

CHAPTER 97 HOUSING CODE

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§ 97.01 DECLARATION OF POLICY

The Council declares that the purpose of this chapter is to protect, preserve and promote the physical and mental health of the people, investigate and control communicable diseases, regulate privately and publicly owned dwellings for the purpose of sanitation and public health and protect the safety of the people and promote the general welfare by legislation which shall be applicable to all dwellings now in existence or hereafter constructed and which:

- (A) Establishes minimum standards for basic equipment and facilities for light, ventilation and heating, for safety from fire, for the use and location and amount of space for human occupancy and for safe and sanitary maintenance;
- (B) Determines the responsibilities of owners, operators and occupants of dwellings; and
- (C) Provides for the administration and enforcement thereof.

§ 97.02 TITLE

This chapter shall be known and may be cited as the “Cambridge Housing Code.”

§ 97.03 INTERPRETATION

In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience and general

welfare. Where the provisions of this chapter impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this chapter shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this chapter, the provisions of such statute, other ordinance or regulation shall be controlling.

§ 97.04 DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Approved. Constructed, installed and maintained in accordance with this chapter or other pertinent ordinances of the city.

Basement. A story of a building or structure located partly underground.

Building Inspector. The Building Inspector of this city or his or her deputy or agent.

Dwelling. Any building which is wholly or partly used or intended to be used for living or sleeping by human occupants, except temporary housing.

Dwelling Unit. Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, eating and a part of which is exclusively or occasionally appropriated to cookery.

Extermination. The control and elimination of insects, rodents, vermin or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; or by poisoning, spraying, fumigating, trapping or similar means.

Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking or consumption of food.

Habitable Room. A room designated to be used for living, sleeping, eating or cooking, excluding bathrooms, toilet compartments, closets, halls and storage places.

Hotel. Any dwelling, or that part of any dwelling, containing one or more rooming units in which space is let to three or more persons who are transients or permanent guests.

Infestation. The presence, within or around a dwelling of insects, rodents, vermin or other pests of such kind or in such numbers as to cause a hazard to health.

Multiple Dwelling. Any dwelling containing more than two dwelling units.

Occupant. Any person over two years of age, living, sleeping, cooking or eating in or having actual possession of a dwelling unit or rooming unit.

Operator. Any person, whether the owner or not, who manages or controls any dwelling or part thereof, in which dwelling units or rooming units are let.

Owner. Any person who, alone, jointly or severally with others:

- (1) Has a record legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof;
- (2) Acts as the agent of the person holding the record legal title of any dwelling or dwelling unit; or
- (3) Is the personal representative or fiduciary of an estate through which the record legal title to the real property in which any dwelling or dwelling unit is administered.

Person. A natural person for purposes of the occupancy standards hereof and for other purposes means a natural person or legal entity.

Rooming Unit. Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but no part of which is exclusively or occasionally appropriated to cookery.

Rooming House. Any dwelling, or that part of any dwelling, containing one or more rooming units in which space is let to three or more persons who are permanent guests.

Rubbish. Combustible and noncombustible waste materials, household and yard debris and ashes.

Sleeping Room. A room used only for sleeping.

Supplied. Paid for, furnished, provided by or under the control of the owner or operator.

Temporary Housing. Any tent, trailer coach or other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure or to any utilities system or which is situated in a licensed trailer park.

§ 97.05 INSPECTION

For the purpose of determining compliance with the provisions of this chapter, the Building Inspector is authorized and directed to make inspections to determine the condition, use and occupancy of dwellings, dwelling units, rooming units and the premises upon which the same are located. For the purpose of making such inspections, the Building Inspector is authorized to enter, examine and survey all dwellings, dwelling units, rooming units and premises upon which the same are located at all reasonable times. The owner, operator and occupant of every dwelling, dwelling unit and rooming unit shall give the Building Inspector free access to such dwelling, dwelling unit or rooming unit and its premises for the purpose of such inspection, examination and survey. Every occupant of a dwelling shall give the owner thereof, or his or her agent or employee, access to any part of such dwelling or its premises, at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter. An administrative search warrant will be secured when required by law.

§ 97.06 ENFORCEMENT OF HOUSING CODE

(A) *Notice of violation.*

(1) Except in those instances to which § 97.14 is applicable, whenever the Building Inspector determines that there has been a violation of any one or more provisions of this chapter, he or she shall give notice of the alleged violations to the person or persons who are or may be responsible thereof, as enumerated in subsection (d) below. The notice shall:

(a) Be in writing;

(b) Particularize the violation or violations alleged to exist or to have been committed;

(c) Provide a reasonable time, but not less than 30 days in any event, for the correction of the violation or violations particularized; and

(d) Be addressed to and served upon the owner of the property, the operator of the dwelling and the occupant of the dwelling unit or the rooming unit concerned, if the occupant is or may be responsible for the violation.

(2) Service shall be as provided for personal service by the rules of civil procedure for courts of record in Minnesota or by registered or certified mail, return receipt requested, delivered to the addressee only. If service is made by registered or certified mail, the Building Inspector shall make a record giving details regarding the mailing. If one or more persons to whom the notice is addressed cannot be found or served after diligent effort so to do, service may be made upon such person or persons by posting a notice in a conspicuous place in or about the dwelling affected by the notice, in which event the Building Inspector shall include in the record a statement as to why such posting was necessary.

(B) *Appeal to the Council.* Any person affected by a notice issued hereunder who is aggrieved thereby and who believes the same to be factually or legally contrary to the ordinances of the city may within 15 days after service of the same appeal therefrom to the Council by filing a written appeal in the office of the Clerk-Administrator, and such appeal shall be heard by the Council within 30 days after it was filed. Notice of the date, time and place of the hearing shall be given to the appellant in the same manner as notice of the violation.

(C) *Effect of appeal.* The taking of an appeal shall, during the pendency thereof, have the effect of restraining the health officer or any other officer of this city from proceeding in any manner upon the asserted violation or violations.

(1) *Hearing.* The appellant or his or her attorney shall have the opportunity to be heard at the hearing, whereupon the Council may: Affirm or deny the existence of any violations as alleged, in whole or in part; and

(2) If a violation has been found to exist, confirm or modify the extent of the correction required and the time within which the correction must be made.

(D) *Correction of violation by Building Inspector and assessment of cost.* In all cases of violation of this chapter to which M.S. §§ 145.22 and 145.23, as they may be amended from time to time, are applicable, the Building Inspector may proceed as therein provided to abate or remove the violation and, if deemed necessary, to have the cost thereof specially assessed against the lot or parcel where the violation was located. In suitable cases, the statutory remedies and procedure may be used either concurrently with or separate from the procedures prescribed in this chapter.

§ 97.07 MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES

(A) No person shall occupy or let to another for occupancy any dwelling unit which does not comply with the requirements set forth in this section.

(B) Every dwelling unit shall contain a kitchen sink in good working condition and properly connected to an approved water and sewer system.

(C) Every dwelling unit, except as otherwise permitted by division (F) of this section, shall contain a room which affords privacy to a person within the room and which is equipped with a flush water closet in good working condition and properly connected to an approved water and sewer system.

(D) Every dwelling unit, except as otherwise permitted by division (F) of this section, shall contain within its walls a lavatory basin in good working condition, properly connected to an approved water and sewer system and located in the same room as the required flush water closet or as near to that room as practicable.

(E) Every dwelling unit, except as otherwise permitted by division (F) of this section, shall contain, within a room which affords privacy to a person within the room, a bathtub or shower in good working condition and properly connected to an approved water and sewer system.

(F) The occupants of not more than two dwelling units may share a single flush water closet, a single lavatory basin and a single bathtub or shower, provided that the following conditions are satisfied:

(1) Neither of the two dwelling units can accommodate more than two occupants;

(2) The water closet, lavatory basin and bathtub or shower are in good working condition and properly connected to the water and sewer system and are accessible to the occupants of one dwelling unit without passing through any sleeping room of the other dwelling unit;

(3) The dwelling units are in the same building, arranged so that the occupants of neither unit are required to go outdoors to reach the facilities.

(G) Every kitchen sink, lavatory basin and bathtub or shower required under the provisions of this chapter shall be connected with both hot and cold water lines in the manner required by the applicable plumbing codes.

(H) Every dwelling unit shall be supplied with rubbish storage facilities whose type and location

are approved.

(I) Every dwelling unit shall have adequate garbage disposal facilities or garbage storage containers whose type and location are approved.

(J) Every dwelling shall have water-heating facilities which are installed in the manner required by the applicable codes, are maintained and operated in safe and good working condition, are properly connected with the hot water lines required under the provisions of the applicable codes and are capable 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. The water-heating facilities shall be capable of meeting the requirements of this section when the heating facilities required under the provisions of § 97.08 are not in operation.

(K) Every dwelling unit shall have safe and unobstructed means of egress from the unit or units, including a front door that leads directly into the dwelling unit which is not on the rear side of the dwelling for emergency response services into the units. The front door shall be placed in a location that offers the occupants of the dwelling direct access to a public way. For the purposes of this statement, a garage door does not count as a front door. (Ord. 791, 10-7-2024)

§ 97.08 MINIMUM STANDARDS FOR LIGHT, VENTILATION AND HEATING

(A) No person shall occupy or let to another for occupancy any dwelling or dwelling unit for the purpose of living therein, which does not comply with the requirements in this section.

(B) Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area measured between stops, for every habitable room except sleeping rooms, shall be 10% of the floor area of such room. Whenever the only window in a room is a skylight window in the top of the room, the total window area of the skylight shall equal at least 15% of the total floor area of the room, except sleeping rooms. Sleeping rooms shall have not less than one half of the above requirements. Provided, however, that if adequate artificial light is provided in a habitable room which supplies not less than 50 foot candles of illumination to all areas of such room measured at a distance of three feet from the floor, the Council may, upon recommendation of the Building Inspector, permit such artificial light in lieu of the window area otherwise required by this section.

(C) Every public hall or stairway in or leading into every multiple dwelling shall have adequate illumination at all times when the structure is occupied.

(D) Every habitable room shall have at least one window or skylight which can easily be opened and which will adequately ventilate the room, except where there is supplied some other device affording adequate ventilation which is approved by the Building Inspector.

(E) Every dwelling and dwelling unit shall have heating facilities which are installed in an approved manner and are maintained in safe and good working condition and are capable of safely and adequately heating all habitable rooms, bathrooms and water closet compartments located therein to a temperature of at least 70°F at a distance of three feet above floor level, when the

temperature outside is minus 20°F. The heating equipment shall be operated as reasonably necessary to maintain a temperature in all habitable rooms of 70°F.

(F) Every dwelling shall be supplied with electricity and shall meet the requirements of the State of Minnesota Electric Code and shall also meet any electric code or ordinance of this city, whether now in effect or which may be enacted and amended from time to time hereafter.

(G) During the portion of each year when the Building Inspector finds it necessary to protect against mosquitos, flies and other insects which are of such kind and occur in such numbers as to cause a hazard to health, every door opening directly from a dwelling to outdoor space shall have a screen door with a self-closing device, and every window or other device with openings to outdoor space used or intended to be used for ventilation shall likewise be supplied with screens.

§ 97.09 GENERAL REQUIREMENTS RELATING TO THE SAFE AND SANITARY MAINTENANCE OF PARTS OF DWELLINGS AND DWELLING UNITS

(A) No person shall occupy or let to another for occupancy any dwelling or dwelling unit which does not comply with the requirements set forth in this section.

(B) Every foundation, exterior wall and roof shall be substantially weathertight, watertight and rodent proof and shall be kept in sound condition and good repair.

(C) Every floor, interior wall and ceiling shall be kept in sound condition and good repair.

(D) Every window, exterior door and basement hatchway shall be reasonably watertight, weathertight and rodent proof and shall be kept in sound working condition and good repair.

(E) Every inside and outside stairway shall be maintained in safe and sound condition and good repair.

(F) Every plumbing fixture and water and waste pipe shall be installed in an approved manner and maintained in good, sanitary working condition, free from defects, leaks and obstructions.

(G) 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.

(H) Every facility, piece of equipment or utility which is required under this chapter shall be so constructed and installed that it will function safely and effectively and shall be maintained in satisfactory working condition.

(I) No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this chapter to be removed from, shut off or discontinued in any occupied dwelling or dwelling unit, except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies.

§ 97.10 MINIMUM SPACE, USE AND LOCATION REQUIREMENTS

- (A) No person shall occupy or let to another for occupancy any dwelling or dwelling unit which does not comply with the requirements set forth in this section.
- (B) It shall contain at least 150 square feet of floor area for the first occupant thereof and at least 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area, provided that nonhabitable area shall be counted in determining the maximum permissible occupancy up to 10% of the total habitable area.
- (C) At least one half of the floor area of every habitable room shall have a ceiling height of at least seven feet; and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
- (D) In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- (E) No dwelling or dwelling unit containing two or more sleeping rooms, one or more of which is rented out to or used by persons other than the members of the immediate family of the occupant, shall have such room arrangements that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room; nor shall room arrangements be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or water closet compartment.

§ 97.11 BASEMENT UNIT REQUIREMENTS

- (A) No basement space shall be used as a dwelling unit or rooming units unless it shall comply with the requirements set forth in this section.
- (B) The floor and walls shall be impervious to leakage of underground and surface runoff water and are free from dampness.
- (C) The light, heat and ventilation in each room shall meet the requirements of § 97.08.

§ 97.12 RESPONSIBILITIES OF OWNERS AND OCCUPANTS

- (A) Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.
- (B) Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof which he or she occupies and controls.
- (C) Every occupant of a dwelling or dwelling unit shall dispose of all his or her garbage and other

organic waste which might provide food for insects and rodents in a clean and sanitary manner by placing it in the garbage disposal facilities or garbage storage containers required by § 97.07.

(D) Every occupant of a dwelling unit shall keep all plumbing therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

(E) Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his or her dwelling unit is the unit primarily infested. Notwithstanding the foregoing provisions of this division, whenever infestation is caused by a failure of the owner or operator to maintain a dwelling in a rat proof or reasonably insect proof condition, extermination shall be the responsibility of the owner and operator. Whenever infestation exists in two or more of the dwelling units in any dwelling or in the shared or public parts of any dwelling containing two or more dwelling units, extermination thereof shall be the responsibility of the owner or operator.

§ 97.13 ROOMING HOUSES

(A) No person shall operate a rooming house or shall occupy or let to another for occupancy any rooming unit, except in compliance with all the provisions set forth in the subdivisions which follow.

(B) There shall be supplied at least one flush water closet, lavatory basin and bathtub or shower properly connected to a water and sewer system in an approved manner and maintained in good working condition for each eight persons, or fraction thereof, including the operator's family wherever they share the use of the facilities. However, in a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half the required number of flush water closets. All such facilities shall be so located within the dwelling as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times.

(C) The operator of every rooming house shall supply and change bed linen and towels therein at least once each week and prior to the letting of any room to an occupant. The operator shall be responsible for the maintenance of all supplied bedding in a clean and sanitary manner.

(D) Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor space for each occupant thereof.

(E) Every room unit shall have approved, safe, unobstructed means of egress leading to safe and open space at ground level.

(F) The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors and ceilings and for maintenance of a sanitary condition in every other part of the rooming house and the premises thereof.

(G) Every provision of this chapter which applies to rooming houses shall also apply to hotels, and in addition, every hotel where both sexes are accommodated shall be provided with separate rooms with toilets located in the building which shall be conspicuously marked for each sex.

§ 97.14 DESIGNATION OF UNFIT DWELLING AND ORDER REQUIRING VACATION

(A) *Designation.* Whenever the Building Inspector finds any dwelling, dwelling unit or rooming unit which does not conform to the standards established by this chapter and which by reason of such nonconformity presents an imminent hazard to public health or to the physical or mental health of the occupants therein, the Building Inspector may, without prior notice or hearing, designate the dwelling, dwelling unit or rooming unit as unfit for human habitation.

(B) *Placarding; order to vacate.* Any dwelling, dwelling unit or rooming unit designated as unfit for human habitation by the Building Inspector shall be appropriately placarded as such and shall be vacated by the occupants thereof within the time specified in such placard. The placard shall be deemed an order directing vacating and shall permit not less than 10 days from the date of the placarding for the vacating of the dwelling, dwelling unit or rooming unit unless a lesser time is stated in the order in view of the facts of the situation and the hazard involved as in the judgment of the Building Inspector is reasonable and proper.

(C) *Correction of defects.* No dwelling, dwelling unit or rooming unit which has been designated as unfit for human habitation and placarded as such shall again be used for human habitation until written approval is secured from and such placarding is removed by the Building Inspector. The Building Inspector shall remove the placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated and the dwelling, dwelling unit or rooming unit has been made to conform to the standards established by this chapter.

(D) *Unlawful to deface placard.* It shall be unlawful for any person to deface, remove or obscure any placard affixed under the provisions of this chapter.

(E) *Appeal to Council.* Any person aggrieved by the designation of any dwelling, dwelling unit or rooming unit as unfit for human habitation who believes the designation to be factually or legally contrary to the ordinances of the city may appeal from the same to the Council, in the same manner as appeal may be taken from a notice of violation under § 97.06. The procedure prescribed in this section may be used concurrently with, or separate from, the procedures in cases of violation set forth in § 97.06.

§ 97.15 EXTERIOR PROPERTY STANDARDS

The owner of any premises shall comply with the following requirements:

(A) *Sanitation.* All exterior property areas shall be maintained free of any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.

(B) *Ground cover.* Every residential premises shall be maintained in a condition to control erosion, dust and mud by suitable landscaping with grass, trees, shrubs, or other planted ground

cover, or by paving with asphalt, concrete or by such other suitable means as shall be approved by the enforcement officer.

(C) *Insect and rodent infestations.* It shall be the responsibility of the owner to control and/or eliminate any infestation of insects, rodents or other pests in all exterior areas and accessory structures on the premises.

(D) *Accessory structures.* All accessory structures including, but not limited to, detached garages, sheds and fences, shall be maintained structurally sound and in good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint that is not lead-based paint or by other protective covering or treatment. Service doors to residential garages shall be provided with securing locks.

(E) *Stored materials.* It shall be unlawful to accumulate and store building material, lumber, boxes, cartons or other containers, machinery, scrap metal, junk, raw material, fabricated goods and other items in such manner as to constitute a nuisance or rodent harborage.

(F) *Exterior sidewalks, walkways and stairs.* All sidewalks, walkways and exterior stairs shall be maintained in a safe, sound condition, free of defects and hazards.

§ 97.16 EXTERIOR STRUCTURE

The owner of any premises shall comply with the following requirements:

(A) *Foundations, walls, roof and other exterior surfaces.* Every foundation, exterior wall, roof and all other exterior surfaces shall be maintained in a professional state of maintenance and repair.

(1) The foundation elements shall adequately support the building at all points.

(2) Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions that might admit dampness to the interior portions of the wall or to the interior spaces of structures.

(3) All exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint that is not lead-based paint or by other protective covering or treatment.

(4) The roof shall be tight, impervious to water and have no defects that admit water or dampness to the interior of the building. No building roof shall be used for storage of any materials things or objects unless approved by the enforcement officer.

(B) *Stairs, porches, decks and railings.*

(1) Every outside stair, every porch and deck shall be constructed safely and capable of supporting a load as determined in the Building Code and shall be kept in sound condition and good repair. Every stairway, porch, deck or step that is more than 30 inches above grade shall have

guardrails and intermediate rails no more than nine inches apart and in accordance with the Building Code or maintained in accordance with the Building Code in effect when originally constructed.

(2) Every flight of stairs that is more than three risers high shall have handrails in accordance with the Building Code or maintained in accordance with the Building Code under which it was originally constructed.

(3) Stairs, steps, porches, decks, handrails, balustrades and guardrails deemed hazardous by the enforcement officer shall be corrected so as to be in compliance with the Building Code.

(C) *Windows, doors and hatchways.* Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in sound condition and repair.

(1) Windows shall be fully supplied with window panes that are without open cracks or holes.

(2) Sashes shall be in sound condition and fit reasonably tightly within the frame.

(3) Every window, other than a fixed window, shall be capable of being easily opened and have hardware to hold it in the open position. Locking hardware shall be required on all windows up to and including the second story and every other window that is accessible by an adjacent fire escape, stairway, and the like.

(4) Every basement window that can open shall be supplied with a screen or hardware cloth of not more than 16 mesh per inch that fits tightly and is securely fastened to the frame, or with other materials affording equivalent protection. Basement windows required for egress can be equipped with bars or hinged units with hasps and padlocks that can be easily opened from the interior for emergencies. Basement windows not required for egress can be equipped with fixed bars.

(5) Every window required for ventilation, or other outside opening used for ventilation purposes, shall be supplied with a screen of not less than 16 mesh per inch.

(6) Every exterior door and its hardware shall be in sound condition and fit within its frame.

(7) Every basement hatchway shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage water into the structure.

§ 97.17 COMPLETION OF EXTERIOR

The roof and all exterior surfaces of dwelling unit buildings, and buildings and structures accessory thereto, shall be completed with exterior finish materials within 12 months after the date of the building permit issued for the new construction alteration, remodeling or relocation of such building or structure. All such exterior surfaces of structure issued a building permit before the effective date of this section for the new construction, alteration, remodeling or relocation of such structure shall be completed by 12 months after the date of issuing of such permit or October 31, 2003, whichever is later. The term "finish materials" as used in this section shall mean stucco, brick, stone, shingles or shakes, redwood or cedar siding, or other painted or stained siding materials, and shall include windows and doors.