

## CHAPTER 157

# HOUSING CODE

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**157.01 DEFINITIONS.** For use in this chapter the following words are defined:

1. “Dwelling” means any house or building or portion thereof which is occupied in whole or in part as the home or residence of one or more human beings, either permanently or transiently.
2. “House” means any structure, whether movable or permanent, designed or used for human habitation.
3. “Lot” means any deeded parcel of land, whether a full platted lot or not.

**157.02 BUILDINGS ALTERED.** A building not a dwelling, if converted or altered to such use, shall thereupon become subject to the provisions of this chapter. No dwellings altered or erected shall be altered or erected so as to be in conflict with any of the provisions of this chapter.

**157.03 WINDOW AREA.** In every dwelling erected or moved from one lot to another, the total window area in each room, except toilets, shall be at least 1/8 of the superficial floor area of the room and the total minimum window area shall be made so as to open in all its parts.

**157.04 LIVING ROOMS AND BEDROOMS.** In every dwelling erected or moved from one lot to another, all living rooms and bedrooms shall be of the following minimum sizes: Every such room shall contain at least eighty (80) square feet in area except that kitchenettes may be forty (40) square feet in area, and no such room, except kitchenette, shall be in any part less than seven (7) feet wide.

**157.05 WATER CLOSETS.** In every dwelling erected or moved from one lot to another, there shall be a separate water closet. Each such water closet shall be placed in a compartment completely separated from every other water closet and such compartment shall not be less than thirty (30) inches wide and shall be enclosed with partitions which shall extend to the ceiling. No such water closet fixtures shall be enclosed in any woodwork. This section shall not apply to dwellings which are not reasonably accessible to City water and sewer mains.

**157.06 SINKS AND WASHBOWLS.** In every dwelling erected or moved from one lot to another, where water is reasonably accessible, there shall be a proper sink and washbowl with running water, exclusive of any sink in any cellar.

**157.07 BATHROOM WINDOWS.** In every dwelling erected or moved from one lot to another, every water closet compartment and every bathroom shall have an aggregate window area of at least four (4) square feet between stop beads, opening directly upon the street or yard. Every such window shall be made to open in all its parts.

**157.08 PLUMBING FIXTURES.** In every dwelling erected or moved from one lot to another, all plumbing work shall be sanitary in every particular. All fixtures shall be trapped. Pan plunger and long hopper closets will not be permitted. Wooden sinks will not be permitted.

**157.09 REPAIR OF DWELLINGS.** Every dwelling and all parts thereof shall be kept in good repair by the owner, and the roof shall be kept so as not to leak, and all rainwater shall be so drained and conveyed therefrom as not to cause dampness in the walls or ceilings.

**157.10 ACCUMULATIONS OF DIRT.** Every dwelling and every part thereof shall be kept clean and shall also be kept free from accumulations of filth, dirt, rubbish, garbage or other matter in or on the same, or in the yards, passages or alleys connected with or belonging to the same. The owner of every dwelling shall thoroughly cleanse or cause to be cleansed all the rooms, passages, stairs, floors, windows, doors, walls, ceilings, privies, water closets, cesspools, drains, halls, cellars, roofs, and all other parts of the dwelling or part of the dwelling of which he or she is the owner

**157.11 GARBAGE RECEPTACLES.** The owner of every dwelling shall provide for the dwelling, keep clean and in place, properly covered receptacles of nonabsorbent materials for holding garbage, refuse, rubbish and other waste matter. Garbage chutes are prohibited.

**157.12 ANIMALS.** No horse, cow, calf, swine, sheep, goats, chickens, geese or ducks shall be kept in any dwelling or part thereof, nor shall any such animal be kept on the same lot or premises with a dwelling.

**157.13 OVERCROWDING OF ROOMS.** If any room in a dwelling is overcrowded, the Council may order the number of persons sleeping or living in the room to be reduced so that there shall be not less than 400 cubic feet of air to each adult and 200 cubic feet of air to each child under 12 years of age occupying such room.

**157.14 EVICTION WHEN UNFIT.** Whenever it is certified by an inspector or officer of the health department that a dwelling is infected with a contagious disease or that it is unfit for human habitation or dangerous to life or health by reason of want of repairs or of defects in the drainage, plumbing, lighting, ventilation or the construction of the same, or by reason of the existence on the premises of a nuisance likely to cause sickness among the occupants of the dwelling, the health officer may issue an order requiring all persons therein to show cause why they should not be required to vacate such house within a time to be set by the health officer for the reasons mentioned in the order. In case such order is not complied with within the time specified, the health officer may cause such dwelling to be vacated. The health officer, whenever satisfied that the danger from the dwelling has ceased to exist, or that it is fit for human habitation, may revoke the order or may extend the time within which to comply with the same.

**157.15 NUISANCES.** Whenever any dwelling, structure, building, excavation, business pursuit, matter or thing in or about a dwelling or the lot on which it is situated or the

plumbing, sewage, drainage, light or ventilation thereof is in the opinion of the health officer in a condition or in effect dangerous or detrimental to life or health, the health officer may after notice and failure to correct, declare that the same, to the extent the health officer may specify, is a public nuisance, and may order the same to be removed, abated, suspended, altered or otherwise improved or purified as the order shall specify.

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