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ITEM# 20

Sec. 30-203. - Defining unsafe building conditions.

The following conditions existing on real property in the unincorporated areas of the county, upon confirmation by the building official, shall constitute prima facie evidence of maintaining an unsafe building within the meaning of section 30-202 injurious to the health, safety and welfare and shall include, but shall not be limited to:

- (a) A dwelling unit containing less than a kitchen sink, lavatory, tub or shower, and a water closet, all in good working condition, properly installed and connected to an approved water and sewer system, and maintained in a sanitary working condition, free from defects, leaks, and obstructions.
- (b) A plumbing fixture not located within the dwelling unit and accessible to the occupants of same. The water closet, tub or shower and lavatory not located in a room affording privacy to the use and such room without a minimum floor space of thirty square feet with any dimensions less than four feet (1,219 mm). Bathrooms inaccessible from habitable rooms, hallways, corridors and other protected or enclosed areas.
- (c) A dwelling unit having an inadequate supply of both cold and hot water connected to the kitchen sink, lavatory, and tub or shower. All water shall be supplied through an approved distribution system connected to a potable water supply.
- (d) A dwelling unit having inadequately installed and maintained water heating facilities that are unsafe and in bad working condition and are incapable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120°F (49°C). Apartment houses may use a centralized water heating facility capable of heating an adequate amount of water to not less than 120°F (49°C).
- (e) A dwelling unit without a central heating system and without facilities to connect heating appliances.
- (f) A dwelling unit with unvented gas heaters.
- (g) A dwelling unit using any untested or unlisted liquid fueled, unvented heating appliances. (The terms "untested" and "unlisted" shall be interpreted in accordance with the provisions of Chapter 2, Florida Building Code.)
- (h) A dwelling unit that does not provide a smoke detector that is installed in

accordance with the manufacturer's recommendations.

- (i) A dwelling unit with habitable rooms that have fewer than one window or skylight that can be easily opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall be equal to at least 45 percent of the minimum window area size or minimum skylight-type window size, without approved, equivalent ventilation.
- (j) A dwelling unit with fewer than two separate and remote receptacle outlets in every habitable room or space. Bedrooms that do not have at least one wall switch controlling a lighting outlet. Kitchens that have fewer than two separate and remote receptacle outlets and without a wall or ceiling outlet controlled by a wall switch. (Receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets.) Every hall, water closet compartment, bathroom, laundry room or furnace room shall have at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.
- (k) A common hall or inside stairway in a building, other than one-family dwellings, without adequate lighting or at least one footcandle intensity (10.76 lux) at the floor in the darkest portion of the normally traveled stairs and passageways.
- (l) Electrical outlets and fixtures, electrical wiring and equipment unconnected to a source of electric power in accordance with the provisions of the Florida Building Code.
- (m) A building foundation maintained in an unsafe manner and incapable of supporting the load which normal use may cause to be placed thereon.
- (n) An exterior wall with holes, breaks, loose or rotting boards or timbers, any condition which might admit rain or dampness to the interior portions of the walls or occupied spaces of a building, and any siding material not kept in repair.
- (o)

A roof not structurally sound and not maintained in a safe manner and has defects which might admit rain and cause dampness in the walls or interior portions of the building.

- (p) Portions, additions or sections of a roof including, but not limited to, the fascia, eave, soffit, sheathing, rafter, tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, not complete with trim strips, moldings, brackets, braces and supports in accordance with common building practices. An item displaying signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or is causing damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.
- (q) A dwelling unit without a safe, unobstructed means of egress, without a minimum ceiling height of seven feet (2,134 mm) leading to a safe and open space at ground level. Stairs without a minimum head room of six feet eight inches (2,032 mm).
- (r) An unsafe inside or outside stair, porch or any appurtenance thereto incapable of supporting the load that normal use may cause to be placed thereon and is in unsound condition and bad repair.
- (s) Any unenclosed structure over thirty inches (762 mm) above the ground level or any steps containing four or more risers without protective railing.
- (t) Windows that are not weathertight, watertight, rodentproof, in unsound working condition and/or bad repair.
- (u) Windows with missing window panes, have open cracks or holes.
- (v) Window sashes that are improperly fitted and not weathertight within the window frame.
- (w) Windows that meet the requirement for light and ventilation that are not easily opened or are not secured in position by window hardware.
- (x) Exterior doors, basement or cellar doors or hatchways that are not weathertight, watertight, rodentproof, in working condition, or in good repair.
- (y) Exterior doors that have improperly installed hardware that requires unreasonable effort to open, close and secure in an open or closed position.
- (z)

Exterior door frames that are improperly maintained, without weatherstripping and thresholds to keep the door frame weathertight, watertight and rodent and insect resistant when the door is in a closed position.

- (aa) Exterior door jambs, stops, headers, and moldings that are insecurely attached to the structure, not maintained in good condition, split or deteriorating that minimizes the strength and security of the door in a closed position.
- (bb) Dwelling units without central air conditioning systems, without screens on all exterior openable windows and doors use or required for ventilation. Screens on windows and doors shall be stretched and fitted and maintained without open rips or tears.
- (cc) Garages, carports, storage buildings, and all other accessory structures unmaintained and in bad repair and unsound structural condition.
- (dd) Structural elements of a dwelling unmaintained, structurally unsound, and showing evidence of deterioration which makes it incapable of carrying normal loads.

(Ord. No. 2006-40, § 1, 5-18-2006; Ord. No. 2006-77, § 2, 10-5-2006)