

List of Violations and Remedies

Address: _____

Date _____

	Violation	Exterior Structure	Property Maintenance Code	Remedy
1.		Roof	304.1.1.8 Unsafe condition 304.7 Roof and Drainage	Structural members will have to be replaced with decking and new roof material to be in compliance.
2.		Window/Seals Skylights	304.2 Protective Treatment 304.13 Windows, skylights, door frame 304.13.2 Operable Windows	All wood surfaces to be painted, no flaking paint. All openings shall be maintained and weather tight. All metal surfaces to be free of rust, corrosion and oxidation. No broken glass.
3.		Doors	304.2 Protective Treatment 304.15 Doors 304.18.1 Doors	All wood surfaces to be painted, no flaking paint. All openings shall be maintained and weather tight. All metal surfaces to be free of rust, corrosion and oxidation. No broken glass.
4.		Balcony	304.1.1.12 Unsafe Condition 304.10 Stairways, decks porches, balconies	304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
5.		Staircases	304.9 Overhang Extension 304.10 Stairways, decks, porches balcony	304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
6.		Exterior Walls	304.1.1.7 Unsafe conditions 304.6 Exterior Walls	304.6 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 <i>deterioration</i> .
7.		Decks	304.10 Stairways, decks, porches, balconies.	304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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8.	Exterior Wood	304.2 Protective treatment	304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, 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. 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. Surfaces designed for stabilization by oxidation are exempt from this requirement.
9.	Siding and Masonry Joints	304.1.1.4 Unsafe Conditions	304.1.1.4 Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant or water tight;
10.	Sidewalks and Driveways	302.3 Sidewalks and driveways.	302.3 Sidewalks and driveways. 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.
11.	Foundation	304.1.1.6 Unsafe Conditions 304.5 Foundation Wall	304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
12.	Veneer	304.1.1.10 Unsafe Conditions	304.1.10 Veneer cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be properly <i>anchored</i> or that are <i>anchored</i> with connections not capable of supporting all nominal loads and resisting all load effects;

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13.	Signs	304.1.1.11 Unsafe Conditions	304.1.1.11 Overhanging extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be properly <i>anchored</i> or that are <i>anchored</i> with connections shall be capable of supporting all nominal loads and resisting all load effects;	
14.	Handrails and Guards	304.12 Handrails and Guards	304.12 Handrails and guards. Every handrail and <i>guard</i> shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	
15.	Fire Escapes	304.1.1.11 Unsafe conditions	304.1.1.11 Overhanging extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be properly <i>anchored</i> or that are <i>anchored</i> with connections shall be capable of supporting all nominal loads and resisting all load effects;	
16.	Basement Hatchways	304.18.3 Basement hatchways	304.18.3 Basement hatchways. <i>Basement</i> hatchways that provide access to a <i>dwelling unit</i> , <i>rooming unit</i> or <i>housekeeping unit</i> that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.	
17.	Guards for Basement Windows	304.17 Guards for basement windows.	304.17 Guards for basement windows. Every <i>basement</i> window that is openable shall be supplied with rodent shields, storm windows or other <i>approved</i> protection against the entry of rodents.	
18.	Building Security	304.18 Building Security	304.18 Building security. Doors, windows or hatchways for <i>dwelling units</i> , room units or <i>housekeeping units</i> shall be provided with devices designed to provide security for the occupants and property within.	

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19.	<p>Overhang Extensions</p> <p>304.9 Overhang extensions</p> <p>304.9 Overhanging extensions. All overhanging extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly <i>anchored</i> 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.</p>
20.	<p>Rubbish and garbage</p> <p>308.1 Rubbish and garbage</p> <p>308.1 Accumulation of rubbish or garbage. All <i>exterior property and premises</i>, and the interior of every structure, shall be free from any accumulation of <i>rubbish</i> or garbage.</p>
21.	<p>Infestation</p> <p>309 Pests and infestation</p> <p>309.1 Infestation. All structures shall be kept free from insect and rodent <i>infestation</i>. All structures in which insects or rodents are found shall be promptly exterminated by <i>approved</i> processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.</p>
22.	<p>External electrical boxes</p> <p>605.1 Electrical equipment</p> <p>605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and <i>approved</i> manner.</p>
23.	<p>Means of egress</p> <p>702.1 General</p> <p>702.1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the <i>public way</i>. Means of egress shall comply with the <i>International Fire Code</i>.</p>
24.	<p>Graffiti</p> <p>302.9 Defacement of property (graffiti)</p> <p>302.9 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.</p> <p>It shall be the responsibility of the <i>owner</i> to restore said surface to an <i>approved</i> state of maintenance and repair.</p>

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25.	<p>High grass and weeds</p> <p>301.3 Vacant structures and land</p> <p>301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land 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.</p>
26.	<p>Boarding of doors and windows</p> <p>Appendix A 101 General</p> <p>A 101 General. A 101.1 General. All windows and doors shall be boarded in an <i>approved</i> manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure. A 102 Materials A 102.1 Boarding sheet material. Boarding sheet material shall be minimum ½ inch (12.7 mm) thick wood structural panels complying with the <i>International Building Code</i>. A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying the with <i>International Building Code</i>. A 102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8 inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the <i>International Building Code</i>. A 103 Installation A 103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103. (2) and Sections A103.2 through A103.5. A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window. A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above</p>

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				<p>the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.</p> <p>A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at not more than 24 inches (610 mm) on center. Blocking shall also be secured at not more than 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.</p> <p>A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an <i>approved</i> manner.</p> <p>Appendix A, Figure A103.1(1) Boarding of door or window, and Figure A103.1(2) Boarding of door wall is attached.</p>
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Date

Municipal Enforcement Officer