

Title 8 HEALTH AND SAFETY

Chapter 8.48 RESIDENTIAL RENTAL MAINTENANCE AND INSPECTION PROGRAM

8.48.010 Definitions.

A. General Guidelines for Terms.

1. **Scope.** Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.
2. **Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.
3. **Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Building Code*, *International Fire Code*, *International Plumbing Code*, *International Mechanical Code*, *ICC Electrical Code*, or the *Zoning Ordinance* such terms shall have the meanings ascribed to them as in those codes.
4. **Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
5. **Parts.** Whenever the words “dwelling unit,” “dwelling,” “premises,” “building,” “rooming house,” “rooming unit,” “housekeeping unit,” “story,” or similar words describing structures or uses are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”

B. Definitions.

1. “Abate” means to end, remove, eliminate or cease operations that constitute a violation, nuisance, nonconformance or emergency.
2. “Abatement” means an action taken to end, remove, eliminate or cease operations of a condition that constitutes a violation, nuisance, nonconformance or emergency.
3. “Accessory structures” means those areas and buildings around a rental dwelling which provide space for amenities and facilities, including but not limited to storage buildings, garages, carports, recreation areas, recreation buildings, laundry rooms, and refuse collection facilities.
4. “Approved” means approved by the code official.
5. “Authorized agent” means a person authorized by the owner of a rental housing unit to make or order repairs or service to the unit and authorized to receive notices on behalf of the owner.
6. “Basement” means that portion of a building which is partly or completely below grade.
7. “Bathroom” means a room containing plumbing fixtures including a bathtub or shower.
8. “Bedroom” means any room or space used or intended to be used for sleeping purposes.
9. “Building exterior” means the outside portions of a structure, including the materials, equipment and components which constitute the walls, roof, foundation, stairs, attached projections and other external parts and features.
10. “City” means the incorporated areas of the City of Cottonwood.
11. “City Court” means the Municipal Court of the City of Cottonwood.

12. "Code Official" means the Community Development Director or official designee, including, but not limited to, a Code Enforcement Officer, Building Official or any duly authorized representative of the City of Cottonwood who is charged with the administration and enforcement of this code.
13. "Condemn" means to adjudge unfit for occupancy.
14. "Defacement" means the act of damaging the appearance or surface of something.
15. "Department" means the Community Development Department of the City of Cottonwood.
16. "Deterioration" means a diminishing in quality of the condition or appearance of a building, structure, or premises characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or any other evidence of physical decay, neglect, damage or lack of maintenance.
17. "Director" means the Community Development Director of the City of Cottonwood.
18. "Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
19. "Exterior opening: means an open or closed window, door, or passage between interior and exterior spaces.
20. "Extermination" means the control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.
21. "Garbage" means the animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food and other general kitchen refuse.
22. "Graffiti" means unauthorized marking on a structure or surface, including any inscription, sign, word, picture, symbol or design that is placed, drawn, scratched, painted or otherwise placed on any building, structure, wall, pavement, object or other place on public or private property without the owner's consent and which has the effect of defacing the property.
23. "Guard rail" means a building component or a system of building components located at or near the open sides of elevated walking surfaces or accessible areas that minimizes the possibility of a fall from that area to a lower level.
24. "Habitable space" means space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.
25. "Hearing Officer" means the Administrative Hearing Officer of the City of Cottonwood for the Community Development Department.
26. "Historic" refers to buildings, structures, properties or sites listed on the State or National Register of Historic Places.
27. "Imminent danger" means a condition which could cause serious or life-threatening injury or death at any time.
28. "Impervious" means incapable of being penetrated or affected by water or moisture.
29. "Infestation" means a presence or apparent presence of insects, rodents, vermin, or noxious pests of a kind or quality that endanger health within or around a dwelling or may cause structural damage to the dwelling.
30. "Inoperable Motor Vehicle" means a vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

31. "Junk automobile" means an inoperable motor vehicle, including a vehicle or any other major portion thereof which is incapable of movement on its own power and will remain so without major repair, or does not have a valid and current State of Arizona registration certificate and/or which does not conform to the State of Arizona Motor Vehicle Division standards for operation of a motor vehicle on public streets or highways.
32. "Labeled" means devices, equipment, appliances, or materials to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.
33. "Landlord" means any person, firm, corporation, partnership or other legal entity who owns or holds title to a property or their authorized agent who is responsible for the renting, leasing, letting or by other such agreement makes available any dwelling unit, building or similar property for use by others.
34. "Lease or Let for Occupancy" means to permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten agreement, contract or license.
35. "Makeshift" means built or installed in a manner not in accordance with the manufacturers recommendation, requirements of this code or other ordinance of the city, generally accepted practices or prevailing standards.
36. "Manager" means any person, firm, corporation, partnership or other legal entity that is authorized by the owner to operate and manage the property.
37. "Occupancy" means the purpose for which a building or portion thereof is utilized or occupied or intended to be used.
38. "Occupant" means the person having possession of part or all of a building or space within a building for living, sleeping or other authorized uses.
39. "Openable area" means that part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.
40. "Operator" means any person who has charge, care or control of a structure or premises which is let or offered for occupancy.
41. "Owner" means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the county as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
42. "Person" means an individual, corporation, partnership or any other group acting as a unit.
43. "Premises" means lot, plot or parcel of land, including any structures thereon.
44. "Properly installed" means materials, equipment, components, devices or other improvements set up for use or service according to the appropriate standards for the material or equipment to function, operate or perform in a safe, effective and correct manner.
45. "Public way" means any street, alley or similar parcel of land or property essentially unobstructed for travel on and across, which is deeded, dedicated or otherwise appropriated to the public for public use.
46. "Rent" means the payments to be made in full to the landlord in full consideration for the use of the rented premises.

47. "Rental agreement" means any agreement, whether written, oral or implied by law, together with any valid rules and regulations of the owner, embodying the terms and conditions concerning the use and occupancy of a dwelling unit or rental property.
48. "Rental housing" means a property that is leased or rented, in whole or part, for residential purposes and occupied by anyone, including family members.
49. "Rooming house" means a building with no more than one common kitchen where, for a definite period of time for compensation, lodging with or without meals is provided.
50. "Rooming unit" means any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.
51. "Rubbish" means combustible and noncombustible waste materials, trash, paper, rags, cartons, boxes, wood, rubber, leather, tree branches, yard trimmings, metals, mineral matter, glass, crockery and dust and other similar materials.
52. "Sound condition" means free from decay or defects and in good working condition, if applicable.
53. "Strict Liability Offense" means an offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.
54. "Structure" means that which is built or constructed or a portion thereof.
55. "Tenant" means a person, corporation, partnership or group entitled under a rental agreement, through contract and/or by payment of rent and/or other arrangement to occupy a dwelling unit to the exclusion of others.
56. "Toilet room" means a room containing a water closet or urinal but not a bathtub or shower.
57. "Unsanitary" means not sanitary or healthful.
58. "Vacant Residential Rental Property" means unoccupied residential unit or units registered with the County Assessor's office as rental property.
59. "Ventilation" means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.
60. "Workmanlike" means executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.
61. "Workmanship" refers to the quality of work or craftsmanship imparted during the making of something.

8.48.020 Administration.

A. General.

1. **Title.** These regulations shall be known as the *Residential Rental Maintenance and Inspection Program* of the City of Cottonwood, hereinafter referred to as "this code."
2. **Scope.** The provisions of this code shall apply to all existing and proposed residential structures and premises provided as rental units and constitute minimum requirements and standards for such premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; and for administration and applicability.

3. **Intent.** This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of residential rental structures and premises. Existing residential structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with all City codes and ordinances.
4. **Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

B. Applicability.

1. **General.** The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in this code. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
2. **Maintenance.** Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible or have the ultimate responsibility for the maintenance of buildings, structures and premises.
3. **Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Codes*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *Cottonwood Zoning Ordinance* or *Municipal Code*.
4. **Existing remedies.** The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.
5. **Workmanship.** Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in an appropriate manner and meet all professional standards of workmanship.
6. **Historic buildings.** The Community Development Director or his/her designee may permit exceptions for treatment of exterior portions of historic structures that are listed on the State or National Register of Historic Places where such treatment or alterations therein are judged by the code official to meet the intent of the regulations and be safe and in the public interest of health, safety and welfare.
7. **Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in the Referenced Codes section of this code, including those codes otherwise amended by ordinance and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply unless an exception is granted by the building official.

- 8. Requirements not covered by code.** Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official based on professionally accepted standards.

C. Authority to Inspect.

- 1. General.** As permitted by state statutes, the Community Development Director and/or designee is assigned the primary responsibility of enforcing the Rental Maintenance Code and is granted the authority expressly and impliedly needed and necessary for its enforcement and is authorized to make reasonable and necessary inspections of properties and premises to determine compliance with this code.
- 2. Designation of Code Official.** The Community Development Director may designate a Code Official, Code Enforcement Officer, Building Official, or other staff member to enforce the provisions of this code, make inspections, issue notices and citations, and otherwise be in charge of carrying out the duties of this code.
- 3. Liability.** The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

D. Duties and Powers of the Code Official.

- 1. General.** A code official or code enforcement officer as designated by the Director shall have the full authority to enforce and administer the provisions of this code.
- 2. Rule-making authority.** The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate administrative rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.
- 3. Right of Entry.** As authorized by the property owner or tenant and in such cases where the public health, safety and general welfare is a matter of concern, the code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, in cases where such entry is required in the public interest, the code official is authorized to pursue recourse as provided by law.
- 4. Interior Inspections.** Interior inspections may be initiated by a property owner or lawful tenant of a residence, or city officials or representatives of city departments who become aware of possible violations through the normal course of their duties in which they are otherwise invited into the home or premises and where such conditions demonstrate a compelling need for compliance.

5. **Exterior Inspections.** Exterior inspections may be initiated by a property owner, tenant, neighbor, neighborhood group, homeowner's association, city official or any other interested persons.
6. **Responsibility for Inspections.** The code official shall have the primary responsibility for any inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
7. **Identification.** The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.
8. **Department Records.** The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.
9. **Coordination of Inspections.** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

E. Approval.

1. **Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant minor modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications and the justification thereof shall be recorded and entered in the department files.
2. **Alternative materials, methods and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code or other adopted codes and ordinances, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.
3. **Required testing.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.
4. **Test methods.** Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

5. **Test reports.** Reports of tests shall be retained by the code official for the period required for retention of public records.
6. **Material and Equipment Reuse.** Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.

F. Violations.

1. **Unlawful acts.** It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.
2. **Notice of violation.** The code official shall serve a notice of violation or order in accordance with the procedures for code enforcement described in the *Cottonwood Municipal Code*.

G. Notices and Orders

1. **Rules and Procedures.** All notices and orders issued in relation to this code shall be subject to the rules and procedures adopted for code enforcement as described in this code and the *Cottonwood Municipal Code*.
2. **Method of Service.** Notices shall be given in the manner prescribed for code enforcement in the *Cottonwood Municipal Code*.
3. **Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

H. Emergency Measures.

1. **Imminent danger.** When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.
2. **Temporary safeguards.** Notwithstanding other provisions of this code or other applicable City codes and ordinances, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause

such other action to be taken as the code official deems necessary to meet such emergency.

3. **Closing streets.** When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.
4. **Emergency repairs.** For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.
5. **Costs of emergency repairs.** If the owner of the property is unwilling or unable to provide for the costs of emergency repairs, the City shall cause such work to be completed as necessary to protect the public health, safety and welfare and the City shall pay for such emergency work, as necessary. The City shall then take such action as provided by law to recover such costs from the owner of the premises where the unsafe structure is or was located.

I. Appeal.

1. **Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the appropriate body and within the time limit as specified by code.
2. **Criteria for Appeal.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

J. Fees.

1. **Fees.** Arizona Revised Statutes prohibits municipalities from charging fees for residential rental property inspections or follow up inspections subsequent to serving notice on a property.
2. **Other costs.** Owners of residential rental property in the City of Cottonwood are required to file an annual business registration for each property and to pay such fees as required for such business registration.

8.48.030 General Requirements.

A. General.

1. **Scope.** The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of residential rental structures, equipment and exterior property.
2. **Responsibility.** The owner of the premises is ultimately responsible for the condition of the structures and property and shall maintain the structures and exterior property in compliance with these requirements, or cause such to happen, except as otherwise provided for in this code. The owner or agent shall not permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this code.
3. **Vacant structures and land.** All vacant structures and premises thereof shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

B. Exterior Property Areas.

- 1. General.** In addition to the provisions of this code, the exterior condition of property shall be maintained in compliance with the *Cottonwood Municipal Code*, especially as it pertains to Chapter 8.12, Nuisance Abatement. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- 2. Grading, dumping and stockpiling.** Grading, dumping, stockpiling and/or storage of materials, including minor activities or temporary activities, shall be performed in accordance with all applicable City codes and ordinances so as to avoid visual blight and to prevent erosion, dust or windborne particles, scarring of the natural landscape and the accumulation of stagnant water thereon.
- 3. Sidewalks, driveways and circulation areas.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
- 4. Weeds and grasses.** All premises shall be maintained so that grasses or weeds do not appear as uncontrolled growth lacking maintenance, or consist primarily of dead or damaged materials, or be of sufficient height to be deemed a fire hazard. This section shall not pertain to cultivated flowers and gardens.
 - a) Bushes, trees and other vegetation.** All premises shall be kept free from dry bushes, trees, tumbleweeds or other vegetation which create a blighting condition, which may harbor insect or rodent infestations, or which is likely to become a fire hazard or result in a condition which may threaten the health and safety or welfare of occupants or adjacent property owners.
 - b) Treatment of weeds, grasses and plants.** Weeds and grasses deemed unsafe and unsightly according to this code and other applicable city codes and ordinances shall be removed or cut back to the height specified by code and all excess material properly disposed from the site. Mechanical grading of a site to accomplish weed abatement shall not be permitted unless part of an approved site plan and grading plan, where applicable.
 - c) Landscape Debris.** All premises shall be maintained free of brush and grass cuttings, tree limbs, piles of leaves, stockpiles of dirt or gravel, or similar landscape debris which is likely to become a fire hazard or result in a condition which may threaten the health and safety or welfare of occupants or adjacent property owners.
 - d) Exceptions.** These provisions shall not apply to undisturbed natural landscapes consisting primarily of native plants in their natural habitat located outside of developed areas.
- 5. Rodent harborage.** All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- 6. Exhaust vents.** Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- 7. Accessory structures.** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

8. **Junk automobiles.** Outdoor storage of junk automobiles, inoperable vehicles, or unlicensed vehicles is subject to Section 404.L. of the *Cottonwood Zoning Ordinance*. No more than two (2) junk automobiles in total for any one property, including multi-tenant properties, may be stored in the rear portion of a property if fully screened from view from any public street.
9. **Defacement of property.** No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to remove or cause to be removed all such graffiti and to restore said surface to an approved state of maintenance and repair. Placement of graffiti and other damage to property is subject to Chapter 9.08 of the *Cottonwood Municipal Code* pertaining to Offenses Against Property.
10. **Excavations, pits, wells and holes.** Any unguarded or abandoned excavation, pit, well or hole that may constitute a threat to public health, safety and welfare or that is greater than two feet (2') in depth shall be protected with adequate fencing, curbing, covering or other means of protection, or filled in to eliminate the threat of injury to residents or other persons.

C. Swimming Pools, Spas and Hot Tubs.

1. **Swimming pools.** Swimming pools, hot tubs and spas shall be maintained in a clean and sanitary condition, and in good repair. Stagnant and dirty pools of water shall be drained and repairs made to clean up any unsanitary conditions.
2. **Enclosures.** Enclosures for private swimming pools, hot tubs and spas shall meet all applicable City codes and ordinances, and State statutes, including the *International Building Code*, as amended, and the *Zoning Ordinance*.

D. Exterior Structure.

1. **General.** The exterior of a structure of a residential rental property shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
2. **Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, skirting, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Excessive peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces, except that surfaces designed for stabilization by oxidation are exempt from this requirement. The Director or his/her designee may permit exceptions for treatment of exterior portions of historic structures where such treatment addresses the intent of this code.
3. **Premises identification.** Buildings shall have approved address numbers at least 4 inches in height placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals.
4. **Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

5. **Foundation walls.** All foundation walls shall be maintained plumb and free from excessive open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
6. **Skirting.** Material used to cover or skirt the base or chassis of manufactured home units shall be maintained in good repair and free of defects. Cracked, warped, missing, rotted, peeling or damaged skirting shall be repaired or replaced.
7. **Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
8. **Roofs and drainage.** The roof and flashing shall be maintained in good repair, in a sound, tight manner, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
9. **Decorative features.** All cornices, base courses, wainscoting, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
10. **Overhang extensions.** All overhang extensions including, but not limited to canopies, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
11. **Stairways, decks, porches and balconies.** Every exterior door or entryway shall have properly constructed and maintained stairs and landings, as per *International Building Code* standards. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
12. **Chimneys and towers.** All chimneys, cooling towers, smoke stacks, vents and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
13. **Handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guardrails, unless exempted by the building code.
14. **Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - a) **Glazing.** All glazing materials shall be maintained free from cracks and holes. Broken or missing glazing shall be replaced.
 - b) **Operable windows.** Operable windows shall be able to be operated in a safe manner with properly installed and working hardware.
15. **Screen windows and doors.** All screen windows or doors shall be free from defects and maintained in good working condition. Torn or damaged screens or broken frames shall be repaired, replaced or removed.

- 16. Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and guestrooms shall tightly secure the door.
- 17. Basement hatchways, windows and openings.** Every basement hatchway, window and opening shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
- 18. Building security.** Doors, windows or hatchways for dwelling units that are rented, leased or let shall be provided with devices designed to provide security for the occupants and property within.
 - a) Doors.** Doors providing access to a dwelling unit shall be equipped with a deadbolt lock meeting specifications set forth herein. Such deadbolt locks shall be operated only by the turning of a knob or a key and shall have a lock throw of not less than 1-inch. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock but may be used in addition to such locks. Such deadbolt locks shall be installed according to manufacturer's specifications and maintained in good working order. All deadbolt locks required by this section shall be designed and installed in such a manner so as to be operable inside of the dwelling unit without the use of a key, tool, combination thereof or any other special knowledge or effort.
 - b) Windows.** Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit shall be equipped with window locking devices that are easily lockable and unlockable from the inside.
 - c) Basement hatchways.** Basement hatchways that provide access to a dwelling unit shall be equipped with devices that secure the units from unauthorized entry.

E. Interior Structure.

- 1. General.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every owner of a structure containing two or more dwelling units shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- 2. Structural members.** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- 3. Interior surfaces.** All interior surfaces, including windows and doors, shall be maintained in a safe and non-hazardous condition. Significantly deteriorated, peeling, chipping, or flaking paint shall be repaired, removed or covered. Significantly deteriorated, crumbling or loose plaster, decayed wood and other defective surface conditions shall be corrected.
- 4. Interior stairs and walking surfaces.** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- 5. Interior handrails and guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor shall have guardrails, unless exempted by the building code.
- 6. Interior doors.** Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

F. Rubbish and Garbage.

1. **General.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage, as per Chapter 8.08 of the Municipal Code. Exterior storage of debris, trash and waste shall be subject to Chapter 8.08 of the City Municipal Code pertaining to Garbage and Trash Collection.
2. **Disposal of rubbish and garbage.** The owner of every occupied premises shall supply approved covered containers for rubbish, garbage and household refuse or cause such containers to be provided, and the owner of the premises shall be responsible for the removal of the rubbish or cause such rubbish to be removed.
 - a) **Containers.** Garbage containers, trash bins and similar facilities provided for the storage and disposal of trash shall have leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.
 - b) **Storage of Refrigerators, Appliances, Barrels and Containers.** Abandoned, broken, unguarded or unattended household appliance are not permitted to be stored or located on the exterior of a property, including refrigerators, freezers, and stoves that include closing and locking doors; and any barrels or containers that may contain liquids or materials or have closing lids or doors and that may be accessible to children or others, and shall be immediately secured and removed from the premise.

G. Extermination

1. **Infestation.** All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
2. **Multiple occupancy.** The owner of a structure containing two or more dwelling units, or a multiple occupancy, shall be responsible for extermination in the public or shared areas of the structure and exterior property.
3. **Owner's responsibility.** The owner of any residential rental structure shall be responsible for extermination within the structure prior to renting or leasing the structure.
4. **Occupant's responsibility.** The occupant of any structure shall be responsible for the continued insect, rodent and pest-free condition of the structure, unless such responsibility is addressed in some other manner by a rental contract or other agreement. Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination and repair of such defects. Where such infestation affects additional units or properties, or is considered a recurring issue, the ultimate responsibility for fixing the problem shall be with the property owner.

8.48.040 Light and Ventilation.

A. General.

1. **Scope.** The provisions of this chapter shall govern the minimum conditions and standards for light and ventilation for residential rental properties.
2. **Responsibility.** The owner of the structure shall provide and maintain light and ventilation and space in compliance with these requirements. An owner or agent shall not permit another person to occupy any premises that does not comply with the requirements of this chapter.
3. **Alternative devices.** In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the *International Building Code* shall be permitted.

B. Light

1. **Habitable spaces.** Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be in compliance with the *International Building Code*. Exceptions and variations to these requirements shall also be based on the *International Building Code*.
2. **Common halls and stairways.** Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be adequately lighted at all times. The type of lighting fixtures and minimum light output shall be as specified in the *International Building Code*. Spacing between lights in common hallways shall not be greater than 30 feet.
3. **Other spaces.** All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

C. Ventilation

1. **Habitable spaces.** Every habitable space shall have at least one operable window. The total operable area of window required in each room shall be based on the floor area, as described in the *International Building Code*. **Exception:** Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be sized in conformance with the *International Building Code*. The ventilation openings to the outdoors shall be based on a total floor area being ventilated.
2. **Bathrooms and toilet rooms.** Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by this code, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
3. **Cooking facilities.** Every residential rental unit shall have cooking facilities, which shall be properly ventilated to ensure safe operating conditions. **Exception:** Cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.
4. **Process ventilation.** Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

5. **Clothes dryer exhaust.** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

8.48.050 Plumbing Facilities and Fixture Requirements.

A. General.

1. **Scope.** The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided for residential rental units.
2. **Responsibility.** The owner or agent of the rental housing unit shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. An owner or agent shall not permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

B. Required Facilities

1. **Dwelling units.** Every rental dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

C. Toilet Rooms

1. **Privacy.** Toilet rooms and bathrooms shall provide privacy from the main living area of the unit and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling, rooming housing or boarding house.
2. **Floor surface.** Every toilet room floor shall be maintained to be a smooth, hard, non-absorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

D. Plumbing Systems and Fixtures

1. **General.** All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
2. **Fixture clearances.** Plumbing fixtures shall have adequate clearances for usage and cleaning.
3. **Plumbing system hazards.** Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

E. Water System.

1. **General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Codes*.

2. **Supply.** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
3. **Water heating facilities.** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

F. Sanitary Drainage System.

1. **General.** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
2. **Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

G. Storm Drainage.

1. **General.** Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged to adjacent properties or public rights-of-way in a manner that creates a public nuisance.

8.48.060 Mechanical and Electrical Requirements.

A. General.

1. **Scope.** The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided for residential rental properties.
2. **Responsibility.** The owner or agent of the rental housing unit shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. An owner or agent shall not permit another person to occupy any premises which does not comply with the requirements of this chapter.

B. Heating Facilities.

1. **Facilities required.** Heating facilities shall be provided in structures as required by this section.
2. **Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
3. **Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units, on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat, as necessary when outside temperatures are cooler to maintain the appropriate minimum temperature in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

a) **Portable Heaters.** No owner, agent, manager or tenant shall provide, install or allow to be installed or used any non-vented portable space heaters burning solid, liquid or gaseous fuels.

4. **Room temperature measurement.** The required room temperatures shall be measured according to the specifications and procedures as described in the *International Building Codes*.

C. Mechanical Equipment.

1. **Mechanical appliances.** All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

2. **Removal of combustion products.** All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. **Exception:** Fuel-burning equipment and appliances which are labeled for unvented operation.

3. **Clearances.** All required clearances to combustible materials shall be maintained.

4. **Safety controls.** All safety controls for fuel-burning equipment shall be maintained in effective operation.

5. **Combustion air.** A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

6. **Energy conservation devices.** Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

D. Electrical Facilities.

1. **Facilities required.** Every occupied building shall be provided with an electrical system in compliance with the requirements of this code and other adopted City codes and ordinances, including the *National Electrical Code* and *International Building Code*.

2. **Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the *National Electrical Code*.

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

E. Electrical Equipment.

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

2. **Receptacles.** Every habitable space in a dwelling shall contain at least one receptacle outlet. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Bathroom receptacles shall have ground fault circuit interrupter protection. All new construction shall include minimum quantities, types and locations of receptacle outlets as per building codes.

3. **Lighting fixtures.** Every common hall, interior stairway, kitchen, toilet room, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

F. Duct Systems.

1. **General.** Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

G. Cooling Facilities.

1. **Air Conditioning.** Mechanical cooling equipment, central air conditioning and window or wall mounted units shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
2. **Evaporative coolers.** Evaporative cooling equipment shall be properly installed and maintained in a safe working condition free from excessive accumulation of rust, corrosion or mineral deposits that will limit proper operation and all mounting apparatus shall be structurally sound. Overflow from evaporative coolers shall be piped from the roof to a safe location and not allowed to drain directly on to the roof and the building shall have adequate ventilation to address excessive interior moisture or mold.
 - a) **Replacement or removal of non-functioning equipment.** Unused and deteriorated evaporative coolers shall be repaired or replaced with a functioning working unit or the entire unit, all mounting hardware and associated equipment shall be removed from the building and property.

8.48.070 Fire Safety Requirements.

A. General.

1. **Scope.** The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to residential rental structures and exterior premises, including fire safety facilities and equipment to be provided.
2. **Responsibility.** The owner or agent of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. An owner or agent shall not permit another person to occupy any premises that does not comply with the requirements of this chapter.

B. Means of Egress.

1. **General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code* and *International Building Code*.
2. **Aisles.** The required width of aisles in accordance with the *International Fire Code* and *International Building Code* shall be unobstructed.
3. **Locked doors.** All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Fire Code* and *International Building Code*.

- 4. Emergency escape openings.** Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following:
- a) **Inside Opening.** Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

C. Fire Protection Systems.

- 1. **General.** All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code* and *International Building Code*.
- 2. **Smoke alarms.** Single or multiple-station smoke alarms shall be installed and maintained in proper working condition. Single or multiple-station smoke alarms shall be installed in accordance with the *International Fire Code* and *International Building Code*.
- 3. **Fire sprinklers.** Fire sprinklers shall comply with City of Cottonwood Fire & Life Safety Ordinance amendments to the *International Fire Code* and *International Building Code* regarding requirements and regulations for automatic fire sprinklers. Required fire sprinklers shall be installed properly and maintained in good working order at all times.

D. Fire-Resistance Ratings.

- 1. **Fire-resistance-rated assemblies.** The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
- 2. **Opening protectives.** Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

8.48.070 Referenced Standards.

- A. This section lists the standards that are referenced in various sections of this code.
 - 1. NEC—03 National Electrical Code ®
 - 2. IBC—03 International Building Code ®
 - 3. IRC -03 International Residential Code ®
 - 4. IFC—03 International Fire Code ®
 - 5. IMC—03 International Mechanical Code ®
 - 6. IPC—03 International Plumbing Code ®