

### **Section 3.03 General Requirements Relating to the Safe and Sanitary Maintenance or Parts of Dwelling and Dwelling Units**

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living therein, which does not comply with the following requirements:

1. Every foundation, floor, wall, ceiling and roof shall be reasonably weathertight, watertight and rodentproof; and shall be capable of affording privacy and shall be kept in good repair.
2. Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight and rodentproof; and shall be kept in sound working condition and good repair.
3. Every inside and outside stair, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of support in the load that normal use may cause to be placed thereon; and shall be kept in sound condition and good repair.
4. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.
5. Every water closet compartment floor surface and bathroom floor surface shall be constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
6. Every supplied facility, piece of equipment, or utility which is required under this Article shall be so constructed or installed that it will function safely and effectively, and shall be maintained in satisfactory working condition.
7. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this Article to be removed from or shutoff from or discontinued for any occupied dwelling let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alternations are in process, or during temporary emergencies when discontinuance of service is approved by the Mayor and Council.
8. No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary, and fit for human occupancy.