to property lines and adjacent buildings.

h-5. A description of the building, including the number of stories, height, plan dimensions, age and type of exterior wall construction, describing (as applicable) cornices, soffits or similar overhangs or features.

h-6. Overall photographs or drawings of the 4 elevations of the building.

h-7. A detailed description of the critical examination in narrative form, including start and completion dates.

h-8. A designation of the building’s status by the professional, as defined in par. c.

h-9. Drawings or photographs describing the locations and extent of all significant distress or deteriorated conditions observed in the facades.

h-10. A description of recommended repair work and precautionary measures that will be taken to safeguard the public, if any, and the recommended completion date of such work.

h-11. Where appropriate, a comparison of conditions of facades on the building with conditions observed during previous examinations.

h-12. A recommendation for future examination, if earlier than 5 years from date of the report.

h-13. The signature and seal of the professional who performed the critical examination.

h-14. The signature of the owner or agent acknowledging his or her knowledge of the building's condition and responsibility to maintain the building in a safe condition.

h-15. The date of the report.

h-16. Other documents, notes, summaries, memoranda, letters or ancillary reports pertinent to the critical examination report prepared by the professional and submitted to the owner.

i. Building Status. Based upon the exterior maintenance status of each building, the commissioner may issue orders to make needed repairs and obtain required permits . The procedure shall be as follows, based upon the exterior maintenance status of each building:

i-1. Buildings Determined "Safe". One copy of the report shall, if completed in compliance with par. h, be returned to the owner or agent, and professional, bearing a stamp of receipt signed by the commissioner.

i-2. Buildings Determined "Safe With an Ordinary Repair and Maintenance Program". One copy of the report shall, if completed in compliance with par. h, be returned to the owner or agent bearing a stamp of receipt signed by the commissioner upon approval of a repair schedule prior to the commencement of any work and filing of a second report by a professional stating the required work was performed.

i-3. Buildings Determined to be in an "Unsafe Condition". One copy of the report shall, if completed in compliance with par. h, be returned to the owner or agent bearing a stamp of receipt signed by the commissioner upon filing of a repair plan prepared by a professional, filing of a follow-up report by the professional stating that the building has been brought back to a "safe condition" within the time schedule established by the commissioner and completion of a scheduled inspection by the department.

i-4. Buildings Determined to be in an "Unsafe and Imminently Hazardous Condition". One copy of the report shall, if completed in compliance with par. h, be returned to the owner or agent bearing a stamp of receipt signed by the commissioner upon completion of the following:

i-4-a. Notification by the professional to the commissioner by the next business day related to the condition of the building.

i-4-b. Detailing the appropriate precautionary measures to be taken by the owner prior to a scheduled city inspection to prevent further deterioration and to make the site safe to the public and building occupants prior to scheduled repairs being performed. If the building owner fails to take these measures prior to the city inspection, the commissioner may cause the precautionary measures to be taken. The cost incurred by the city in taking the necessary precautionary measures may be charged against the real estate upon which the building is located, and if that cost is so charged it is a lien upon such real estate and may be assessed and collected as a special charge.

i-4-c. Submission of a repair plan within 3 business days of the notification to the commissioner of the condition of the building.

i-4-d. A written report by the professional noting that repairs have been performed to bring the building into a "safe condition" on a schedule created by the commissioner shall be submitted in duplicate to the commissioner by the owner.

i-4-e. A professional has submitted a maintenance plan for the building and monthly reports to the commissioner related to the maintenance work performed.

i-4-f. Another critical examination has been scheduled to be performed within a year, with the report of that examination to be submitted to the commissioner.

275-33. Interior Structure. 1. GENERAL. The interior of a structure and its equipment shall be maintained by the owner or operator in a structurally sound and sanitary condition so as not to pose a threat to the health and safety of the occupants, and protect the occupants from the environment. No person shall occupy as owner-occupant, or let to another for occupancy or use any structure, dwelling, dwelling unit or portion thereof, which does not comply with the requirements of this section and subchs. 4 to 7.

2. STRUCTURAL MEMBERS. The supporting structural members of every building shall be maintained structurally sound, not showing any evidence of deterioration which would render them incapable of carrying the imposed loads.

3. INTERIOR SURFACES. a. Every interior partition, wall, floor and ceiling shall be capable of affording privacy, kept in a reasonably good state of repair and maintained so as to permit them to be kept in a clean and sanitary manner.

b. Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

4. FREE FROM DAMPNESS. In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.

5. INTERIOR STAIRWAYS. a. Every interior stairway shall be so constructed and maintained as to be safe to use and capable of supporting the anticipated loads.

b. Handrails for interior stairways shall comply with s. 275-32-3-h-1-a.

6. INTERIOR DOORS. Every interior door, door hinge and door latch shall be maintained in a good state of repair.

7. MEANS OF EGRESS FOR ONE AND 2-FAMILY DWELLINGS. a. No owner or operator of a one or 2-family dwelling that has 2 or more means of egress from the dwelling unit or units shall reduce or permit to be reduced the number of means of egress from any dwelling unit to less than 2. Second floor airing porches may be counted as one of the required means of egress from second floor units if a second exit was not provided.

b. In a 2-family dwelling, no doors that serve as a common means of egress shall be locked against egress when the building is occupied. All locking devices which prevent egress or which require the use of a key to exit shall be prohibited.

275-34. Supplied and Furnished Equipment.

1. SUPPLIED FACILITIES. Every supplied facility, piece of equipment or utility which is required under this chapter shall be so constructed or installed that it will function properly, and shall be maintained in reasonably good working condition.

2. PLUMBING FIXTURES FURNISHED BY OCCUPANTS. Every plumbing fixture furnished by the occupant shall be properly installed and shall be maintained in reasonably good working condition, in a clean and sanitary state, and free from defects, leaks or obstructions.

3. STORM WINDOWS. In any rental dwelling or rental dwelling unit, storm windows or at least double glazed windows shall be supplied by the owner for each window in each habitable room of the rental dwelling unit except that such windows need not be provided if heat in the rental dwelling or rental dwelling unit is supplied by the owner. Storm windows shall cover the entire window surface and be capable of adequately sealing out cold air and be constructed of rigid, clear material. Clear, rigid plastic or film materials may be used instead of storm windows when installed on the interior of the primary window in a manner to prevent air infiltration. Flexible film shall not be allowed on the exterior of buildings. Flexible film shall be removed during periods when screens are required. The responsibility of installing the storm windows or other approved materials shall be assumed by the owner, except in one and 2-family dwellings, the tenants shall be responsible for installation.

4. USE OF HEATING FACILITIES. Every occupant of a dwelling unit shall be responsible for the exercise of reasonable care, proper use and proper operation of supplied heating facilities.

5. DISCONTINUANCE OF SERVICES. No owner or operator may cause any service, facility, equipment or utility which is required or supplied to be removed from or shut off from, or discontinued for any occupied dwelling or dwelling unit, except for such temporary interruption as may be necessary while actual repairs, replacements or alterations are being made.

6. DAMAGE TO PROPERTY. No person may wilfully or wantonly damage, mutilate or deface any part of residential real estate, supplied fixtures and equipment, and supplied furnishings or any other property of another.

275-35. Graffiti Abatement. 1. DEFINITION. In this section, "graffiti" means any inscription, word, figure or design marked, scratched, etched, drawn or painted with spray paint, liquid paint, ink, chalk, dye or other similar substances on buildings, fences, structures, equipment and similar places without the express permission of the owner or operator of the property.

2. PUBLIC NUISANCE. The existence of graffiti on any real property within the city is expressly declared to be a public nuisance as it affects the public health, safety and welfare, and it shall be the duty of the owner or operator of the property to keep the property free of graffiti at all times.

3. GRAFFITI PROHIBITED. No owner or operator of any real property within the city may maintain or allow any graffiti to remain upon any structure located on such property when the graffiti is visible from the street or other public or private property.

4. NOTIFICATION BY DEPARTMENT. Whenever the department determines that graffiti on any building or structure within the city is visible from the street or other public or private property, the department may notify by letter the owner or operator of the property that the graffiti shall be abated in a timely manner.

5. GRAFFITI ABATEMENT. a. The commissioner may issue an order to the property owner or operator of the property to abate the graffiti observed by the commissioner at the time of inspection within a reasonable time after notification.

b. The minimum compliance of any order shall be the obliteration of graffiti by a primer paint. Removal of the graffiti with primer paint and matching building paint or other suitable removal system appropriate to the surface shall be encouraged.

c. Upon the failure of the property owner or operator to comply with the order of graffiti abatement issued by the department by the designated date, the department may cause the graffiti to be abated by city forces or private contract. The city or private contractor shall be expressly authorized to enter on the property and abate the graffiti upon exterior walls, fences and other structures abutting public streets, property or right of way. All reasonable efforts to minimize damage from such entry shall be taken by the city, and any paint used to obliterate graffiti shall be as close as practicable to the background color or colors. The cost of the graffiti abatement and inspection costs shall be charged against the property, shall be a lien upon the property and shall be collected as a special charge.

275-36. Below-Grade Structure.

1. DEFINITION. In this section, "below-grade structure" means any underground space, of which all or a portion extends beyond the building line. This includes, but is not limited to sidewalk vaults, equipment vaults, retaining walls, pits, etc., but does not include underground storage tanks of steel or plastic.

2. INSPECTION. The department is authorized to perform an exterior and interior inspection of any below-grade structure which is deemed by the department to be a potential safety hazard.

3. CRITICAL EXAMINATION. a. If upon inspection the department finds any below-grade structure which appears defective or unsafe, or creates a nuisance, the commissioner may order that a critical examination be performed by a registered architect or registered structural engineer employed by the owner or the agent.

b. The registered architect or registered structural engineer shall submit a written report showing the structural condition of the below-grade structure to the commissioner.

c. All defects noted on the written report submitted by the registered architect or registered structural engineer shall be corrected by the owner within a time period prescribed by the commissioner. Any structural repairs will require the owner to obtain a repair permit.

d. A written report showing that all defects noted in the prior report have been corrected shall be submitted in duplicate to the commissioner by a registered architect or registered structural engineer.

4. ABANDONED BELOW-GRADE STRUCTURE. If an owner chooses to abandon a below-grade structure, the owner shall obtain a permit from the department of city development. If the structure is located within the public right-of-way, a permit shall be obtained from the department of public works.

SUBCHAPTER 4
LIGHT, VENTILATION, SPACE

275-40. Scope; Responsibility. 1. SCOPE. This subchapter governs the minimum conditions and standards for the light, ventilation and space for the occupancy of a structure. All light, ventilation and space conditions shall comply with the requirements of this subchapter insofar as they are applicable.

2. RESPONSIBILITY. The owner or operator of the structure shall provide and maintain light and ventilation and space conditions in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any premises which does not comply with this subchapter.

275-41. Light. 1. GENERAL. All spaces or rooms shall be provided with sufficient light so as not to endanger health and safety.

2. WINDOW AREA. Every habitable room shall have at least one window facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be at least 8% of the floor area of the room. Whenever the only window in a room is a skylight-type window in the top of the room, the total window area of the skylight shall equal at least 15% of the total floor area of the room. Skylight-type windows existing on and after December 6, 1968, may, if less than 15% of the total floor area, be increased to 15% but no skylight-type window shall be installed in lieu of a window where a skylight has not previously existed.

3. LIGHTING OF COMMON HALLS AND STAIRWAYS. a. Two to 4 Family Dwellings. Public pathways and stairways in buildings accommodating 2, 3 or 4 families shall be provided with convenient light switches controlling an adequate lighting system which may be turned on when needed. An emergency circuit is not required for this lighting.

b. Five or More Families. Public pathways and stairways in buildings accommodating more than 4 families, or more than 30 persons, and every building which accommodates transients shall be lighted at all times with adequate artificial lighting; except that such artificial lighting may be omitted from sunrise to sunset where adequate natural lighting is provided. Whenever the occupancy of the building exceeds 100 persons, the artificial lighting as regulated herein shall be on an emergency circuit.

c. Intensity of Light. Adequate lighting system, as herein required, shall mean an intensity of 2-1/2 foot candles at a plane 30 inches above the floor line. The required intensity shall apply to both natural and artificial lighting.

4. OTHER SPACES. All other spaces shall be provided with natural or artificial light of sufficient intensity and so distributed as to permit the maintenance of sanitary conditions and the safe use of the space and the appliances, equipment and fixtures.

275-42. Ventilation. 1. GENERAL. All spaces or rooms shall be provided sufficient natural or mechanical ventilation so as not to endanger health and safety. Where mechanical ventilation is provided in lieu of natural ventilation, the mechanical ventilation system shall be maintained in operation during the occupancy of any structure or portion thereof.

2. ADEQUATE VENTILATION. Every habitable room shall have at least one window or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total openable window area in every habitable room shall be equal to at least 50% of the minimum window area size or minimum skylight-type size, as required in s. 275-41-2, except where there is supplied some other device affording adequate ventilation.

3. BATHROOMS AND TOILET ROOMS. Every bathroom and toilet room shall comply with the light and ventilation requirements for habitable rooms contained in sub. 2 and s. 275-41-2 except that no windows or skylights shall be required in adequately ventilated bathrooms and toilet rooms equipped with an adequate mechanical ventilation system.

4. WINDOW SCREENS. a. Every window required for ventilation, including bath and toilet room, shall be supplied with approved screening having a wire mesh of not less than number 16 covering at least 1/3 of the window area, except that screens shall not be required for window areas above the 5th floor.

b. Every dwelling having 2 or more basement windows shall have at least 2 window screens which cover the entire window. Where there is only one basement window, it shall be similarly screened. Such screens shall have a wire mesh of not less than number 16.

c. In any rental dwelling or rental dwelling unit, the responsibility for installing the screens shall be assumed by the owner, except that in one and 2-family dwellings the tenants shall be responsible for insertion of pre-fit screens. Screens shall be hung not later than June 1 of each year. Tenants in multiple dwellings shall be responsible for the installation of adjustable frame screens when the same are provided by the owner or operator and can be easily installed from the inside.

275-43. Dwelling Unit Limitations. Dwelling units shall be separate and apart from each other. Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable spaces.

275-44. Space Requirements. 1. MAXIMUM OCCUPANCY. a. The maximum occupancy for a one room dwelling unit shall be 2 people.

b. No dwelling unit consisting of 2 or more rooms shall be occupied by more occupants than the total number which is calculated on the following basis:

TYPE OF ROOM	OCCUPANCY SUBTOTAL
Kitchen	0
Each habitable room containing less than 70 square feet of floor area	0
Each habitable room containing at least 70 but less than 100 square feet of floor area	1
Each habitable room containing 100 or more square feet of floor area	2

2. RESTRICTIONS. a. Sleeping in Kitchens or Hallways. No person may use any kitchen, nonhabitable space or public space for sleeping purposes.

b. Minimum Ceiling Height. At least 1/2 the floor area of every habitable room shall have a ceiling height of at least 7 feet. The floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

c. Sharing a Toilet and Bath. No dwelling unit may be permitted where occupants share a toilet, bath or lavatory basin with the occupants of another dwelling unit in accordance with s. 275-51-1-b, 2-b and 3-b unless the unit has been created in accordance with the provisions of the code applicable at the time of its creation, and unless the dwelling unit is located in a 2nd class dwelling for which a valid 2nd class dwelling permit was issued in accordance with s. 275-20 and in effect on October 20, 1971.

SUBCHAPTER 5
PLUMBING

275-50. Scope and Responsibility. 1. SCOPE. This subchapter governs the minimum plumbing facilities and fixtures to be provided. All plumbing facilities and fixtures shall comply with the requirements prescribed in this subchapter insofar as they are applicable.

2. RESPONSIBILITY. The owner or operator of the structure shall provide and maintain plumbing facilities and fixtures in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any structure or portion thereof or premise which does not comply with this subchapter.

275-51. Required Facilities. Every occupant of every dwelling shall have unrestricted access to a kitchen sink, toilet, bath and lavatory basin required in accordance with this section.

1. TOILET. a. Every dwelling unit shall contain a toilet, except as otherwise permitted in par. b.

b. The occupants of 2 or more 2nd class dwelling units may share a toilet if the total number of occupants sharing a single toilet does not exceed 8.

2. LAVATORY BASIN. a. When existing dwelling units are remodeled to include any change in floor plans or there are additions thereto, each unit, except as otherwise specified under par. b, shall contain a lavatory basin within the room in which the required toilet is located.

b. Every 2nd class dwelling unit shall contain lavatory basins within the rooms in which communal toilets are located and the total number of lavatory basins shall not be less than the number of toilets.

3. BATH. a. Every dwelling unit shall contain a bath, except as otherwise permitted in par. b.

b. The occupants of every 2nd class dwelling unit shall have access to a bath located within the 2nd class dwelling unit occupied by them or the occupants of 2 or more 2nd class dwelling units may share a bath, provided the total number of occupants in the 2 or more 2nd class dwelling units sharing a single bath does not exceed 8.

4. KITCHEN SINK. Every dwelling unit shall contain an approved kitchen sink.

275-52. Toilet Rooms. 1. PRIVACY. Every toilet and every bath shall be contained within a room or within separate rooms which afford privacy to a person within the rooms.

2. DIRECT ACCESS. Toilet rooms and bathrooms shall not be used as a passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

3. LOCATION. Every communal toilet and bath, required to be provided in accordance with s. 275-51-2-b and 3-b shall be located within rooms accessible to the occupants of each dwelling unit sharing the facilities without going through a dwelling unit of another occupant and without going outside of the dwelling, and the rooms shall be located on the same floor of the dwelling, or on the floor immediately above or immediately below the dwelling units whose occupants share the use of the facilities.

275-53. Plumbing Fixtures. 1. CONDITION. All plumbing fixtures shall be maintained in a safe and useable condition. All plumbing fixtures shall be of approved material.

2. MAINTENANCE. Every supplied plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition.

3. ACCESS. Plumbing fixtures shall be installed as to permit easy access for cleaning both the fixture and the area about it.

275-54. Water System. 1. GENERAL. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to an approved water system. All sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water.

3. SUPPLY. The water supply systems shall be installed and maintained to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressure adequate to enable them to function satisfactorily.

4. HOT WATER. Each hot water heating facility shall be properly connected to the water system, as provided in sub. 1, and shall be capable of providing an adequate amount of hot water to be drawn at each sink, lavatory, bathtub and shower that is part of the water system at a temperature of not less than 110EF.

275-55. Sewage System. 1. GENERAL. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

2. MAINTENANCE. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. All repairs and installations shall be made in accordance with this code.

SUBCHAPTER 6
MECHANICAL HEATING AND
ELECTRICAL REQUIREMENTS

275-60. Scope; Responsibility. 1. SCOPE. This subchapter governs the minimum mechanical and electrical facilities and equipment to be provided. All mechanical and electrical facilities and equipment shall comply with the requirements of this subchapter insofar as they are applicable.

2. RESPONSIBILITY. The owner or operator of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any premises which do not comply with this subchapter.

275-61. Heating Facilities. 1. GENERAL HEATING REQUIREMENTS. a. Every dwelling unit shall be supplied with a heating facility unless the heat is provided by a central heating facility. Such facilities shall be properly installed, be maintained in reasonably good working condition, and be capable of adequately heating all habitable rooms, bathrooms and toilet rooms contained therein, or intended for use by the occupants thereof, to a temperature of at least 67EF. at a distance 3 feet above floor level when the outdoor temperature is at or above 1OE below zero Fahrenheit.

b. Every owner or operator who rents, leases or lets any dwelling unit on terms, either expressed or implied, to supply heat to the occupants thereof, shall maintain a minimum temperature of 67EF continuously during periods of occupancy.

c. Whenever a dwelling is heated by means of a furnace, boiler or other heating apparatus under the control of the owner or operator of the dwelling, the owner or operator, in the absence of a written contract or agreement to the contrary, shall be deemed to have contracted, undertaken or bound himself to furnish heat in accordance with this subsection to every dwelling unit which contains radiators, furnace heat duct outlets or other heating apparatus outlets, and to every communal kitchen, communal dining room, communal bathroom and communal toilet room located within each dwelling.

2. CENTRAL HEATING SYSTEMS. Every supplied central heating system shall comply with the following requirements:

a. The central heating unit shall be in reasonably good operating condition.

b. Every heat duct, steam pipe and hot water pipe shall be free of leaks and shall function so that an adequate amount of heat is delivered where intended.

c. Every seal between the sections of a hot air furnace shall be tight so noxious gases will not escape into heat ducts.

3. SPACE HEATERS. Every space heater shall be properly installed, maintained in reasonably good working condition and shall comply with the following requirements:

a. No space heater burning solid, liquid or gaseous fuels shall be a portable type.

b. Every space heater burning solid, liquid or gaseous fuels shall be properly vented to a chimney or duct leading to outdoor space.

c. Every coal-burning space heater shall have a fire-resistant panel beneath it.

d. Except as noted in par. f, every space heater located within 2 feet of a wall shall be equipped with insulation sufficient to prevent the overheating of the wall.

e. Every space heater smoke pipe shall be equipped with guards, properly constructed of nonflammable material at the point where the pipe goes through a wall, ceiling, or partition.

f. The clearance of automatically controlled gas space heaters to combustible construction shall be as set forth in s. SPS 323.17, Wis. Adm. Code, as amended.

4. COOKING AND HEATING EQUIPMENT. All cooking and heating equipment, components and accessories in every heating, cooking and water heating device shall be maintained free from leaks and obstructions, and kept functioning properly so as to be free from fire, health and accident hazards. All installations and repairs shall be made in accordance with the provisions of the building code, or other laws or ordinances applicable thereto. Portable cooking equipment employing flame is prohibited, except for approved residential type food trays or salvers which are heated by a candle or alcohol lamp.

5. INSTALLATION. All mechanical equipment shall be properly installed and safely maintained in good working condition, and be capable of performing the function for which it was designed and intended.

a. All fuel-burning equipment shall be connected to an approved chimney flue or vent.

b. All required clearances to combustible materials shall be maintained.

c. All safety controls for fuel-burning equipment shall be maintained in effective operation.

d. A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided the fuel-burning equipment.

6. FIREPLACES. Fireplaces and other construction and devices intended for use similar to a fireplace shall be stable and structurally safe and connected to approved chimneys.

275-62. Electrical Facilities. 1. OUTLETS. Where there is suitable electric service available from supply lines which are not more than 300 feet away from a dwelling, including all existing dwellings now supplied with electrical services, every kitchen, living room, rooming unit and hotel unit within the dwelling shall contain at least 2 separate and remote floor or wall-type electric convenience outlets, or one such convenience outlet and one supplied ceiling or wall-type electric light fixture, and every bedroom, dining room, toilet room, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling-type or wall-type electric light fixture. In lieu of one supplied ceiling-type or wall-type electric light fixture, a bedroom and a dining room may each contain at least 2 separate and remote floor or wall-type electric convenience outlets. Every outlet and fixture shall be properly installed and shall be connected to the source of electric power in a proper manner.

2. INSTALLATION. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

3. DEFECTIVE SYSTEM. Where it is found, in the opinion of the commissioner, that the electrical system in a structure constitutes a hazard to the occupants of the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the commissioner shall require the defects to be corrected to eliminate the hazard.

4. OCCUPANT TO HAVE READY ACCESS. a. Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy.

b. In a multiple-occupancy building where electric service and electrical maintenance are provided by the building management and where these are under continuous building management supervision, the service overcurrent devices and feeder overcurrent devices supplying more than one occupancy shall be permitted to be accessible to authorized management personnel only.

SUBCHAPTER 7
SANITATION AND PEST CONTROL

275-80. Scope. This subchapter governs the responsibility of persons for the maintenance of structures, equipment and premises thereof.

275-81. Sanitary Conditions. 1. CLEANLINESS.

a. Occupant's Responsibility. Every occupant of a structure shall keep in a clean and sanitary condition that part of a structure and premises thereof which the occupant occupies or controls, and prior to moving, vacating, or relinquishing occupancy or control.

b. Owner's Responsibility. Every owner or operator of a structure in which 2 or more occupants share a structure or premises shall be responsible for maintaining in a clean and sanitary condition all communal, shared or public areas of the structure and premises thereof which are used or shared by 2 or more occupants. The owner shall maintain vacant land in a clean and sanitary condition.

2. RUBBISH. Every occupant of a dwelling or dwelling unit shall dispose of rubbish in a clean and sanitary manner by placing it in rubbish containers required by sub. 4.

3. GARBAGE. Every occupant of a dwelling or dwelling unit shall dispose of all garbage and any other organic waste which might provide food for rodents in a clean and sanitary manner by placing it in the garbage disposal facilities or garbage storage containers required by sub. 4.

4. GARBAGE AND RUBBISH CONTAINERS. The owner of every dwelling unit shall furnish each dwelling unit with adequate garbage and rubbish storage containers of a type and in a location as described in ss. 79-3 and 79-4 or as otherwise approved by the commissioner of public works.

5. MAINTENANCE OF PREMISES.

a. Every premises shall be graded and drained so that:

a-1. No stagnant water accumulates or stands on the premises or within any building or structure located on the premises.

a-2. No soil spills onto the sidewalk, street or adjoining property as a result of soil erosion.

b. Every premises shall be maintained in an erosion-free and dust-free condition utilizing suitable landscaping, grass, trees, shrubs or other planted ground cover or, except in the case of a premises occupied by a single-, 2- or multi-family dwelling, other suitable means approved by the commissioner. Crops, vegetation or other planted material shall be reasonably maintained to prevent a public nuisance, as determined by the commissioner.

c. If an owner fails or neglects to comply with the provisions of this sub. within the time allotted by the commissioner, the commissioner may cause the premises to be restored to an erosion-free and dust-free condition. The cost of such action shall be charged against and be a lien upon the real estate and be assessed and collected as a special charge.

6. RAT HARBORAGES. Whenever accumulations of rubbish, boxes, lumber, scrap metal, motor vehicle bodies or any other materials upon a premises provide rat harborage, the person owning or in control of the premises shall cause the material to be removed or the materials shall be stored so as to eliminate the rat harborage. Lumber, boxes and similar materials shall be neatly piled at least one foot above the ground. If, after a reasonable notice, the owner fails to remove or properly store lumber, boxes, scrap metal or other materials that can provide a rat harborage, or to remove dilapidated and inoperative motor vehicles, the commissioner may, by city personnel or by private contractor, cause the materials or motor vehicles to be removed from the premises and disposed of. The cost thereof shall be charged against said real estate, shall be a lien upon the real estate and shall be assessed and collected as a special charge.

275-82. Extermination. 1. GENERAL. The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling the structure.

2. EXTERMINATION OF PESTS.

a-1. Owner's Responsibility. Every owner or operator of a structure in which 2 or more occupants share a structure or premises shall be responsible for the extermination of insects, rodents or other pests on the premises whenever infestation exists in portions of the premises controlled by more than one occupant or the infestation exists in shared or public portions of the premises.

a-2. Every owner or operator of a condominium unit shall be responsible for the extermination of insects, rodents or other pests in the condominium unit whenever an infestation exists within 2 or more condominium units that are part of a cluster of contiguous condominium units or whenever an infestation exists in the common or limited common elements, in accordance with s. 703.02, Wis. Stats., of a cluster of contiguous condominium units.

b. Occupant's Responsibility. Every occupant of a structure containing a single occupancy shall be responsible for the extermination of any insects, rodents or other pests on the premises. Every occupant of a structure containing more than one occupancy shall be responsible for extermination within the occupancy whenever the occupancy is the only one infested. Whenever infestation is caused by failure of the owner to maintain a structure in a reasonably rodent-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner.

3. VACANT STRUCTURES AND LAND. The owner shall maintain all vacant dwelling units, dwellings, structures, principal buildings and yards free from rodents or vermin. If, after the issuance of an order to correct conditions and a reasonable time to comply, the owner fails to keep the property free from rodents or vermin, the commissioner may request the health department either by city personnel or by contract to correct the situation and charge the cost upon the tax rolls of the property, or the commissioner may perform this function if the health department's function under this subsection has been delegated to the department of neighborhood services by a memorandum of understanding.

LEGISLATIVE HISTORY
CHAPTER 275

Abbreviations:

am = amended	ra = renumbered and amended	rn = renumbered
cr = created	rc = repealed and recreated	rp = repealed

Section	Action	File	Passed	Effective
Ch. 275	rn from ch. 51*	85-1396	12/20/85	1/1/86
Ch. 275	rc	86-1766	2/3/87	6/1/87
275-2	cr	901088	11/27/90	12/15/90
275-2	am	921114	11/20/92	12/11/92
275-2	am	980963	12/18/98	1/1/99
275-20	rc	970452	11/25/97	12/16/97
275-20-0	am	050643	10/18/2005	11/4/2005
275-20-1	rn to 275-20-1.2	050643	10/18/2005	11/4/2005
275-20-1	cr	050643	10/18/2005	11/4/2005
275-20-1.5	cr	990090	5/11/99	5/28/99
275-20-1.5	am	081724	5/5/2009	5/22/2009
275-20-2	am	040127	6/15/2004	7/2/2004
275-20-3	am	120914	11/8/2012	1/1/2013
275-20-3	rc	131559	5/13/2014	8/1/2015
275-20-3-0	am	980963	12/18/98	1/1/99
275-20-3-0	am	130299	9/24/2013	10/11/2013
275-20-3-a	am	871174	10/6/87	10/23/87
275-20-3-a	am	990621	7/29/99	8/17/99
275-20-3-d	cr	961690	3/4/97	3/20/97
275-20-4	am	980963	12/18/98	1/1/99
275-20-4	am	990621	7/29/99	8/17/99
275-20-4	am	130299	9/24/2013	10/11/2013
275-20-4	rc	131559	5/13/2014	8/1/2015
275-20-4-i	rp	151320	1/19/2016	2/5/2016
275-20-4-i	rp	151199	3/29/2016	4/15/2016
275-20-4-j	rn to 275-20-4-i	151320	1/19/2016	2/5/2016
275-20-4-k	rn to 275-20-4-j	151320	1/19/2016	2/5/2016
275-20-5	rc	131502	4/22/2014	5/9/2014
275-20-5	rc	131559	5/13/2014	8/1/2015
275-20-5	rc	160192	9/20/2016	10/7/2016
275-20-5-0	am	130299	9/24/2013	10/11/2013
275-20-5-a-1	am	130299	9/24/2013	10/11/2013
275-20-5-a-3	rp	130299	9/24/2013	10/11/2013
275-20-5-c-1-0	am	130299	9/24/2013	10/11/2013
275-20-6	rc	131559	5/13/2014	8/1/2015
275-20-6-0	am	130299	9/24/2013	10/11/2013
275-20-6-a	am	130299	9/24/2013	10/11/2013
275-20-6-c	am	130299	9/24/2013	10/11/2013
275-20-6-f	rp	130299	9/24/2013	10/11/2013
275-20-7	rn to 275-20-20	131559	5/13/2014	8/1/2015
275-20-7	cr	131559	5/13/2014	8/1/2015
275-20-7-0	am	051471	3/23/2006	4/11/2006
275-20-7-p	rp	130299	9/24/2013	10/11/2013
275-20-7-p-2	am	980963	12/18/98	1/1/99
275-20-7-p-3	am	980963	12/18/98	1/1/99
275-20-7-q	rp	130299	9/24/2013	10/11/2013
275-20-7-q-0	am	050735	10/18/2005	11/4/2005
275-20-8	cr	130299	9/24/2013	10/11/2013
275-20-8	rc	131559	5/13/2014	8/1/2015

* except for 51-2 and 51-17 which were repealed.

275-20-8.2	rp	131559	5/13/2014	8/1/2015
275-20-8.5	cr	130299	9/24/2013	10/11/2013
275-20-8.5	rn to 275-20-17	131559	5/13/2014	8/1/2015
275-20-9	rc	130299	9/24/2013	10/11/2013
275-20-9	rc	131559	5/13/2014	8/1/2015
275-20-9-a	rn to 275-20-9	941797	6/6/95	6/23/95
275-20-9-a	am	980963	12/18/98	1/1/99
275-20-9-b	rp	941797	6/6/95	6/23/95
275-20-9-c	rc	030306	6/24/2003	7/11/2003
275-20-9-d-1	rc	030306	6/24/2003	7/11/2003
275-20-9-d-2	am	030306	6/24/2003	7/11/2003
275-20-9-h-2	am	980963	12/18/98	1/1/99
275-20-9-j	rn to 275-20-9-k	971710	3/3/98	3/24/98
275-20-9-j	cr	971710	3/3/98	3/24/98
275-20-10	rc	131559	5/13/2014	8/1/2015
275-20-11	rc	131559	5/13/2014	8/1/2015
275-20-11-a	am	980963	12/18/98	1/1/99
275-20-12	cr	070549	7/31/2007	8/17/2007
275-20-12	rn to 275-20-22	131559	5/13/2014	8/1/2015
275-20-12	cr	131559	5/13/2014	8/1/2015
275-20-13	cr	131559	5/13/2014	8/1/2015
275-20-14	cr	131559	5/13/2014	8/1/2015
275-20-15	cr	131559	5/13/2014	8/1/2015
275-20-16	am	891827	1/16/90	2/3/90
275-20-16	cr	131559	5/13/2014	8/1/2015
275-20-17-0	am	891827	1/16/90	2/3/90
275-20-17-0	rc	131559	5/13/2014	8/1/2015
275-20-18	cr	131559	5/13/2014	8/1/2015
275-20-19	cr	131559	5/13/2014	8/1/2015
275-20-19-0	am	890136	10/10/89	10/28/89
275-20-19-a	am	890136	10/10/89	10/28/89
275-20-19-a-3	am	921114	11/20/92	12/11/92
275-20-19-b	am	890136	10/10/89	10/28/89
275-20-20	am	871174	10/6/87	10/23/87
275-20-20-a	rp	131559	5/13/2014	8/1/2015
275-20-20-c	rp	131559	5/13/2014	8/1/2015
275-21	cr	131559	5/13/2014	8/1/2015
275-21-3	rp	890991	7/28/92	8/14/92
275-21-6	cr	900249	6/20/90	7/10/90
275-21-6	rc	900512	1/22/91	2/8/91
275-22-3	rp	890991	7/28/92	8/14/92
275-23-6	rp	890991	7/28/92	8/14/92
275-31	cr	901353	12/21/90	1/12/91
275-32-1	am	901353	12/21/90	1/12/91
275-32-3-c	rc	970472	7/25/97	8/13/97
275-32-3-h	rc	911449	7/28/92	8/14/92
275-32-3-h-1-b	am	960621	7/30/96	8/16/96
275-32-3-h-3	am	901353	12/21/90	1/12/91
275-32-3-h-3-a	am	041644	4/12/2005	4/29/2005
275-32-3-i	cr	911449	7/28/92	8/14/92
275-32-3-i-1-a	am	041644	4/12/2005	4/29/2005
275-32-6	am	930944	10/19/93	11/5/93
275-32-7	rc	890682	7/25/89	8/15/89
275-32-7-0	am	041383	2/22/2005	3/11/2005
275-32-7-a-0	am	090428	11/3/2009	1/1/2010
275-32-7-a-2	am	101139	4/12/2011	4/29/2011
275-32-7-a-3	am	090428	11/3/2009	1/1/2010

275-32-7-a-5	am	891307	10/13/89	11/18/89
275-32-7-a-5	am	090428	11/3/2009	1/1/2010
275-32-7-a-7	am	090428	11/3/2009	1/1/2010
275-32-7.5*	cr	041383	2/22/2005	3/11/2005
275-32-9	rc	86-1824	5/5/87	6/1/87
275-32-10	am	930944	10/19/93	11/5/93
275-32-12	cr	892299	11/6/90	11/23/90
275-32-13	cr	010409	8/2/2001	8/18/2001
275-32-13-b-1	am	030997	11/25/2003	12/16/2003
275-32-13-c	rc	030997	11/25/2003	12/16/2003
275-32-13-c-8	rc	020062	5/14/2002	6/1/2002
275-32-13-d-2	am	030997	11/25/2003	12/16/2003
275-32-13-d-3	am	030997	11/25/2003	12/16/2003
275-32-13-d-8	am	030997	11/25/2003	12/16/2003
275-32-13-e-0	am	030997	11/25/2003	12/16/2003
275-32-13-g-1	am	021706	4/15/2003	4/25/2003
275-32-13-g-1	rc	030997	11/25/2003	12/16/2003
275-32-13-g-2	am	021706	4/15/2003	4/25/2003
275-32-13-g-2	rc	030997	11/25/2003	12/16/2003
275-32-13-g-3	am	021706	4/15/2003	4/25/2003
275-32-13-g-3	rc	030997	11/25/2003	12/16/2003
275-32-13-g-4	cr	040385	7/27/2004	8/13/2004
275-32-13-h-0	am	030997	11/25/2003	12/16/2003
275-32-13-h-11	am	030997	11/25/2003	12/16/2003
275-32-13-i-2	am	030997	11/25/2003	12/16/2003
275-32-13-i-4-b	am	030997	11/25/2003	12/16/2003
275-32-13-i-4-b	am	040043	6/15/2004	7/2/2004
275-32-13-i-4-g	am	030997	11/25/2003	12/16/2003
275-33-1	am	86-1824	5/5/87	6/1/87
275-33-1	am	901353	12/21/90	1/12/91
275-33-5	rc	911449	7/28/92	8/14/92
275-33-7	cr	912132	3/24/92	4/10/92
275-34	cr	901353	12/21/90	1/12/91
275-34-3	am	930176	6/15/93	7/2/93
275-35	cr	950357	7/28/95	8/16/95
275-35-1	am	970497	11/21/97	12/16/97
275-35-4	am	971310	12/16/97	1/8/98
275-35-5	rc	971310	12/16/97	1/8/98
275-35-5-b	am	960621	7/30/96	8/16/96
275-35-5-b	am	970497	11/21/97	12/16/97
275-35-5-d	rp	970497	11/21/97	12/16/97
275-35-6	rp	991634	2/29/2000	3/17/2000
275-35-7	rp	971310	12/16/97	1/8/98
275-36	cr	99338-1	4/11/2000	4/29/2000
275-40-2	am	901353	12/21/90	1/12/91
275-42-4-0	am	980134	5/27/98	6/13/98
275-44-2-c	am	921114	11/20/92	12/11/92
275-50-2	am	901353	12/21/90	1/12/91
275-54-4	am	872018	2/18/88	3/8/88
275-54-4	rc	912434	5/26/92	6/12/92
275-60-2	am	901353	12/21/90	1/12/91
275-61-3-f	am	990863	10/19/99	11/5/99

* Section 275-32-7.5 became null and void after 2/28/09 per the sunset provisions of File #041383.

275-61-3-f	am	111233	1/18/2012	2/4/2012
275-62-2	am	86-1824	5/5/87	6/1/87
275-62-4	cr	901353	12/21/90	1/12/91
275-81-1-b	am	901353	12/21/90	1/12/91
275-81-5	rc	921198	11/20/92	12/11/92
275-81-5-b	am	901353	12/21/90	1/12/91
275-81-5-b	am	920147	6/16/92	7/3/92
275-81-5-b	am	940652	2/14/95	3/3/95
275-81-5-b	am	121382	5/13/2014	5/31/2014
275-81-5-c	am	930944	10/19/93	11/5/93
275-81-5-c	am	040043	6/15/2004	7/2/2004
275-81-6	am	901353	12/21/90	1/12/91
275-81-6	am	040043	6/15/2004	7/20/2004
275-81-7 to 12	rp	901353	12/21/90	1/12/91
275-82-1	am	901353	12/21/90	1/12/91
275-82-2-a	rn	951360	1/23/96	2/9/96
275-82-2-a-2	cr	951360	1/23/96	2/9/96
275-82-3	am	921114	11/20/92	12/11/92
275-82-3	am	980963	12/18/98	1/1/99
275-90*	cr	970595	11/4/97	11/21/97
275-91*	cr	970595	11/4/97	11/21/97
275-92*	cr	970595	11/4/97	11/21/97

* Sections 275-90, 275-91 and 275-92 became null and void after 11/21/99 per the sunset provisions of File #970595.

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